



November 2025

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## November Calendar

**11/1 - TrailMark News Update**

**11/10 - Ballots & Proxies due**

**11/11 - Annual HOA Meeting**

**11/18 - TMMD Meeting**

**11/24-11/26 - BOGO Tickets at Trail of Lights**

Visit [TrailMark.org](https://www.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](mailto:TrailMark@westwindmanagement.com)

## Annual HOA Meeting Tuesday, November 11th

The 2025 Annual HOA Meeting is Tuesday, November 11th. Early check-in is at 5:30 pm, followed by the meeting at 6:00 p.m. The annual meeting will be held in person at Falcon Bluffs Middle School in Littleton.

The HOA will ratify the 2026 HOA budget as well as present the Board of Director candidates for the HOA. There are two (2) positions open on the Board this year. If you are interested in running for the Board, please contact the property manager at Westwind Management Group - <https://www.trailmark.org/management-company/>

The HOA board election will take place at this meeting. According to our CCR's, your current HOA dues must be paid in full in order for your vote to count. Please make sure your HOA dues are up to date.

A mailing with the meeting notice, 2026 budget, a self-nomination form, the proxy and the ballot was sent out in mid-October. If you did not receive yours, please contact [Westwind](https://www.westwindmanagement.com). Proxies and ballots may be mailed back to Westwind in the envelope that was provided, or you can [email](mailto:info@westwindmanagement.com) it, or fax it to 303-369-0007.

The HOA needs volunteers to process and count ballots. In order to volunteer, you may not be related or affiliated with any of the HOA candidates running for a Board position. If you wish to help with this process, please contact the property manager at Westwind Management Group - <https://www.trailmark.org/management-company/>

## Annual Meeting Agenda

All are welcome to attend the annual meeting.

## Westwind Plans to change portal

Westwind Management Group is planning to change their portal in March 2026 to better serve their clients, HOA boards and homeowners.

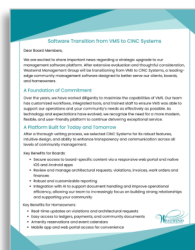
Please read this 2-page flyer for details. (Click on the image to view the PDF document.)



**HOA Annual Meeting**



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



# Candidates: 2026 TrailMark HOA Board of Directors

*(in alphabetical order by first name)*

## ☒ **ARWEN VAUGHAN**

Hi, I'm Arwen Vaughan. Together with my wife Heather, we are raising two kids here in TrailMark – one is starting college this year and the other is entering Chatfield High School as a freshman. We moved to Colorado over 20 years ago to be closer to the mountains and embrace the great outdoors.

Over the past two years on the TrailMark HOA Board, I have leveraged my career experience as a software developer and technology leader to advance key community tools like the TrailMark website, email communications, and home improvement request processes. I'm eager to continue serving to maintain this momentum and support ongoing improvements.

Heather and I have been proud TrailMark residents for several years, watching our kids grow and thrive. After two years on the HOA Board, I want to continue helping to improve our community's resources and connections. I value listening to diverse perspectives, respectful discussion, and efficient action. I'm committed to keeping TrailMark a vibrant and welcoming community.

Thank you,  
Arwen Vaughan

## ☒ **KEN COLAIZZI**

I have been fortunate to serve on the TrailMark HOA board for the past six years. I served my very first year as the HOA Treasurer. The past 5 years, I have served as the HOA President. In July 2025, I announced that I wouldn't run for another term because I wanted to give other homeowners an opportunity to run for the Board of Directors. Over the past month, I have re-considered my decision as hundreds of residents, including my own family, have encouraged me to run for the TMHOA one more time.

Our current HOA Board is the strongest and most productive board that we have had over the six years that I have served as a volunteer. It's very important to me to keep our current Board together as we have definitely worked hard for all of our homeowners. Some examples of our accomplishments include: keeping our HOA dues to a reasonable quarterly amount, re-negotiating our trash contract which saved us \$83,000 over three years, negotiating 3 free dumpster days for our neighborhood in 2025, 2026, and 2027, hiring a competent and professional management company in Westwind Management, improving our TrailMark website, implementing an electronic DRC Home Improvement Request Form, and continually maintaining solid relationships with all of our vendors.

If re-elected, I promise to continue to put our homeowners first! Our Board will continue to enforce our covenants, while also protecting your property values to the best of our abilities. Keeping the lines of communication open between our homeowners, the Board, and the management company is very important to me. As a TrailMark HOA Board member, I value listening to your suggestions, ideas, questions, and complaints. This helps all of us improve.

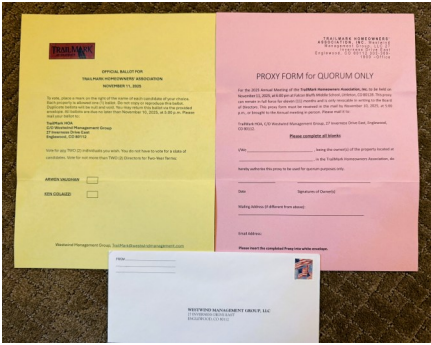
Like you, I love TrailMark and want to preserve our unique neighborhood. I have an excellent relationship with South Suburban Parks and Recreation, Colorado 811, the City of Littleton, the Littleton Police Department, the TrailMark Metro District, Shea Homes, the Botanic Gardens, Jeffco Open Space, South Metro Fire, and Jeffco Public Schools. Maintaining these relationships ultimately helps all of us in TrailMark. Other than asking for my son's high school graduation day off in May of 2026, I am formally asking for the confidence of your vote this fall. It would be my most sincere honor to earn your trust, and your vote this fall for the TrailMark HOA Board of Directors.

Thank you,  
Ken Colaizzi

# Please mail Proxies and HOA Ballots to Westwind

The Annual HOA Meeting packets were mailed out in mid-October. A Pink Proxy and a Yellow HOA Board of Directors Ballot were inside the packet of materials.

If you have not yet done so, please fill out the Pink Proxy and Yellow Ballot and mail them back in the envelope provided as soon as possible to allow Westwind Management Group to receive it before the Annual HOA Meeting. You will need to affix your own stamp.



We need to receive at least 80 Pink Proxies to ratify our budget at the November 11th meeting. Our goal is to receive 250 Proxies this year. Please help us relay this information to your neighbors.

All mailed Yellow Ballots and Pink Proxies are due by 5:00 p.m. on November 10th, 2025. We recommend mailing the Proxies and Ballots in case of inclement weather. We want your voices heard.

Please mail your Ballots and Proxies to:

TrailMark HOA  
c/o Westwind Management  
27 Inverness Drive East  
Englewood, CO 80112

If you are attending the Annual HOA meeting in person on November 11th, then you may also hand-deliver your Yellow Ballot and Pink Proxy at that time.

Please note that duplicate Ballots will be null and void. Only one Ballot and one Proxy per address are permitted.

We look forward to seeing you at our Annual HOA Meeting on Tuesday, November 11th at 6:00 p.m. at Falcon Bluffs Middle School’s library (2nd Floor), 8449 S. Garrison Street, Littleton.

Thank you in advance for your cooperation in mailing in your Pink Proxies and Yellow Ballots.

## Fall Leaf & Pumpkin Collection Event

The City of Littleton and the City of Englewood have partnered to bring you an exciting and eco-friendly event this fall. Join us in a collaborative effort to keep our communities clean and green from October 27 to November 14, 2025.  
<https://www.littletonco.gov/Government/City-Services/GreenEnvironmental-Programs/Fall-Leaf-Collection-Event>

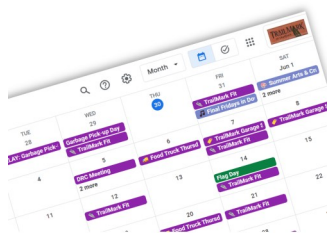


Photo by littletonco.gov

## Find local events easily on the TrailMark Calendar

Looking for something fun to do? [TrailMark’s Calendar](#) is full of events for the upcoming holidays. Visit the website calendar to view events in TrailMark, Littleton and surrounding areas. If you have an event that you would like to add, please send it to [communications@trailmark.org](mailto:communications@trailmark.org) for publication consideration.\*

\*Events will most likely be considered if they are free to the TrailMark community, or they benefit local non-profit organizations.



# Proposed Residential Development: Final TrailMark Parcel

The City of Littleton, in coordination with Jefferson County, is reviewing a proposal from Shea Homes to develop the final vacant parcel in TrailMark, located at the northwest corner of West TrailMark Parkway and South Wadsworth Boulevard. The current proposal includes 27 single-family homes on land currently zoned for commercial use.

TrailMark is governed by the joint Chatfield Activity Center Comprehensive Development Plan (CDP), a coordinative agreement between the city and county. The existing plan allows for a maximum of 805 residential units in the entirety of the TrailMark neighborhood, with the development now at its capacity. The amendment would raise the cap to 850 to accommodate the proposed new homes and any future accessory dwelling units proposed by residents, allowed in Littleton's code.

City of Littleton and Jefferson County staff have worked with the developer for more than two years to ensure the proposal aligns with community goals and preserves existing views. Many residents and the TrailMark HOA have expressed a preference for single family housing rather than commercial development for the lot.

A required neighborhood meeting was held Thursday, October 30, at the Peak Community & Wellness Center in Littleton, and online. All TrailMark residents and interested community members were encouraged to attend.

Following the meeting, the developer may formally apply for the rezoning in Littleton to allow single family residential development on the vacant parcel, including these required concurrent approvals:

- A future land use and character map amendment from suburban commercial to suburban residential;
- A CDP amendment increasing the residential unit cap to 850; and,
- Rezoning the property from Corridor Mixed/Planned Development Overlay to Small Lot Residential.

The review process will continue into 2026, with additional public meetings and hearings before the Littleton Planning Commission and City Council. Jefferson County is also conducting their concurrent review process for the Chatfield Activity Center CDP Amendment.

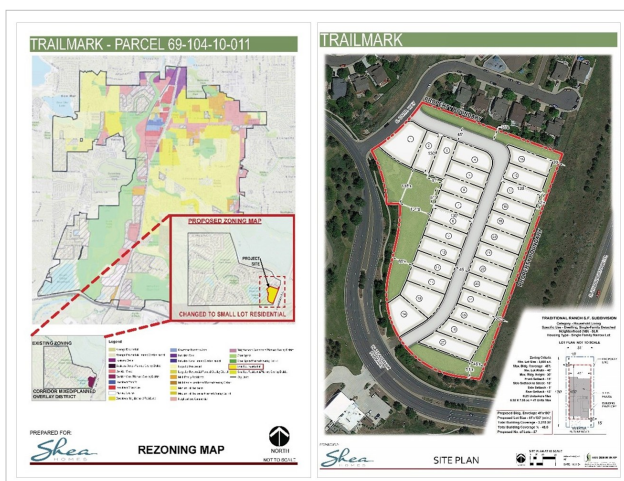
For more information you may contact:

Teri Whitmore, City of Littleton Senior Planner – [twitmore@littletonco.gov](mailto:twitmore@littletonco.gov), 303-795-3787

Sara Kohles, Jefferson County Planner – [skohles@jeffco.us](mailto:skohles@jeffco.us), 303-271-8734

Rob Oglesby, Redland Project Engineer – [roglesby@redland.com](mailto:roglesby@redland.com), 720-283-6783 x133

The Pachner Company – Community Outreach (representing Shea Homes) [outreach@thepachnercompany.com](mailto:outreach@thepachnercompany.com), 303-825-1671



*Current Proposal for the remaining vacant site in TrailMark, currently proposed for 27 single family residential lots. The project design is illustrative and the project will be considered through the City of Littleton development process.*

*[View larger images at trailmark.org.](http://trailmark.org)*

# Littleton Police Launch of New Emergency Notification System – Rave (ArapAlert)

A letter from Littleton PD Public Information Officer Sheera Poelman



October 15, 2025

Dear Team and Partners,

I wanted to share an important update regarding the launch of our new Emergency Notification System, Rave. Over the past several weeks, I've been working closely with the Arapahoe County 911 Authority and our partner agencies to coordinate the communications surrounding this rollout.

<https://www.police.littletonco.gov/News-Media/Littleton-Police-Department-and-Arapahoe-County-Upgrades-ArapAlert-Emergency-Notification-System>

Beginning **today, Wednesday, October 15**, we will begin pushing out **standardized messaging and logos** as the new system goes live.

To maintain consistency and minimize confusion, the group decided to **retain the existing brand name, ArapAlert**. However, please note that the **current database will be replaced**, meaning **everyone who lives, works, or spends time within the city limits will need to register again**, even if they have previously signed up for alerts.

Our collective goal is to ensure that every community member is informed and prepared to receive emergency notifications through the new platform. Please share the releases from LPD and the city as we continue to push information out. And please feel free to distribute this information through your communication efforts.

Please don't hesitate to reach out with any questions or if your department needs materials to assist with promotion. I have copied Anna Michaels-Boffy, our team's consultant, on this email. She is a great resource as well if you have any questions or needs. (Please note, the current system will continue to work into 2026, but we are working now to transition.)

Thanks

Sheera Poelman  
Public Information Officer  
Littleton Police Department  
2255 W. Berry Ave.  
Littleton, Colorado 80120  
(303) 906-0470 (cell)  
[www.LittletonCO.gov](http://www.LittletonCO.gov)

## Attachments:

- [ArapAlert Two Simple Steps](#)
- [ArapAlert FAQ's](#)



*Although the app is titled "ArapAlert," it also applies to all Jefferson County residents living in TrailMark.*





Photo by Ken Colaizzi

# Keeping our Neighborhood Beautiful

## The Facts About Dog Poop

**Dog Poop Doesn't Biodegrade Like Wild Animal Poop** - Because we feed our dogs food that's different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And due to the large number of pets in suburban neighborhoods and local parks, this hardy dog waste accumulates.

**Dog Poop Contains Harmful Bacteria, Parasites** - Dog waste can contain harmful organisms like E coli, Giardia, Salmonella, roundworms, hookworms, and Cryptosporidium. These can be passed on to you or your pet and may cause health problems.

**Dog Waste Pollutes Groundwater, Water Bodies** - Bacteria in dog waste can harm water quality in creeks and rivers and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.

**County Ordinances Require Cleanup** - Jefferson County ordinances make "failure to clean up dog feces in public places" a petty offense with a fine of at least \$150. Many local park districts have similar regulations and fines.

**How You Can Help** - Please pick up your dog's poop and share this message with your friends and neighbors. Together, we can debunk the poop fairy myth and clean up our county.

Source: <https://www.jeffco.us/416/Myth-of-the-Poop-Fairy>

## Autumn/Winter Yard Recommendations

This is the season to prepare for winter and ensure your yard is healthy next year.

- Rake or mulch leaves to increase sunlight and oxygen to the lawn
- Clean gutters to prevent clogs and overflows
- Dethatch lawn to improve water and nutrient infiltration
- Aerate lawn to reduce compaction, improve water and nutrient infiltration
- Overseed lawn to fill bare areas
- Water during dry spells to keep roots healthy
- Mow lawn until first killing frost to prevent grass matting and mold
- Fertilize to maintain healthy roots
- Weed lawn and gardens to reduce competition for water and nutrients
- Remove dead flowering and vegetable plants to reduce disease
- Trim trees and shrubs to prevent snow damage
- Mulch around plants to protect plant roots from cold winter temperatures
- Blow out sprinklers, disconnect and drain garden hoses to prevent broken lines
- Cover or move outdoor furniture (especially cushions) inside



Photo by Jim Thinnes

## Republic Update: No Delays in November

November 11th is a regular garbage and recycling pick-up day. No delay due to the Veterans Day holiday.





# Motorbikes in the open space

In October, Westwind Management Group was notified about a few kids who were seen riding motorbikes in the open space at the center of TrailMark, as well as the north end of TrailMark. These areas are Jeffco Open Space and not owned nor maintained by the TrailMark HOA. However, as a courtesy, we would like to pass this information on to our residents.

Neither South Suburban Parks & Recreation nor Jefferson County allow motorized vehicles in their open space nor on their trails. This is posted on multiple signs as well as [Jefferson County's website](#). There are some exceptions with e-Bikes.

The following regulations are posted on [Jeffco.us](#):

**C.17. Use of Motorized Vehicles:** It shall be unlawful to operate any motorized vehicle, including but not limited to, one wheels and powered scooters, on Open Space Lands except on designated public roadways. Fine: \$100.00

## C.18. Use of E-bikes:

**C.18.a.** It shall be unlawful to operate a Class 1 electrical assisted bicycle (e-bike) on Open Space Lands except on natural surface trails or paved trails where bicycles are authorized to travel. Fine: \$75.00

**C.18.b.** It shall be unlawful to operate a Class 2 e-bike on Open Space Lands except on paved trails where bicycles are authorized to travel. Fine: \$75.00

**C.18.c.** It shall be unlawful to operate a Class 3 e-bike on Open Space Lands except on roads and in parking lots where motorized vehicles are authorized to travel. Fine: \$75.00

Jefferson County encourages residents to report violations of Jeffco Park Regulations when you see them by contacting Jeffco dispatch at [303-980-7300](#). Additionally, the number for the South Suburban Parks & Recreation Ranger is [303-435-8227](#).

# 5th Annual Chili Cook-off a spicy success!

Thank you to everyone who braved the gusty winds and made this year's Chili Cook-off such a hit! We had an incredible turnout, 27 delicious chili entries, and our favorite Station #19 firefighters judging once again.

## Winners:

- Red Chili: Kate Johnson
- Green Chili: Malory Pomranka
- White/Other Chili: Cherie Piccone
- Fan Favorite: Janet Weyhmiller

Together we raised **\$1,207** for the **National Fallen Firefighters Foundation**, surpassing our \$1,000 goal by more than 20%! Huge thanks to all who attended, volunteered their time, donated, and cooked — TrailMark spirit at its best!

Photos by Lori Ross







Photo by Jason Aiken



## Christmas in TrailMark

Please join us for Christmas in TrailMark on Monday, December 1st, 2025, from 5:00 to 8:00 pm. We will have Santa, cookies, cocoa, hot cider, and a horse-drawn carriage ride.

Please click on the map for location details. Santa will be on the path between S. Flower Court and W. Finland Drive. The carriage ride will be on S. Flower Court. Parking for this event will be on W. Finland Drive.

We need your help in making this night a success in our neighborhood so if you are able, please sign up to volunteer using this sign up link: <https://www.signupgenius.com/go/4090A45A4AA2CA46-59824428-christmas>. We look forward to celebrating the Christmas season with all of our neighbors in TrailMark!

*If you are wondering why we are not having TrailMark Night at the Trail of Lights at Chatfield Farms, we had to cancel because they changed several rules which led to this cancellation. Here were some of the changes that prevented us from being able to schedule this event for our neighborhood:*

- TrailMark HOA can no longer have an exclusive night.
- Other visitors would also be allowed to take part with our “rented” Santa and our refreshments.
- The horse carriage rides are no longer allowed.
- The admission price would be the same as a normal night, no discounted tickets.
- We’d have to buy 500 tickets at full price, and if we didn’t sell 500, there were no refunds.

*If you are interested in going to the Trail of Lights at Chatfield Farms, they are offering buy-one-get-free tickets to TrailMark residents on November 24-26 and December 1-4. Please view the article on the next page, or visit this web page for more information: <https://www.trailmark.org/2025/10/24/bogo-tickets-for-trail-of-lights-at-chatfield-farms/>*

*For information on the Trail of Lights go to: <https://www.botanicgardens.org/events/special-events/trail-lights>*

## Holiday Lights Parade

On Friday, December 12th, TrailMark resident Lonnie Somers has agreed to MC our annual Holiday Lights car parade! Lonnie will be posting a map to [trailmark.org](http://trailmark.org) for those who would like to add their address to the parade route. If you’d like to drive behind Lonnie and view the awesome holiday displays, please line up on South Holland Street near West Finland Drive as the parade will start at 6:30 p.m. sharp. Some residents even decorate their cars with lights as it adds to the holiday cheer!



Photo by Ken Colaizzi



# BOGO Tickets for Trail of Lights at Chatfield Farms

**BOGO Dates: November 24-26 and December 1-4**

Denver Botanic Gardens Chatfield Farms' holiday lights event features twinkling displays along a near one-mile path through the historic homestead and gardens. New features include wildlife light sculptures and a refreshed gift market in the new Welcome Center.



Photo by Denver Botanic Gardens  
Chatfield Farms

The Gardens invites residents of TrailMark to experience the holiday magic at a discount on select dates with buy-one-get-one-free tickets on November 24-26 and December 1-4 with use of the code **TOL25** at checkout. Gardens' members will receive the member discount plus the BOGO! No redemption maximum. If purchasing on a mobile device, the code can be entered after tapping the purse to the left of the "Checkout" button at the bottom of the screen.

TICKETS GO ON SALE IN EARLY NOVEMBER.

Trail of Lights runs Nov. 21 – Jan. 11, excluding Nov. 27 and Dec 25.  
<https://www.botanicgardens.org/events/special-events/trail-lights>

## UPCOMING EVENTS

### TMMD REGULAR MEETING

**Tuesday, November 18th**  
6:30 pm  
South Metro Fire Station 19  
8490 W TrailMark Parkway, Littleton



## save the date

*Future Social Event dates to remember*

**December 12 - TrailMark Holiday Lights Parade**

Visit [trailmark.org](https://trailmark.org) for more details.

### ANNUAL HOA BOARD MEETING

**Tuesday, November 11th**  
6:00 pm  
Falcon Bluffs Middle School  
8449 S Garrison St, Littleton

All are welcome.



**HOA Annual Meeting**

**AGENDA**

### CHRISTMAS IN TRAILMARK

**Monday, December 1st**  
5:00-8:00 pm  
9200 W. Finland Drive, Littleton

Santa, cookies, cocoa, hot cider, and a horse-drawn carriage ride.

Sign up to volunteer: <https://www.signupgenius.com/go/4090A45A4AA2CA46-59824428-christmas>



Photo by Jason Aiken