



Photo by Ken Colaizzi

December 2024

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

December Calendar

12/1 - News Update

12/2 - TrailMark Night at the Lights

12/13, 14 & 15 - Santa Claus is coming to TrailMark

12/14 - TrailMark Christmas Lights Parade

Visit TrailMark.org for the most current neighborhood news.

Board Members

President

Ken Colaizzi

Vice President

Arwen Vaughan

Secretary

Tonya Sloan

Treasurer

Phil Kinney

Member at Large

David Soule

Email the HOA Board:
TrailMark@westwindmanagement.com

2024 HOA Election Results

At the Annual HOA Meeting on November 12th, the Board completed and certified the Annual election results. Five homeowners self-nominated themselves in this year's election (in alphabetical order by first name): David Soule, JR Hoffschneider, Phil Kinney, Tonya Sloan, and Tracy Scherr. There were only three open positions.

Per our guidelines, the Board asked if any resident in attendance would like to run for the HOA Board of Directors, and no one self-nominated their name from the floor. Therefore, the Board asked for two volunteers in the meeting who were not related to any of the candidates running, and graciously Jean and John stepped up to help count the votes and certify the HOA election.

The votes were counted and certified as follows:

DAVE SOULE 186
TONYA SLOAN 177
PHIL KINNEY 162
TRACY SCHERR 53
JR HOFFSCHNEIDER 42

The TrailMark community has spoken as Dave Soule, Tonya Sloan, and Phil Kinney have been re-elected and will serve TrailMark residents until November 2026. A special thanks goes out to Tracy Scherr and JR Hoffschneider for adding your names to the ballot this year.

Once the results were announced, the HOA Board of Directors had their public meeting to decide which person would be in which position for the 2024-2025 year. As there was no contention, here are the results of your HOA Board of Directors and their positions until November 2025.



KEN COLAIZZI
President



ARWEN VAUGHAN
Vice President



TONYA SLOAN
Secretary



PHIL KINNEY
Treasurer



DAVID SOULE
Member at Large



Click here
for a list of
TrailMark's
Websites &
Pages

Thank you, TrailMark residents, for submitting your ballots and proxies. Our HOA Board of Directors is committed to assisting and representing every homeowner. All five Board members thank you for your trust and confidence in how the TrailMark HOA Board of Directors is being managed and governed. We appreciate all of you, and will continue to do our very best to keep TrailMark the best neighborhood in Littleton, Colorado.

TrailMark Night at the Lights Tomorrow

We are looking forward to having the neighborhood join us for our annual Trail of Lights tradition at Denver Botanic Gardens Chatfield Farms in Littleton. Delight in a carriage ride, savor cookies and hot drinks, and enjoy a visit with Santa. Details are in the events section at the end of this newsletter.

Photo by Deahna Visscher



HUMONGOUS THANKS to all the volunteers who pitched in to help with the Holiday Décor at the Front Entrance!

Helpers include:

Tom
Jim
Mike
Tonya
Gabrielle
Rick
Lisa
Laurel
Bretton
Dennis
Dave
Joy
Phil



Thanks to PENE for the refreshments!!

Photos by Phil Kinney



HOA Assessments are due January 1, 2025

The quarterly assessment for January 1st is \$165. More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please email TrailMark@westwindmanagement.com.

Holiday Lighting – Dos and Don'ts

With the holiday season upon us, the Board wanted to send out a Holiday Lighting Dos and Don'ts article to remind folks of what is allowed and not allowed in TrailMark.

A common question this time of year is when can I put up my Christmas lights? Section 3.8 of our [CCR's](#) details the rules of holiday lights and displays. Please know that the current Board and past Boards have been lenient on putting holiday lights up to take advantage of warm weather. If the weather improves, the Board is okay with you getting your holiday lights up to avoid cold snowy days like today.

In consideration of other neighbors, the Board hopes that lights are not lit up until approximately a month before Christmas.

Last year, the Board gave residents until February 1st to remove all holiday lights and displays. The Board will most likely use February 1st as the deadline in 2025 to remove holiday lights and displays again – so count on it.

Permanent lighting, also known as Jellyfish Lighting, has been strictly prohibited in TrailMark. For those of you who are not familiar with this type of lighting, these are the LED lights that are permanently attached to the roof lines, eaves, trim, soffits, etc. As of March 12th, 2024, the TrailMark HOA Board followed the research and direction of our Design Review Committee (DRC) to prohibit this type of lighting (https://www.trailmark.org/wp-content/uploads/2024/04/PermanentOutdoorLightingPolicy_20240312.pdf). The Board and the DRC did not want TrailMark to have lights on homes 365 days a year 24/7 as this could be a nuisance to nearby neighbors and wildlife.

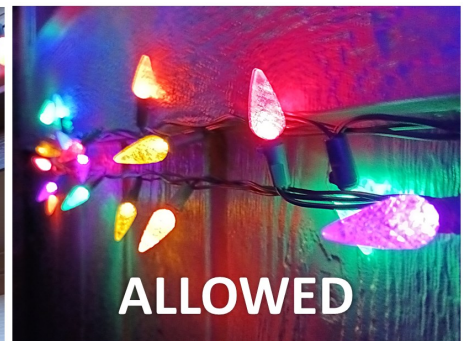
Please do not install permanent lighting, also known as Jellyfish lighting, as the Board will strictly enforce this policy and request that these be removed which is very costly. The DRC also requests that homeowners do not submit for permanent outdoor lighting, also known as Jellyfish lighting, as it will be denied.

As a word of caution, it is better to decorate with just the traditional Christmas lights found at the local hardware store or online. These traditional Christmas lights are not permanent outdoor lighting and are therefore allowed.

Finally, for those of you who love decorating your house for the holidays, please mark your calendars for the Annual TrailMark Christmas Lights Parade on Saturday, December 14th at 6:00 p.m. Resident Lonnie Somers has agreed to MC the parade again. There will not be a contest this year as we are hoping more folks will participate. The Social Committee wants to see houses decorated and cars in the parade decorated – Let's have fun this year! More details can be found on the [TrailMark.org website](#) and the [HOA Facebook page](#).

If anyone has additional questions regarding holiday lighting, please email TrailMark@westwindmanagement.com.

Enjoy the holidays!



Republic Update: No Delays in December

December 3rd, 24th and 31st are all regular garbage and recycling pick-up days. No delays due to Thanksgiving, Christmas Eve or New Year's Eve.



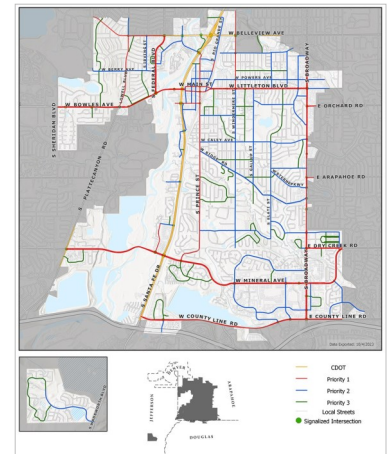
Snow & Ice Season: Tips & information

Snowplows and Shoveling

On snowy days, the Public Works team sends their snowplows to follow the Snow Priority Route Map. Please — give snowplows a wide berth on the road!

And remember, residents and businesses are required to remove snow from sidewalks and other public right-of-ways on their property within 24 hours after every snowfall.

Learn more here: <https://ow.ly/CmFS50U2phk>



Fire Hydrants need clearance

To those who have fire hydrants in their yards... After a heavy snowstorm, fire hydrants throughout the neighborhood should be cleared 3 ft. around so that, if needed, firefighters won't have to spend time digging out before connecting their hoses. In an emergency, every second counts.

PLEASE - Stay off the ice!

If a person or animal falls in, CALL 911.

South Metro Fire Rescue's firefighters are trained and equipped to rescue people and pets from icy lakes and ponds. You are not. You don't have the training nor the special equipment. If a person or animal falls in, please **CALL 911** and let the first responders do what they are trained to do.



Friendly Reminder about Holiday Decorations

All exterior holiday decorations and lights utilized as season displays must be removed and properly stored by February 1, 2025.

UPCOMING EVENTS

TRAILMARK NIGHT AT THE LIGHTS



Photo by Deahna Visscher

Monday, December 2nd

5:00-8:00 pm

Denver Botanic Gardens Chatfield Farms, Littleton

Come join us for a night at the Trail of Lights at the Denver Botanic Gardens Chatfield Farms. Stroll through the beautifully lit paths, take a horse drawn hay ride, and have hot chocolate or cider and cookies with Santa.

Cost is \$10 cash per person at the door. Under 3 is free.

Last entry is 7:15 pm.



Park in the Private Event parking lot on the North side, where the ticket booth is.

SANTA CLAUS IS COMING TO TRAILMARK



Friday, December 13th

Saturday, December 14th

Sunday, December 15th

6:00-8:00 pm

TrailMark Parkway and South Everett Way

Santa will be visiting TrailMark again this year! Stop by to say hi and let him know what you want for Christmas!

TRAILMARK CHRISTMAS LIGHTS PARADE



Photo by Deahna Visscher

Saturday, December 14th

6:00 pm

Meet at South Holland Street and TrailMark Parkway

We are excited that resident Lonnie Somers has agreed to MC the parade again. The Social Committee is hoping to see a lot of cars decorated in the parade this year. It will be fun to drive by all the decorated homes and for those that stay home, it will be fun for them to see all the decorated cars!

[Add your decorated home to the parade map HERE](#)

Come join us in the fun and festivities! More details to come.

PS – There will not be a home decorating contest this year.