



Chateau Chaparral Owners Association

10795 CR 197-A
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Electronic mail communications with David Firmin, Attorney at Law
Mon, Dec 18, 2023, 2:50 PM

Mr. Firmin,

We have a few questions regarding the water hydrants on owners' lots:

1. Some hydrants are at the edge of an owner's property, and some are far on the property in the backyard. Can CCOA staff (manager, maintenance, water tech) access their property to inspect, manage, and maintain hydrants?

Yes, the Association has an easement running in its favor to inspect the common elements, the Units as utilities.

2. Our water tech said that CCOA is only responsible for one hydrant per lot. Is this the case? Some lots have two or three hydrants. How do we pick which hydrant is ours to maintain?

There should probably only have been one installed per unit. All others were installed by owners. There should be a uniform plan that showed where the association hydrants would be. Otherwise, you can pick the one that is most likely the common hydrant and maintain that.

3. Some owners have tapped into their lot's water line and have pipes sticking out the ground with a faucet. Can we restrict this and ask owners to cap them off?

Yes, the pipes are common elements. You can prevent any modification to the common elements, including tapping into the lines.

4. Can we restrict owners going forward to one hydrant per lot at the edge of the street?
Yes.

5. Two lots have hydrants in the middle of their deck. If there is a leak where the hydrant connects to the water line six feet down how do we repair this and who is responsible for the deck?

The owners are since those would not be association hydrants.