



June 2020

Dear Members,

We have been putting off the Annual Meeting until the COVID-19 restrictions change and large group meetings are allowed. The BOD has been holding monthly call-in meetings to keep on task. We all look forward to being able to meet in person at a later date.

In the meantime, there are a few things to communicate that should not wait. If you have been following the Agenda/Minutes on the web page (cepoa.org) you will know that we have been working diligently on several major items.

1. A complete restatement of the Covenants, moving them from the late 70's language, including recent CCIOA guidelines and most importantly grouping all ACC requirements in one easily accessed location. A link to this will be posted at cepoa.org following legal review,
2. We have also been doing a great deal of research with the State Water Engineer and the State Water Attorney to determine if we are able to reduce or eliminate the use of the common well. Recommendations for our community will also be posted at cepoa.org for you to review. A vote will be taken when we can reconvene in person.
3. In the past year, we have dealt with several covenant enforcement issues. *99% were done so without resorting to legal consult.* However, there have been numerous verbal complaints to the Board regarding properties that are in violation of certain covenants.

Below is a sampling of the complaints we have received. (Covenant/Rule #'s in parenthesis.) The star (*) indicates that it is also a Douglas County Zoning Violation which you may find at : <https://www.douglas.co.us/documents/section-5.pdf>*

We would greatly appreciate it if you see yourself in the list below, to correct with all due haste, and keep our beautiful community a desirable place to live.

1. Unregistered/Inoperative vehicles on the property – (C5/R10)*
2. Dogs at Large, Vicious and threatening dogs, people not picking up after their pets (C9/DC Resolution R-019/029*
3. Weed Management and De-vegetation of property greater than 1 acre *
4. Trash and debris accumulating on the property or dumping on other property or Open Space areas (C11)
5. Vehicles routinely parking on the street (not occasional events) (C5)
6. Running ATV's on lots, vacant lots, horse trail and on open space (C5/ R11)*
7. Operating a business in the neighborhood (C8/R14)*
8. Use of fireworks/firearms/open fires (C5, C12)*
9. Installation of Solar Panels without ACC approval (C3)
10. Remodeling exterior footprint or additional structures without ACC approval (C3)
11. Addition of outbuildings without ACC approval (C3)
12. Unfinished construction projects- after the 270-day time period (C15)

Our covenants may be more restrictive than Douglas County, but never less. We are governed by Rural Residential Zoning requirements for setbacks and Estate Residential for Usage. If you view the Comprehensive Master Plan, we are in the Louviers Rural Community.

We prefer to put the obligation to comply with the written covenants, rules and by-laws on YOU as they are part of your legal obligation upon purchasing your home in the Chatfield East Subdivision. We trust that you have the integrity to bring your property into compliance as soon as possible. *Please have corrections made by August 1st*, after which time we will begin formal covenant violation action.

We are looking at a late summer, or early fall date for our Annual Meeting. At that time you will be able to approve last year's minutes, approve the annual budget and register your vote on the issues mentioned above. There will also be Board Member openings to vote on, so please consider how you might be able to help your community.

Big thanks to Charlie Warren and Robert Buszkiewicz who have done an amazing job with our south entrance. A thanks in advance to James Buszkiewicz who volunteered to put up additional signs along the horse trails! And to Arteen Bayani for donating materials for those signs. We have a great group of folks out here and are blessed to live in such a paradise!

If you have any comments, complaints or suggestions regarding the information herein, please do not hesitate to contact the Board.

Thank you,

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