



July 2025

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## July Calendar

**7/1 - News Update**  
**7/1 - Assessments Due**  
**7/4 - 4th of July Bike Parade**  
**7/8 - HOA Board Meeting**  
**7/12 - Family Photo Day #2**  
**7/13 - Pirates Cove Night**  
**7/15 - TMMD Meeting**  
**7/17 - Food Truck Thursday**  
**7/20 - Concert in the Park #2**

Visit [TrailMark.org](https://TrailMark.org) for the most current neighborhood news.

## Celebrating the 4th of July

The HOA Board wishes all TrailMark residents a Happy 4th of July, and we hope that you will join us as we celebrate the holiday with our annual 4th of July Bike Parade!



The following is provided as a courtesy to all.

### Fireworks in Littleton

TrailMark falls within the city limits of Littleton, therefore, the city rules apply. All personal fireworks are illegal in Littleton, including sparklers. If you see or hear fireworks, report it to the Littleton Police non-emergency number at 303-794-1551.

### Fireworks and Pets

Protect Your Pets: According to animal control officers, more dogs get lost around July 4th than any other time of the year. Keep your pets properly confined to avoid escape due to fear of fireworks. Have your dog's license and identification up to date so that in the event your pet does escape, Animal Control can facilitate a quick return.

### Leave the Fireworks to the Professionals

Attend a public fireworks display. Some local Fireworks displays/celebrations:

- [July 3rd at Clement Park](#)
- [July 4th at Cornerstone Park](#)

***We look forward to seeing all of the TrailMark residents at the 4th of July Bike Parade! Details are in the "Upcoming Events" section of this newsletter.***

## 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](mailto:TrailMark@westwindmanagement.com)



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



## HOA Assessments are due July 1st

More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please email [TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com).

# HOA President contacts Pam Eller, SSPRD Board Chair, about mowing SSPRD weeds

Last month, HOA President Ken Colaizzi contacted South Suburban Parks and Recreation about the weeds that were out of control in height throughout the property maintained by SSPRD in and around TrailMark.



TrailMark Fire Hydrant—Photo by Ken Colaizzi

Ken Colaizzi told SSPRD that many of TrailMark’s residents were deeply concerned as there were a large amount of rattlesnakes hiding in the weeds next to the trails. Also, SSPRD weeds were engulfing the fire hydrants – which was a huge risk in case of a fire. Some of the weeds around SSPRD’s trash cans were becoming so high, dog walkers couldn’t access the SSPRD supplied poop bags for their dogs without walking through tall weeds, which put their dogs at risk from being bit by a rattlesnake.

Earlier this year, the HOA Board had received written notification from SSPRD stating that there was a change of policy at SSPRD, and routine upkeep of mowing their weeds would no longer be performed unless the weeds were noxious. TrailMark residents were outraged at that response.

Ken Colaizzi pointed out to the SSPRD that if homeowners had weeds in their yards as tall as the SSPRD weeds, they’d be receiving a courtesy notice from the HOA to take corrective action and clean them up promptly. If we didn’t have an HOA, the City of Littleton would be citing homeowners for tall weeds as well.

TrailMark begged SSPRD to step up and mow their weeds.

Since there was a pressing need of immediate action for the safety of TrailMark residents, HOA President Ken Colaizzi also included Littleton City Councilwoman Andrea Peters in the email so that she could be made aware of the problem.

SSPRD Board Chair Pam Eller responded:

Mr. Colaizzi,

I just got off the phone with Rob Schoeber, our Executive Director, regarding your concerns over the TrailMark open space. He followed up with SSPRD’s Director of Parks and Open Space.

Recently, the District approved a policy regarding mowing of open spaces. Simply stated, we mow along trails and structures such as fire hydrants, and also along fence lines where there is adequate access.

There is a contractor who is responsible for the TrailMark area, and I am told that he has fallen behind in his schedule. Actually, he was supposed to be there today. But the Director and Executive Director plan to go out to TrailMark tomorrow to take a look at the space and make sure that the District’s directives are being followed. If the work has not been completed, a crew will be assigned to take care of it as soon as possible.

So I feel confident that the appropriate mowing will be completed by the end of the week.

If you have any further concerns, please contact me. And thank you again for bringing this to our attention.

Pam Eller

A follow-up to this article is on the next page.

## Tall weeds continued: Your HOA Board chose to do something about them

Many TrailMark residents had mentioned that they were sick and tired of looking at the tall weeds on the south side of TrailMark's entrance; specifically east of the fire station, all the way to Wadsworth. The HOA board shared in the frustration.

For those residents who don't know, that portion of land is owned by the City of Littleton, not the TrailMark HOA. As long as our HOA president been on the HOA Board, the City of Littleton has always had an agreement with South Suburban Parks and Recreation to maintain that parcel of land, meaning mowing, fertilizing, etc. HOA Board President Ken Colaizzi has asked South Suburban Parks and Recreation to please mow that portion at least five times in the past 3 weeks. He even sent them a map and circled the area in red.

Our HOA Manager Roxanne has also asked South Suburban Parks and Recreation to please mow the area as Westwind has received numerous complaints as well. Last week, Ken Colaizzi received an email from South Suburban Parks and Recreation saying that they have completed the weed mow of what is their responsibility here in TrailMark, yet this area has still not been mowed.

With the help of HOA Treasurer Phil Kinney, Ken brought a mower to that area and they mowed the weeds themselves. If you look at the before picture, you will see that the weeds go as high as Phil's thighs... And Phil is 5 foot 10 inches! The after picture shows how it should look if it were properly maintained. It took a total of 75 minutes to mow the area.

The HOA won't be mowing this area on a regular basis, but they chose to tackle it this time because they are just two of 799 homeowners who are also tired of looking at the unsightly weeds. Ken sent an email and the photos below to Mayor Kyle and to the South Suburban Parks and Recreation Chair of the Board so that they can keep arm wrestling on who's going to maintain it.

Enjoy the clean lawn while it lasts. For those of you who are interested, the weed mitigation is one of the topics on the July 8th agenda for the HOA meeting. The HOA Board will go over any other updates that they have at the time.

Photos by Ken Colaizzi



Phil Kinney standing in weeds

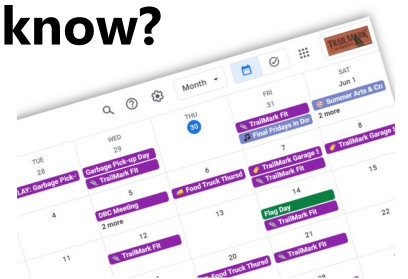


Same area after being mowed by Phil Kinney  
and Ken Colaizzi

## TrailMark HOA Events Calendar... Did you know?

On the homepage of the [trailmark.org](https://www.trailmark.org) website, there is a link to TrailMark's Events Calendar (about midway down the page, on the right). The communications committee keeps it updated with HOA events like meetings, social events like Food Truck Thursday, and other local – usually free – events from the Littleton area.

We invite you to take a look... <https://www.trailmark.org/calendar/>





# Hazel Miller Concert rocked TrailMark

TrailMark residents were awestruck by the Hazel Miller concert at Hogback Hill Park.

A huge thanks goes out to our HOA Board for unanimously approving the Hazel Miller contract back in January of 2025.

Many residents have been requesting Hazel Miller for the past several years and we wanted to make this happen. Thanks to TrailMark resident Andy Walls who is a friend of Hazel's, we made some wishes come true.

Our Board would also like to give a HUGE thank you to two homeowners: Cara and Andy Walls and Tammy and Diane McClay from The Basketball Social House for graciously donating additional money to help pay for such an award winning concert.

You can tell from the photos that everyone thoroughly enjoyed themselves and were singing the night away.

Hazel put on a memorable show that we will never forget. One of the highlights was watching all the attendees dancing to all the songs. A special shoutout goes to the young girls who were encouraged by Hazel to get the audience dancing – IT WAS FUN!!

Thank you all again for attending and our Board is so happy that we were finally able to see Hazel Miller perform in TrailMark!

Photos by Ken Colaizzi and Phil Kinney.

View more photos online - <https://www.trailmark.org/2025/06/28/hazel-miller-concert-rocked-trailmark/>





# City of Littleton mingles with TrailMark residents at “Meet, Greet & Eat”

The City of Littleton Meet, Greet & Eat was a fun event to help our residents interact with the City of Littleton.

TrailMark President Ken Colaizzi thanked Mayor Kyle and our City Councilwoman Andrea Peters for selecting TrailMark for the Meet, Greet & Eat. He was also able to thank South Suburban Parks and Recreation Board Chair Pam Eller for all of her efforts to assist us with the SSPRD weed mitigation.

Residents who came to the event at TrailMark Park enjoyed free pizza and ice cream from the City of Littleton. Those who attended also participated in an interactive bingo/raffle contest of visiting the various department booths.

The City of Littleton and South Suburban Parks and Recreation made it fun for everyone. The Bookmobile was enjoyable, but the highlight for our TrailMark kiddos was the Littleton Police Swat “Beast” and the South Metro Station 19 Fire Truck.

Thank you to all who attended and mingled with our residents and city officials.

*From President Ken Colaizzi – “I walked with an elderly gentleman while leaving the park tonight. The elderly man said he didn’t live in TrailMark but he read about this Meet, Greet & Eat on the City of Littleton’s website and wanted to drive out here to attend. He said he couldn’t get over how beautiful and well kept our neighborhood was. I told him I was flattered by his sincere comments and thanked him for visiting the best neighborhood in Littleton. What a special way to end such a gorgeous evening.”*

Photos by Ken Colaizzi.

View photos online - <https://www.trailmark.org/2025/06/28/the-city-of-littleton-mingles-with-trailmark-residents/>



# “Like-for-Like” projects still require DRC approval

by the TrailMark HOA Board and the Design Review Committee



The HOA Board and the Design Review Committee frequently hear homeowners use the term “like-for-like” when referring to exterior home improvement projects. Some homeowners express the belief that a “like-for-like” repair or replacement does not require DRC approval, and other homeowners who do submit a request for DRC approval use the phrase “like-for-like” instead of providing sufficient detail about their planned project. The HOA Board and DRC want to set the record straight about “like-for-like” exterior projects.

“Like-for-like” exterior projects **do require** DRC approval. This is true for three reasons. First, with one minor exception noted below, TrailMark’s DRC Guidelines do not exempt “like-for-like” projects from the approval process. Second, despite the DRC’s and HOA Board’s very best efforts, projects do get completed without approval, and those projects may not be compliant with the DRC Guidelines. Any future repair or replacement of that unapproved project must comply with DRC Guidelines, even if the repair or replacement is a “like-for-like.” And finally, TrailMark’s Design Guidelines change over time. A project that was compliant many years ago *may not be compliant* under current guidelines. Therefore, even a “like-for-like” repair or replacement may be denied by the DRC if the applicable guidelines have changed.

Also, the phrase “like-for-like” is not sufficiently descriptive for a detailed DRC approval request. Despite our DRC members’ diligence and commitment, they often do not know what the exterior project looks like as-is. Therefore, “like-for-like” does not tell the DRC what the project will look like in the future. **Photographs, product brochures, drawings, and other details are required.** Knowing that a project is “like-for-like” can be helpful in confirming for the DRC that the physical appearance is not changing, but it is not sufficient by itself for DRC approval.

Homeowners will see the phrase “like-for-like” used in the DRC’s [Routine Home Maintenance/Repairs guideline](#). This guideline describes a finite number of very small routine maintenance and repair projects that do not require DRC approval. Any exterior home improvement project not on this list, however, requires DRC approval, even if it is “like-for-like.”

You can find the TrailMark Design Guidelines [here](#), and you can submit a digital improvement request form [here](#).

Homeowners with questions about any aspect of the DRC approval process should contact [Westwind Management Company](#).

## UPCOMING EVENTS

### HOA BOARD MEETING

**Tuesday, July 8th**

6:00 pm

South Metro Fire Station 19 in TrailMark

All are welcome.



**HOA Board Meeting**

### 4th OF JULY BIKE PARADE

**Friday, July 4th**

9:00 am

TrailMark Park, 9818 S Field Way



- Decorate your bicycle for the parade which will be led by Littleton Police and South Metro Fire!
- Meet at the bridge on S Field Way by TrailMark Park.
- The parade starts at 9:00 sharp!
- Early birds will be treated to donuts, coffee and lemonade around 8 am!
- Stay after the parade for a bounce house, Otter Pops and face painting!

*Continued on next page...*



## UPCOMING EVENTS CONTINUED

### FAMILY PHOTO DAY #2

**Saturday, July 12th**

6:00-8:00 pm

Between Fire Station 19 & Fairview Reservoir



#### FAMILY PHOTO DAY IS BACK!

- Free Family Portrait taken in TrailMark
- 2 amazing resident photographers
- [Sign up for ONE time slot.](#)
- Arrive early in your time slot and be the first in line.
- If you like the result, please consider using them for a full session in the future with your family.
- If all slots are full, please check back for cancellations.

### TMMD MEETING

**Tuesday, July 15th**

6:30 pm

South Metro Fire Station 19 in TrailMark



### CONCERT IN THE PARK

**Sunday, July 20th**

5:30-7:30 pm

Hogback Hill Park



#### THE DISRUPTORS with Andy Walls

- Relax with your neighbors and enjoy the scenery while listening to music from a good local band.
- Bring your picnic basket, lawn chairs and outdoor blankets and settle in! Or, enjoy food available to purchase from the food truck. There will be a bounce house for the kids!
- Please remember to leave no trace and put trash in the receptacles by the basketball court. If you have lost or found items, please contact the Social Committee at [social@trailmark.org](mailto:social@trailmark.org).

### PIRATES COVE NIGHT



**Sunday, July 13th**

6:00-8:00 pm

Pirates Cove Water Park

1225 W Bellevue Ave., Littleton

Come join us for a fun family night at the water park at Pirates Cove. \$5 cash per person at the door.

### FOOD TRUCK THURSDAY

**Thursday, July 17th**

5:00-7:30 pm

TrailMark Park by S. Field Way



Photo by Deahna Visscher

- All trucks offer walk-up ordering.
- If trucks offer online ordering, it will be available when service begins.
- Please respect those who live on that street.
- If garbage cans are full, please bring your trash home.
- Food truck selections subject to change.
- Due to weather and other circumstances, events may be canceled.



**Bemis Bookmobile will be there!**

Please check [trailmark.org](http://trailmark.org) for food truck names and cancellation information.

## save the date

*Future Social Event dates to remember*

**August 7 & 21 - Food Truck Thursday**

**August 23 - Senior Citizen Lunch & Preseason Football**

**August 24 - Concert in the Park**

Visit [trailmark.org](http://trailmark.org) for more details. If you would like to volunteer for any event, please contact the [Social Committee](#) with the name of the event and we will send you the sign-up genius for that event.