

May 2018

Chenango Homeowners Association

c/o Management & Maintenance, Inc., 7803 E. Harvard Ave, Denver, CO 80231
TEL 303.755.2732 ext 210 Brian Reid, email breid@managementandmaintenance.net
Community Web Site – www.chenangohoa.com – call Brian for password

PRESIDENT'S CORNER

Dear Neighbors, Happy Summer ahead! By the end of Memorial Day weekend, we should see the common areas mowed and clean-up in process. The Board has approved repairs to the parking lot and driveway around the Arena, and is investigating concerns about the Arena being soft. Anyone with experience in this regard, please reach out to Brian.

There is nothing to report on the Kings Point front, a case where no news is often good news. Please come to our bi-monthly Board Meetings when you can, and if you need me for anything, write me at chenangohoaprezrbc@gmail.com.

I hope to see many of you at the Summer Social and the Car Show this year. Let's look out for each other and keep our community safe and attractive. God bless and thanks to all of our heroes who gave their all for our freedoms.

UPCOMING EVENTS

Lots of events coming up for the Chenango residents. Here are a few options for social events for the owners and residents this spring and summer.

GARAGE SALE

CHENANGO'S ANNUAL GARAGE SALE will be held Saturday & Sunday June 2 & 3, beginning at 8 am each morning. Maggie Helwig will provide:

- * Extensive Advertising thru Craig's List, OfferUp, Nextdoor, Facebook, and Twitter
- * FREE Garage Sale Sign for each participant
- * Directional signs thru out neighborhood
- * FREE maps guiding shoppers to each participant's location (At Gazebo Entrance)
- * FREE COFFEE & DONUTS for shoppers each morning (At Gazebo Entrance)

Please e-mail maggiehelwig@kw.com or call 303-506-2854 for more Information and/or to register for this event.

SUMMER SOCIAL

Sunday, July 1, 2018 will be the Annual Chenango Summer Social. The Event will be from 1:00 to 3:00 PM at the gazebo. The Association will provide food, drinks, place settings and utensils. Owners are asked to bring chairs to sit on, and some fun yard games you can share with your neighbors. Please RSVP to Maggie Helwig at 303-506-2854. Mention to Maggie if you are interested in helping with the event

LARGE ITEM PICK UP

Every year the Association has a large item pick up for the Association, paid for by Waste Management in appreciation for using their service. Owners are already emailing Brian and asking him when the event is taking place. Like in previous years, this is a fall event. This usually takes place the end of September or the beginning of October each year. The Board will select a date at their June or August 2018 meetings, and distribute that information to the owners. Remember this service is only provided to those that are using Waste Management for their trash.

TRASH IS DELAYED NEXT THURSDAY, DUE TO THE MEMORIAL DAY HOLIDAY. PLEASE PUT YOUR TRASH OUT ON FRIDAY, JUNE 1, 2018. TRASH DAY WILL ALSO BE DELAYED DURING THE INDEPENDENCE DAY WEEK. MAKE SURE YOUR TRASH IS PUT OUT ON JULY 6TH INSTEAD OF JULY 5TH. AS ALWAYS, MAKE SURE YOUR TRASH IS OUT BY 7:00 A.M. – NO LATER THAN THE NIGHT BEFORE. TRASH CANS SHOULD BE BROUGHT BACK IN ON TRASH DAY.

PROJECTS APPROVED FOR THE COMMUNITY

Several items have been approved over the past few months to enhance the common area and the common elements. This is your dues, hard at work.

- The trees at the entrances and all throughout the park area were watered this winter, due to the lack of moisture. This will strengthen the trees and help make them stronger to resist diseases and insects.
- A major weed spray will be done this spring, as well as spraying for the "goat weed thistles" that are so aggressive at the arena, and can harm the horses.
- The Board approved the arena repairs on the fencing around the arena.
- The Board approved the fence repairs along Parker Road, and in some of the bridle path areas. Owners are encouraged to inspect their fences as well, and make repair, in case fence posts are broken and rotted or falling over. Fences enclosing personal property along bridle paths are the responsibility of the individual owners.
- The Board got three bids for the start of the front bed renovations. This year, the focus will be on the two center islands on Jamison and the center island on Long. The existing landscaping will be removed (all the old evergreen shrubs) and new perennials will be added, so there is color throughout the year. Usually perennials take at least three years to blossom and fill out, so once the islands are given a chance to grow, the Board will decide if some annuals are needed to add some additional color. These renovations should be done by the end of June 2018.

If owners see other issues in the common area that need attention, please call or email Brian Reid, and he will bring them to the Board's attention via email and at the bi-monthly meetings.

HORSE SENSE

Chenango is a horse community, so sometimes you will see horses along the roadways. Drivers need to be aware that cars and loud noises can frighten horses. If you come upon a horse and rider, SLOW DOWN, move away from them as you pass, and do not honk, even if you are just intending to greet your neighbor! Keep our riders safe!

CHENANGO CARES

Have you recently had surgery? Did you add a new family member? Feeling under the weather and unable to cook for yourself? Remember that the Association has the Chenango Cares service for those that are in need of a meal or a little pick-me-up. Contact Brian Reid, and he will forward the information to Barbara Fruitman and Yael Shuman. You are not alone in Chenango – let us know your needs, and how we can help you meet them. If you have an interest in helping with this committee, please contact Brian Reid at 303-755-2732 x 210 or 720-939-9412.

STAY ON THE BRIDLE PATHS; KEEP PETS ON LEASHES

Please 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. Remember that dogs must be on leash when off your lot. Every dog you encounter may not be friendly, and you may not have time to get a leash on a dog if you come upon one or a coyote on a bridle path.

All dogs should be on leashes if they are walked on the walking path by the horse arena and the gazebo as well. Pet pick-up bags are provided for your convenience and to keep the area sanitary. Please do your part and pick up after your pets.

BOARD OF DIRECTORS

Our meetings are currently the 4th 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. Tom Kane has recently stepped down from the Board. Thanks to Tom for his years of service as the Association Treasurer.

Board of Directors

Randy Corporon, President
David Brundage, Vice President
Margaret Noble, Secretary
Chuck Latham
Susan Knapp
Rodger Wilson

Board Meeting Schedule – all start at 7:00 PM

June 25, 2018
August 27, 2018
October 22, 2018
December 10, 2018 (tentative due to holiday)
Annual Meeting – to be determined – in November 2018

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee usually meets the first Tuesday of each month. Call Brian for the location of the monthly ACC meeting – these meetings take place in committee members' homes. Please send the plans early enough for the Committee to review and contact you if they have questions. It is advisable for owners to attend meetings if they are doing substantial changes (additions, modifications, major landscaping changes, etc.) so that if there are questions, they can be addressed at that time, and decisions are not delayed for a month. Please try and plan your requests ahead of time, so last minute decisions are not needed. If you have questions, please contact Brian Reid. Many plans can be approved via email so get your requests to Brian as soon as possible, and the ACC will determine if a meeting or a property visit with the owner is needed. If the ACC does not have any requests 36 hours before the meeting scheduled for Tuesday, the meeting will be canceled for that month. Please do not email or call Monday afternoon or Tuesday morning to set up an ACC meeting for review.

The ACC will start touring the community once a quarter to walk through and review the community and note Covenant violations or changes that we have not gotten requests for. Remember that ALL changes to exteriors (including, but not limited to, buildings, landscaping, driveways and fencing) require approval of changes BEFORE they are done.

Architectural Control Committee

Jim Flint
Greg Truitt
Lee Johnson
Phyllis Gage
Jim Esterby

ACC meeting schedule – all start at 6:30 PM

June 5, 2018
July 3, 2018
August 7, 2018
September 4, 2018
October 2, 2018

It is advisable to call or email Brian several days before a Board or ACC meeting to make sure they have not been moved or canceled, due to a change in circumstances. Brian can be reached at 720-939-9412 or contacted via email at bmeid@managementandmaintenance.net.

Welcome to the Neighborhood

Welcome to George Belme – he purchased 17766 East Jamison Avenue from Byron and Marilyn Koste back in December 2017.

Welcome to Andrew and Kristin Kirkpatrick– they purchased 17706 E. Jamison Avenue from Don Wells in February 2018.

Welcome to Joshua and Susan Gehoski – they purchased 18982 E. Kettle Avenue from David Marchiori just last week.

We welcome our new neighbors, and hope you will join some of the upcoming events, so we can make you feel welcome and a part of the Chenango community.

HOW TO AVOID LETTERS FROM THE HOA

The ACC will be walking in the next few weeks. Remember what is and is not allowed in the community to prevent those irritating letters from the management company.

Here are some of the more common items that lead to letters.

- 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 snow plows attached to trucks during snow season, but 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). At times owners will need an extra day or two to get their boat or RV ready for the summer. If your recreational vehicle is scheduled for more than 24 or 48 hours, call Brian and let him know. Don't abuse the time, but some additional time can be allotted.
- 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. If you are doing a major interior renovation, and need to have a dumpster, call Brian and let him know how long your neighbors can expect to see your dumpster on your driveway.
- 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.
- 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 Swingle (now Save-A-Tree), Davey Tree, Mountain High 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 in the neighborhood.
- Landscaping clean up needs to be moved off of your lot, not just put in a pile for an extended time.
- Out buildings should be built to match the existing home (building finishes and roofing materials must match the house).
- When installing an out building or trees, the neighbors' views should be considered. Purchase trees that don't get too high, but meeting your needs for reducing the visual impact of an additional item.

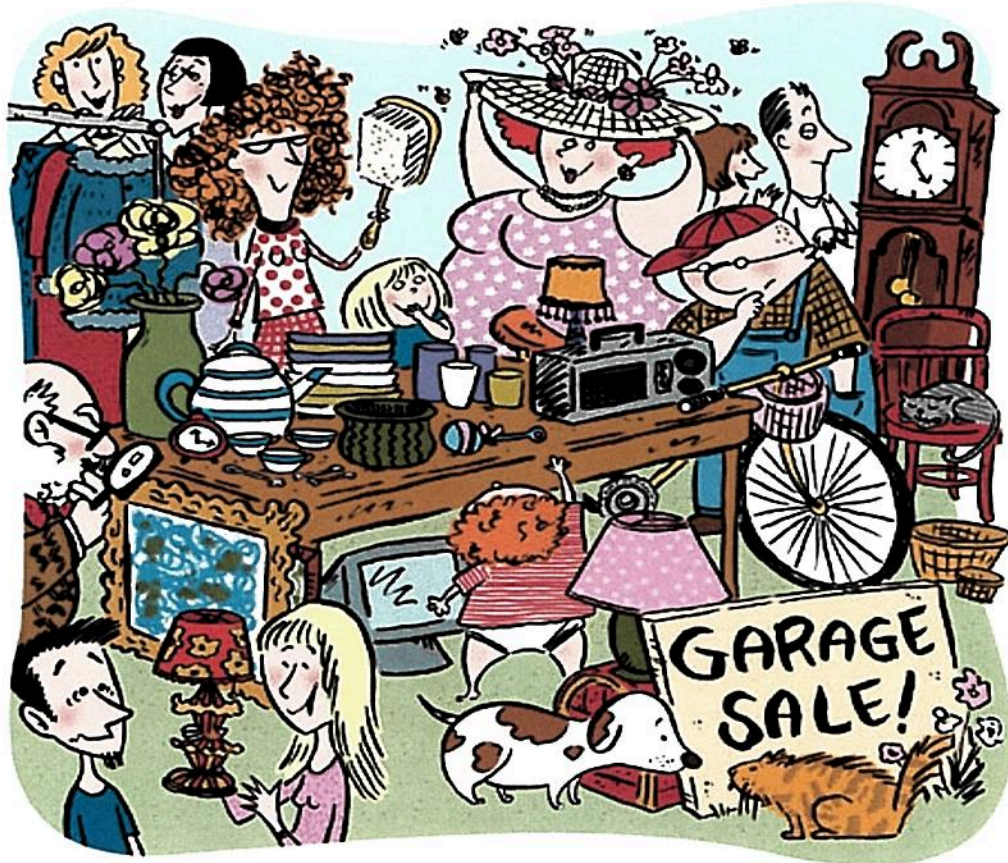
Follow these guidelines to live in harmony with your neighbors and reduce the chance of getting letters from the Association

THIS IS TYPICALLY THE TIME OF YEAR THAT VANDALISM ON MAIL BOXES TAKES PLACE. KEEP AN EYE OUT FOR VANDALS, AND REPORT ANY SUSPICIOUS ACTIVITY.

REMEMBER OUR SECURITY COMPANY IS NOT LAW ENFORCEMENT. IF YOU SEE A SUSPICIOUS PERSON IN THE COMMUNITY, CALL THE POLICE.

Chenango Garage Sale June 2 & 3
8 AM ~ 2PM

REGISTER BY MAY 27TH
CALL 303-506-2854 OR
E-MAIL MAGGIEHELWIG@KW.COM



Associate Broker

303-506-2854
Keller Williams DTC

What We Provide

- **Extensive Advertising**
- **Directional Maps for Shoppers**
- **Garage Sale Signs for Participants**

Chenango Summer Social

LET'S CELEBRATE SUMMER!

We'll have lots of food and drinks!

*****Please Bring Chairs and Yard Games*****

SUNDAY
JULY 1st

STARTS
AT 1 PM

ENDING
AT 3 PM

CHENANGO GAZEBO

RSVP: Maggie Helwig

303-506-2854

