



Photo by Monica Ulrich

August 2025

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## August Calendar

- 8/1 - News Update**
- 8/5 - National Night Out**
- 8/7 - Food Truck Thursday**
- 8/21 - Food Truck Thursday & Bookmobile**
- 8/23 - Senior Citizen Lunch & Preseason Football**
- 8/24 - Concert in the Park**

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

## National Night Out set with Littleton Police and TrailMark

TrailMark residents are invited to join us at National Night Out on Tuesday, August 5th from 5:00 – 8:00 p.m. at TrailMark Park.

National Night Out is an annual community building campaign that promotes police and community partnerships and neighborhood camaraderie. Littleton Police Officers have always interacted with our residents by letting kids play in the police cars, answer questions, and inform homeowners of preventative measures to help keep you and your family secure.



Photo by Ken Colaizzi

## Board Members

### President

Ken Colaizzi

### Vice President

Arwen Vaughan

### Secretary

Tonya Sloan

### Treasurer

Phil Kinney

### Member at Large

David Soule

We have scheduled two food trucks for National Night Out: Revolver Kitchen and Kona Ice. Food trucks will be set up in their regular spots on South Field Way. Come get dinner from the food trucks and take some time to thank our Littleton Police Officers for keeping TrailMark safe.

Please mark your calendars to join us on August 5th for National Night Out with Littleton Police. We'll see you there!



Click the images above to visit their websites.



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



## Welcome, New Residents!

There is a web page that welcomes TrailMark's incoming residents and offers essential information for a smooth transition.

View it here – <https://www.trailmark.org/new-residents/>

# Shea Homes Update

Our HOA Board was recently notified of a current update to the new Shea Homes being built north of the Fire Station. Updates have been few since our March 2025 HOA meeting.

After receiving the notice, HOA President Ken Colaizzi spoke with the planner/engineer of the project. In summary, this is just a formality from Jefferson County explaining the Intergovernmental Agreement (IGA) and the Comprehensive Development Plan (CDP). This article will bullet point some facts and squash some rumors after reviewing the posted Jefferson County Notice.

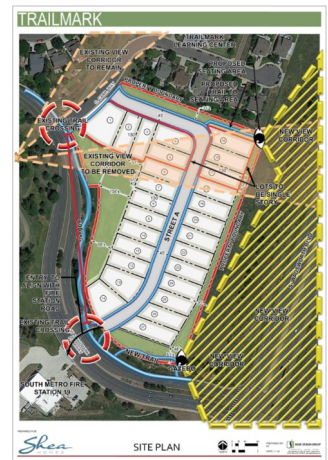
## Facts:

- Shea Homes owns this mentioned property.
- Shea Homes intends to build 27 to 30 homes on this property (map shows 27 homes).
- Shea Homes can't start building until they have a green light from Jefferson County and the City of Littleton.
- Once built, these homes will be part of the TrailMark HOA and will be assessed quarterly.
- These additional homes will also be taxed annually by the TrailMark Metro District.
- This process will still highlight the ever mentioned "View Corridor."
- Chatfield Activity Center was the name of this lot when Shea was first developing back in the early 2000's (part of legal application).
- Currently there are 799 homes in TrailMark (this includes 659 single family, 68 patio homes, and 72 condos).
- After this build, there will be approximately 826 to 829 total homes in TrailMark.
- The 876 mentioned homes is a TOTAL number that the City of Littleton and Jefferson County cooperatively agreed to cap as the amount of homes in ALL of TrailMark to preserve our community. (The city and county suggest a cushioned number to the builder setting a maximum amount of homes in the entire neighborhood – there are no other builders who own land in TrailMark, so an additional 47 to 50 homes is highly unlikely).
- Shea will not entertain any other monetary offers because they are building homes on this lot.
- The proposed preliminary site plan is part of the application and is a draft at this time, not final.
- Public comments to Jefferson County are due to Sara Kohles by Monday, August 18, 2025 (contact info below).

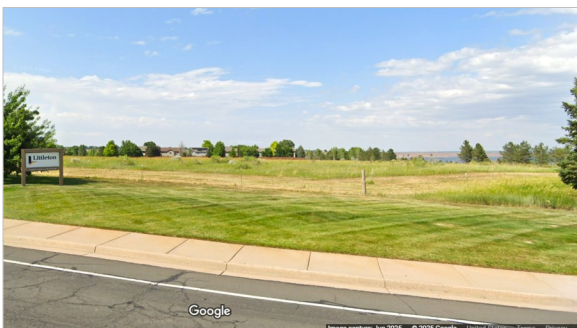
## Rumors put to rest:

- The TrailMark HOA doesn't own this lot.
- The TrailMark Metro District doesn't own this lot.
- Chatfield Activity Center doesn't mean Rec Center or Activity Center (it was the original named piece of land by Shea).
- Shea is not building an activity/community center on this lot.
- Shea is not building a pool on this lot.
- Shea is not building a rec center on this lot.
- According to Jefferson County and the City of Littleton, 76 homes cannot and will not fit on this lot.

Surrounding this mentioned property, you will see three (3) posted yellow signs informing the community of the application process for Shea to build these homes. If anyone has questions or concerns, please contact Sara Kohles at Jefferson County Planning and Zoning. You can reach Sara at [303-271-8734](tel:303-271-8734), or [skohles@jeffco.us](mailto:skohles@jeffco.us)



Click on image to enlarge



Proposed new construction site at the front of TrailMark

We are also publishing the proposed "Preliminary Site Plan" which is part of this Jefferson County application. You will notice on this map there are 27 planned new homes. The new planned view corridors which are part of this IGA are also marked on this map.

Our HOA Board will continue to publish any and all notices that we receive so our residents can be thoroughly informed. We are trying to get one of the planners of these homes to attend our September or November HOA meeting so some of you can ask questions in person. Scheduling is still in the works, but please watch our posted agendas on [trailmark.org](http://trailmark.org), and we will also post an article if one of the planners confirms to meet during one of our HOA meetings with a new update.

# HOA Board of Directors Calling for Candidates



Each year our HOA Board of Directors has an annual election. This coming November, there will be two (2) HOA Board of Director positions up for election. Currently, the seats of President Ken Colaizzi and Vice President Arwen Vaughan are up for election. Ken and Arwen do have the option of filling out a Self-Nomination Form and running for another two-year term.

The terms for Tonya Sloan (Secretary), Phil Kinney (Treasurer) and Dave Soule (Member at Large) do not expire until November 2026.

Our HOA Board encourages other interested residents who would like to volunteer their time to consider running for the HOA Board. If you are interested, please fill out the Self-Nomination form and either scan it and email it to [TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com), or mail it to:

TrailMark HOA  
C/O Westwind Management Group  
27 Inverness Drive East  
Englewood, CO 80112

**SELF-NOMINATION FORM**

All self-nomination forms are due to Westwind Management by end of the day September 12th, 2025. Turning in your self-nomination form by September 12th will guarantee that your candidate platform will be included in the Annual Meeting mail-out in October as well as your name being on the HOA Board of Directors ballot.

Our Bylaws also permit residents to nominate themselves at the Annual meeting, pursuant to meeting the noted qualifications.

TrailMark's Second Amended Bylaws, posted on [TrailMark.org](http://TrailMark.org), clearly define the Qualifications of Directors in section 5.3:

"A director may be re-elected and there shall be no limit on the number of terms a Director may serve. In order to be eligible for election and/or appointment to the Board of Directors, an Owner must be in good standing with the Association. Good standing means, without limitation, free from any outstanding balance owed to the Association and free from any infractions with the Association."

If you are elected, you will participate in 6 bi-monthly HOA meetings (usually two hours long), as well as 5 bi-monthly work sessions at Westwind Management. You will also help with various committee events. All positions are volunteer and usually consume about 2-5 hours a week with emails and/or phone calls amongst Board Members, the management company, vendors, committee members and homeowners.

Once the votes have been certified and counted at the Annual HOA meeting on November 11th, the Board will then have a brief meeting to decide who will be President, Vice President, Secretary, Treasurer, and Member at Large for 2025-2026.

Being an HOA Board member is rewarding as you are able to assist your neighborhood with enforcing its covenants, aiding in the beautification of our neighborhood, assisting fellow neighbors to follow the HOA process, and helping maintain our property values.

If you meet the above criteria, and can dedicate your time to TrailMark, then we strongly encourage you to complete your self-nomination form and run for the TrailMark HOA Board of Directors.

# Drivers: Reminder to Stop when School Bus Lights are Flashing

As we start a new school year, we would like to remind residents that when the school bus lights are flashing **RED**, drivers must stop from every direction.



Colorado law states: "You must stop your vehicle at least 20 feet before reaching a school bus that is stopped with its red lights flashing whether it is on your side of the road, the opposite side of the road, or at an intersection you are approaching. You must remain stopped until the flashing red lights are no longer operating. Watch carefully for children near the school bus and children crossing the roadway before proceeding."

## Wildfire in Jefferson County is always a concern

Due to Jefferson County's geographic makeup, wildfire is always a concern, and it is a more potent threat during droughts or dry spells. Rainfall and cooler temperatures may reduce the danger of wildfire; however, people are encouraged to be vigilant as the danger of fire is always present in the high country. The risk is even greater when under a [fire weather watch or red flag warning](#). Citizens should use caution when starting and extinguishing campfires, disposing of lighted cigarettes, and other activities that involve the use of fire or sparks.

**Are you prepared for a FIRE?**  
Sign up for LookoutAlert and receive important notifications.  
Sign up at [LookoutAlert.co](https://www.lookoutalert.co)

LookoutAlert: Severe fire danger is expected in your area, please take necessary precautions.

POWERED BY Smart911

### Visit the Jefferson County Sheriff's Office Fire Restrictions & Bans page –

<https://www.jeffco.us/511/Fire-Restrictions-Bans>

### Sign up for LookoutAlert Emergency Notifications –

<https://www.jeffco.us/473/Emergency-Notifications>

### Colorado Fire Weather Boundaries map –

[https://www.weather.gov/source/pimar/FireZone/co\\_firezone.jpg](https://www.weather.gov/source/pimar/FireZone/co_firezone.jpg)

*(TrailMark is in Fire Weather Zone 239, and very close to 216.)*

## Fabulous Photographers!!!

The TrailMark Community would love to send out a HUGE thank you to our AWESOME Family Photo Day photographers, Jen Reeves and Kristin Blasi! Your generosity and willingness to share your time and talent with us is so greatly appreciated! Thank you for helping to make TrailMark such a wonderful place to live!



# TrailMark HOA dedicates “Andy’s Tree” to Andy Marquez

July 15th was a historic and special day here in TrailMark. The TrailMark HOA Board has officially named and dedicated “Andy’s Tree” on the southeast grounds of the Star Canyon Condominiums.

We are honored and thrilled to do this for all the good Andy has done for all of us here in TrailMark. Over the years, Andy has single-handedly improved all of our lives with his spectacular photography.

All 799 homes here in TrailMark are cheering for Andy to get well soon. We hope this distinguished tribute brings him some joy, and is good medicine for a speedy recovery.

We thank Andy for being the outstanding resident he is. Andy’s contributions to TrailMark are extraordinary!

Photos by Ken Colaizzi



## Andy loves the plaque for his tree

On July 16th, HOA President Ken Colaizzi and Communications Chair Linda Jagiello went to visit Andy Marquez at the skilled nursing facility where he is receiving care. As a surprise, they brought him a full size print-out of the plaque that was installed in his honor.

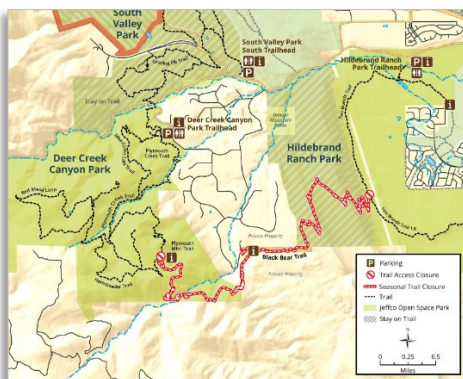
The picture is worth 1,000 words; Andy loves the dedication to ANDY’S TREE!

We’re all behind you, Andy.



Photo by Ken Colaizzi

## Black Bear Trail reopens today, August 1st



The Black Bear Trail is a difficult shared-use trail to the west of TrailMark, connecting Deer Creek Canyon Park and Hildebrand Ranch Park. It is closed seasonally from February 1st through July 31st.

- [Black Bear Trail Map](#)
- [Black Bear Trail Seasonal Closure Flyer](#)
- [Black Bear Trail Fact Sheet](#)

Source: <https://www.jeffco.us/1208/Deer-Creek-Canyon-Park>

## Bushes removed for safety

Two crosswalks in TrailMark will now be safer thanks to the efforts of HOA Treasurer, Phil Kinney. South Suburban Parks & Recreation removed the overgrown bushes and planted new sod at TrailMark Parkway & Dover, and TrailMark Parkway & Everett, thanks to Phil's request to help keep our pedestrians safe. Thank you, Phil Kinney!



Photo by Ken Colaizzi



Photo by Phil Kinney

## 4th of July Bike Parade was as Dazzling as a Firework

Thank you to all the kids and adults who attended our 4th of July Bike Parade. Kids had their bikes decorated with lots of red, white and blue – it was so patriotic! It was so much fun having Littleton Police and South Metro Fire Station #19 lead our annual 4th of July Bike parade.

A huge thanks to our Social Committee members who came early to decorate the park and make it look so festive.

Everyone enjoyed donuts, coffee, lemonade, water, and Otter Pops.

We'd also like to recognize and thank the Starbucks at Chatfield and Wadsworth for donating our coffee and lemonade. Even Texas Roadhouse made a wonderful surprise visit and handed out freebies as well.

This was the first 4th of July Bike Parade in our newly remodeled TrailMark Park. So many kids had their faces painted, and they played on the bouncy house and playground while the adults enjoyed socializing with fellow neighbors.

Photo by Phil Kinney. More photos may be viewed at <https://www.trailmark.org/2025/07/04/4th-of-july-bike-parade-was-a-beautiful-firework/>.

## Andy Walls and the Disruptors captivate TrailMark

Our entire HOA Board wishes to thank resident Andy Walls and his band the Disruptors for captivating TrailMark last month. Andy and his band engaged the crowd by performing several well known songs. There was a lot of singing and dancing in the park.

Mother Nature cooperated most of the night until a nasty gust of wind came through around 7:00 p.m. Many thanks to the several of you who helped corral the runaway tent. We are very thankful that no one was seriously injured from this unforeseen gust of wind.

Our neighborhood was definitely spoiled by Andy Walls and the Disruptors. Despite the wind, everyone enjoyed the great music, awesome band and gorgeous scenery.

Take a look at the group photo that Andy and his band took of TrailMark residents enjoying their tunes. On behalf of all the TrailMark residents, we thank Andy Walls and the Disruptors for a sensational summer concert!



Photo by Andy Walls and the Disruptors

View more photos at <https://www.trailmark.org/2025/07/21/andy-walls-and-the-disruptors-captivate-trailmark/>

# UPCOMING EVENTS

## FOOD TRUCK THURSDAYS

**Thursday, August 7th**  
**Thursday, August 21st\***  
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 here  
August 21st!**

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

## CONCERT IN THE PARK

**Sunday, August 24th**  
5:30-7:30 pm  
Hogback Hill Park

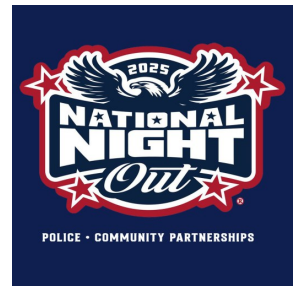


### SHELVIS AND THE ROUSTABOUTS

- 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).

## NATIONAL NIGHT OUT

**Tuesday, August 5th**  
5:00-8:00 pm  
TrailMark Park



- An annual community building campaign
- Littleton Police Officers will be there
- Two food trucks: [Revolver Kitchen](#) and [Kona Ice](#)

Come get dinner from the food trucks and take some time to thank our Littleton Police Officers for keeping TrailMark safe.

## SENIOR CITIZEN LUNCH & PRESEASON FOOTBALL



**Saturday, August 23rd**  
11:00 am  
Mirage Sports Bar, 8340 W Coal Mine Ave., Littleton

- A fun event for TrailMark's Senior Citizens to get to know one another over lunch and a preseason football game.
- Mirage has reserved a special section for TrailMark.
- Mirage has promised to give us each separate checks.
- Denver Broncos will be playing their final preseason game at the New Orleans Saints.

## save the date

*Future Social Event dates to remember*

**September 4 - Food Truck Thursday**  
**October 4 - Chili Cook-off**

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.