



# CHENANGO HOA NEWSLETTER

Q4 - 2021

## PRESIDENT'S CORNER



First and foremost, the Board would like to thank everyone who came out for the Annual Member's meeting at Centennial's Eagle Street Facility. We had approximately one third of the community present, and it was a very productive and informative meeting! Several changes were made to the board. Randy Corporon's 2<sup>nd</sup> term ended and I would like to extend a vote of

thanks to him for his service to our community. Kevin Helwig and myself were re-elected for our 2<sup>nd</sup> term. John Spiliotis stepped down from his Board position. A big thanks to John for his extensive help, especially concerning equestrian issues, and his relentless service to our community. I would also like to thank the existing board members, Sherri Phillips, Jay Evans and Susan Knapp for their continued commitment and work towards keeping Chenango beautiful. New Board members, Mark Anderson and Lincoln Franke, were elected to the board as Vice President and Treasurer, respectively, and I wish them a very warm welcome.

The ACC election results saw Frank Meograssi and Doug Mazezka re-elected. Congratulations and I look forward to a productive year.

We have had a lot of changes in Chenango in the last couple of years and I will endeavor to catch you up on the most important issues. The reason I joined the board 2 years ago was due to my neighbor, Rodger Wilson, and his dire warnings of what our back yard (the King's Point Development) might turn into. He scared me into running for the position and I'm glad he did in retrospect. I got the opportunity to work with the excellent people that make up the Oakwood

Committee; Rodger Wilson, Dave Brundage and Margaret Noble. The tireless efforts of the Oakwood Committee over a year and a half negotiation process, along with the Board, were able to secure a much-improved Framework Development agreement with Oakwood homes who purchased the King's Point Development earlier this year. The membership ratified that agreement last May. Since that time, I formed a committee made up of the Oakwood Committee and some Board members to meet with Oakwood monthly to ensure compliance with the agreement. We hired an engineering firm to help us decipher the plans and specifications that Oakwood has submitted to the city. Oakwood has been very accommodating towards Chenango and in our last meeting indicated that they will give Chenango residents a social membership to the private golf course that will be developed. Pat Hamill of Oakwood homes has a goal to make the golf course one of the top three private clubs in the state. Oakwood plans to break ground in the summer of 2022 and to have their first house constructed by the last quarter of '22 or the first quarter of '23. Rodger Wilson recommended including in the agreement a reimbursement for our legal fees as a result of our negotiation with Oakwood homes. That gave us a return to the HOA accounts of \$30,000. Thank you Rodger!

While King's Point took up much of our focus over the previous two years, that didn't stop us from continuing to work on the long-range common area upgrade and improvement plan that was set forth a decade ago. That plan began with new fill and equipment in the riding ring 10 years ago, the tennis court resurfacing, then the sports court renovation.

Sherri Phillips and Sherry Schoenberger took on the next project on the list, beautifying our entrances. The Board approved a budget to make those entrances grand again, and Sherri and Sherry donated their time to manage the repairs of the entrances and chose the beautiful shrub and floral arrangements. That also

included adding many more holiday lights to the entrances on Long and Jamison, as well as the gazebo. Please thank them when you see them for the wonderful work they have done!

For the last 5 years, Susan Knapp has stayed very busy ensuring our new sports court was an amazing success! The neighborhood really seems to be enjoying the improvements. Susan manages our sports assets, not including the arena. She also oversees the maintenance of our tennis courts as well as the sport court and playground area. Part of a multi-year plan has been to improve our sports assets. Over the last 3 years, Susan has spent an enormous amount of time researching and finally accepting bids for a new playground. The Board unanimously approved a budget to expand the existing playground, remove the old equipment and the pea gravel, excavate, add rail road ties, and install the new equipment with a synthetic matting. Included in our purchase will be two picnic tables that will be placed on the concrete foundation where the old gazebo used to sit. We should see the excavation and installation early next year. The next steps will be to add some sort of shading for the picnic tables and to resurface and improve the basketball court.



This summer and fall we had a successful car show, art show, and trunk or treat. The attendance was outstanding! Thank you to all of the volunteers who made those activities successful!

The Foxfield gates are up and running, with some delays due to electrical issues, and so far, have not granted Chenango residents the ability to traverse their neighborhood. We will keep asking.

#### Equestrian improvements:

Todd Phillips is working to ensure that all of our bridle trails will be usable next year. That will include some excavation and a culvert for a part of the trail that hasn't been accessible in years. That will also include repairing some of our split rail fences.

Ralph Janitell has proposed a round ring training pen next to the arena. After soliciting approval from our

equestrians who attended the annual meeting, the board has agreed to provide a budget. Ralph is in the process of attaining bids for the Board. If you have any suggestions, please pass them on to Ralph or Jay Evans.

Susan Knapp ordered and had installed a series of bridle trail signs that give better visibility to our bridle crossings.

#### A few last items:

Vermillion Creek is a new proposed development on the west side of the intersection of Parker and Long. The city of Centennial has just finished taking public comments concerning the development. We stressed our deep concern about the traffic issues that will result at Long and Parker due to this development. Unlike King's Point, Chenango has no contract on the land that will become Vermillion Creek. We have very little say on how it will be developed, but we will continue to voice our opinions and represent Chenango's interests.



The Board has been working to update our Covenants and Declarations. There are New Covenants and Declarations coming your way for a community vote! The Board hopes to have updated Covenants and Declarations sent out to the community for a vote of approval beginning in January. Included in these new documents will be a provision prohibiting short-term rentals anywhere in Chenango. Short-term rentals are defined as anything less than 12 months. Please look in your mailbox for a ballot and ensure that it is returned. We will need a minimum of 70% of homeowners to approve the new declarations.

On behalf of myself and the entire Board, Merry Christmas and Happy New Year! In this time of uncertainty, it has never been a better time to connect with the people that mean the most in your lives. We wish everyone a very joyful and prosperous 2022!

Sincerely,

Craig Goodson

## **WELCOME TO NEW OWNERS**

Wow!! We sure have had a lot of new owners move into Chenango over that past year. We wish to welcome all of these new homeowners! Shannon Franke has been working overtime getting welcome packages to all. Here is the list of newcomers:

11/21 Emily Shneider-Bruch & Amanda Bruch  
10/21 Peter McClenahan & Nicole Restauri  
9/21 James and Jeanine Gilmore  
7/21 Edward & Jennifer Basanese  
7/21 Theodore & Jamie Kinsman  
7/21 Brad & Deborah Williams  
6/21 David & Molly Bogus  
5/21 Erik Larson & Sarah Lurie  
5/21 Christopher & Stephanie Post  
5/21 Cassandra Lane & Ross Reynolds  
3/21 Eric & Elizabeth Staton  
2/21 Robert & Kimberly  
1/21 Matthew Haley  
1/21 Christopher & Rebecca Oliver  
2020 Adriene & Tracy King  
2020 Mike & Jessica Chism  
2020 Spears  
2020 Fuller

## **HOA COMMUNICATION**

Email is the primary mode of communication to update the association on events and distribute the Chenango HOA Newsletter. Notices of annual meetings, budgets, information requiring vote and other critical information will be sent via USPS, in addition to email. We also encourage the association to take part in the bi-monthly Board meetings and annual HOA meetings to stay up to date on our community and voice your opinion.

We plan to update the frequency of communication by means of the Chenango HOA Newsletter. We have updated the look of this newsletter in this current edition, hope you like it. We are going to make the attempt to publish this newsletter quarterly provided there is sufficient new information to keep you apprised of. If you have a specific topic, a thank you or other area of interest that you feel the newsletter would benefit from, please send that topic to Brian.

In Q1 2022 we will redesigning and updating the HOA web page ([www.chenangohoa.com](http://www.chenangohoa.com)). This will be done via a volunteer effort from our community and not via outside expense. We will keep you up to date on this process.

Are you getting emails from Chenango about trash issues, Kings Point, Vermillion Creek, social events and a host of other subjects? If not, Brian may not have your up-to-date email. Please email Brian today with your updated email address.

If there are more than one member of your household that would like to receive email notices, please also include those addresses. Please note which address is the primary contact address.

## **BOARD OF DIRECTORS**

Our Board meetings are currently the 4<sup>th</sup> Monday of the even months of the year at the firehouse on Parker Road, just North of Chenango. All owners are welcome to attend to make comments, present concerns, or just learn what is happening in the community. If additional meetings are needed, the owners will be notified by email or USPS.

It is advisable to call or email Brian several days before a Board meeting to make sure it has not been moved or canceled for some reason.

### **2022 Board Meeting Schedule starts @7:00 PM:**

February 28, 2022  
April 22, 2022  
June 27, 2022  
August 22, 2022  
October 24, 2022  
December TBD, 2022 (tentative due to holiday)  
Annual Meeting – to be determined – 2022

### **2021/22 Chenango Board of Directors:**

Craig Goodson, President  
Mark E. Anderson, Vice President  
Lincoln Franke, Treasurer  
Sherri Philips, Secretary  
Susan Knapp, Member  
Kevin Helwig, Member  
Jay Evans, Member



## **TRAFFIC LIGHTS AND ROADS**

Please report concerns you have about traffic lights and roads (potholes) in-and-out of Chenango. This is best done using CDOT non-urgent contact form which can be found here:

<https://www.codot.gov/topcontent/contact-cdot>

For traffic lights you should select OTHER, not Traffic - then note which of the two lighted intersections and the issue (e.g. no flashing orange to make a left turn (east) from south-bound Parker Rd into Long Avenue). Remember to identify the direction of travel on Parker, and in to or out of Chenango so it is clear exactly which light is being referenced.

## **FOXFIELD GATE ISSUES**

The Board has attempted to get Chenango residents access through the Foxfield gates. However, Foxfield has denied these repeated requests. We have very little control over these gates. Should you have questions or concerns regarding these gates, please direct your questions to the Clerk of Foxfield, 303-680-1544

## **BRIDLE TRAIL PATHS**

We are getting increased reports of motorized vehicle traffic on the bridle paths. This damages the bridle paths, is against the Covenants and takes years to recover. Please keep motorized vehicle off the paths. Homeowners damaging Bridle Trails will be invoiced for the expense to repair trail damages.

Please also be cognizant of where the bridle paths are and respect people's private property by only using the roads and bridle paths – do not cut through property you have not been invited to use. As well please remember to pick-up after your pet.



## **CHENANGO SECURITY**

The security company is hired to tour the property and report any suspicious activities to the Board and/or the Police. They do not carry guns, and they will NEVER act in the capacity of a law enforcement agency. If you have an emergency, DO NOT look for our security. CALL 911 FOR HELP.

The shrubbery and trees around the rec facility parking lot were trimmed back significantly to prevent the potential for suspicious people hiding in the bushes around our playground, tennis courts and basketball courts and give owners and security a better visual of the parking lot. If you see people in the common area loitering, or if you see a suspicious vehicle parked in the parking lot with someone sitting in the vehicle, call the police. The Chenango bridle trails or rec facilities should not be used by non-residents.

In the future, we are considering adding a gate that will only allow owners and residents access to the parking lot. For now, everyone needs to do their part and report suspicious activity in the community.

## **ARCHITECTURAL CONTROL COMMITTEE**

The Architectural Control Committee(ACC) meets monthly or as needed. Most of the time, the ACC can review requests and get the owner's approval without holding a formal in-person meeting, so get your request to Brian, and he will forward the request to the ACC.

**ALL CHANGES** to the exterior of the home, fencing and landscaping require approval of the ACC. Anything that visually changes the house, landscaping, or any other portion of the lot requires permission from the ACC in writing. The homeowner will get a phone call from the ACC members if a meeting is needed on sight. Only if the ACC feels it is required.

### **2021/2022 Architectural Control Committee:**

Lee Johnson  
Greg Truitt  
Doug Mazezka  
Frank Meograssi  
Todd Phillips  
Sherri Phillips (Board Liaison to the ACC)

**HOW TO AVOID LETTERS FROM THE HOA**

Remember what is and is not allowed in the community to prevent those aggravating “nasty-grams” from the management company.

- Snow equipment, gardening equipment, tools and similar items should be in the garage or the house, not left out in your yard. The Association accepts snowplows attached to trucks during snow season, but plows should be removed and stored in a garage during the spring, summer and fall.
- Boats, RVs, campers, jet skis, trailers, ATVs, etc. should be stored inside a garage or out of the community except for loading and unloading (usually 24 hours or less).
- No chickens, cows, goats, sheep, etc. at homes, and no more than two mature horses and one immature horse on any lot. A mature horse is any horse older than one year.
- No construction debris or piles of landscaping or building materials are allowed to accumulate on the lot where visible from another home, street or bridle path.
- Natural grasses and weeds need to be maintained to be less than twelve inches. Landscaping on lots needs to be maintained in an attractive manner.
- Fencing that does not meet covenant requirements.
- Trash cans cannot be visible from the street or neighboring lots.
- Remove dead and sickly trees, shrubs and other plant material. Dead and diseased plants can attract bugs and disease, which can have a negative impact on your healthy plants and your neighbors’ plant material. Companies like SavaTree, Davey Tree and others will provide bids at no cost to you.
- Remember to stay off the bridle paths, and don’t use these for personal access into the back yards. Damage to the paths may take years to be repaired, and hard ground can be bothersome to horses on the trails. Trails are for horses and pedestrians to enjoy!
- No unnaturally bright lights or loud, disturbing noises coming from your home. If you have a construction project going on, make sure they are ending at a reasonable hour to reduce the noise.

Follow these guidelines to live in harmony you’re your neighbors and reduce the chance of getting that nasty HOA management letter.



**CHENANGO CHILDREN SERVICES**

Listed below are Chenango children and the services they offer in the community. This list may not be currently accurate. We are updating this list for the next newsletter.

If your child is not on the list and you would like them to be added, please contact Brian Reid with their information. This section of the newsletter is provided free of charge to all kids living in Chenango. Please contact Brian with your child’s name, age, phone number and job/s they are willing to do. Additions will not be accepted over the phone – written requests are required to ensure accuracy.

If you provide a service that is not listed below, please feel free to offer that service. Outline that new service when sending in your contact info.

Myles Anderson, 13	720-909-9944	P, H
Austin DeBobs, 18	303-842-8938	C, P, H
Lowen DeBobs, 15	757-513-8754	P, H
Anna DeBobs, 13	757-513-8754	P, H
Zoe Petrie, 18	720-841-8347	B
Daniel Silk, 20	720-883-5954	D, P, H
Anna Staton, 15	303-210-3974	B*

- B - Babysitting (\*-Red Cross Certified)
- D – Driver local/DIA transit **(NEW CATEGORY)**
- P – Pet sitting (\*any help with horses)
- C – Lawn, Snow and Chores
- H - House-sitting

## **HOA CONTACT AND INFORMATION**

### **HOA Management Company Contact:**

The primary point of contact for the Chenango HOA, the Chenango Board and the Chenango ACC is Brian Reid of Management and Maintenance. Brian can be reached directly at 720-939-9412 or via email at: [breid@managementandmaintenance.net](mailto:breid@managementandmaintenance.net)

Brian Reid c/o Management & Maintenance, Inc.

7803 E. Harvard Ave, Denver, CO 80231

TEL 303.755.2732 ext 210

**Chenango Webpage:** [www.chenangohoa.com](http://www.chenangohoa.com)

**Facebook:** Ellie Ward and Jeff Stone maintain the Chenango Facebook page. Thanks to them for taking on this task from Mr. Jim Flint who managed this page and recently moved away. Thank you all for your service! Facebook page: [Chenango Homeowners](#)