

June 2026

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter



June Calendar

6/1 – TrailMark News Update

6/4 – Food Truck Thursday

6/5-6/6 – TrailMark Garage Sale

6/14 – Concert in the Park

6/18 – Food Truck Thursday



Shea Homes project hits another roadblock from the City of Littleton

On Monday, April 27th, a group of TrailMark residents attended the City of Littleton Planning Commission Hearing regarding the new Shea Homes across from the fire station. The meeting did not go well as a couple vocal members of the Planning Commission were adamant about keeping the lot zoned commercial.

HOA President Ken Colaizzi spoke at the public comment portion. Another resident, Donna S., also spoke and handed over a petition saying that the 27 residential homes were wanted and not a commercial building.

The Planning Commission was sloppy in running the meeting and dismissed and ignored public comments by TrailMark residents. We know that none of the residents on South Carr Way want to look at parking lot lights and a potential commercial building that could exceed the height of residential homes. For the record, Shea Homes has no intentions of selling the lot or building anything commercial whatsoever.

Those who attended the city meeting were frustrated and left helpless as TrailMark wasn't being heard. Therefore, Mr. Colaizzi emailed City Councilwoman Andrea Peters and Mayor Kyle Schlachter on behalf of all TrailMark residents.

Our Board encourages all concerned TrailMark residents to attend the City Council Regular Meetings and speak up at Public forum. You may also call or email your elected officials as well.

The written communications sent by Mr. Colaizzi may be viewed [here](#).

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



[Click here](#)
for a list of
TrailMark's
Websites
& Pages



HOA Assessments are due July 1st

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

Please plan on attending the City Council Meeting on July 21st regarding the new Shea Homes



During our May 12th HOA meeting, our HOA Board gave an update to the City of Littleton Planning Commission Hearing that took place on April 27th. The Board explained the truths that came out of the Planning Commission Hearing that evening which included a travesty of errors including: dismissing the 450+ petitioned TrailMark signatures that are in support of the new 27 Shea homes that were provided by resident Donna Szewczak, dismissing the HOA President's public comment in support of the 27 new Shea Homes, ignoring the City Attorney's and the City Planner's recommendations and suggestions, and not even adjourning the meeting.

Attendees of the May 12th HOA meeting asked if we could upload a link for TrailMark residents to watch the entire Planning Commission Hearing on April 27th.

Here's the link of the video showing the entire meeting of the Littleton Planning Commission Meeting on April 27th, when TrailMark residents and Shea Homes representatives addressed the Planning Commission regarding the new Shea Homes in TrailMark. You can see firsthand the struggles that Shea Homes representatives and TrailMark residents encountered that evening:

[Video: Littleton Planning Commission Meeting, April 27th, 2026](#)

On April 27th, the City of Littleton Planning Commission only passed 1 of the 3 resolutions to change the zoning on this proposed lot, north of the Fire Station, from Commercial to Residential. The Planning Commission is only an advisory committee to the City Council. So regardless of any of the resolutions passed, the entire file will be handed over to the Littleton City Council during a Regular Session City Council Meeting for their final decision. We've been told that the Littleton City Council will be voting regarding changing the zoning from Commercial to Residential during the meeting.

Since this entire project is an IGA (Inter Governmental Agreement) between Jefferson County and the City of Littleton, both governments need to give their blessings of approval. Jefferson County already approved the change in zoning from Commercial to Residential back in December of 2025. Shea Homes is patiently waiting for the City of Littleton to do the same.

Regardless of your personal stance on this issue, this will affect your property values and we encourage your participation at the meeting. The meeting date is Tuesday, July 21st. If you show up to the meeting early enough, you will be able to sign up for a 3-minute public comment if you are interested in speaking up regarding your personal point of view. The City Council Meeting will be held at the City of Littleton located at 2255 W Berry Ave. Littleton, CO 80120.

If you are interested in emailing or mailing your comments to the City of Littleton, please do not send your points of view to Mayor Kyle Schlachter, or to our City Councilwoman, Andrea Peters, because neither of them can comment on this topic prior to the meeting since they are both voting members of City Council. If you'd like your written comments to be part of the upcoming meeting, you can email the City Clerk, Colleen Norton at colcityclerk@littletonco.gov

Again, we encourage your participation regarding the new 27 Shea Homes on Tuesday, July 21st. Showing up to a City Council Meeting whether you are in favor of or against the new 27 Shea Homes, shows that TrailMark voices matter and will be heard. We look forward to seeing all of you at the upcoming City Council Meeting regarding Shea Homes in TrailMark.

UPCOMING EVENTS

FOOD TRUCK THURSDAYS

Thursday, June 4th & 18th

5:00-7:30 pm

S Field Way near TrailMark Park



Photo by Linda Jagiello

- 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. Please check trailmark.org for cancellation information.

save the date

*Future Social
Event dates to
remember*

July 2 & 16 – Food Truck Thursdays

July 4 – 4th of July Bike Parade

July 12 – Pirates Cove Night

July 19 – Concert in the Park #2

Visit trailmark.org for more details.

TRAILMARK COMMUNITY GARAGE SALE & KIDZ MARKETPLACE



Friday, June 5th & Saturday, June 6th

7:30 am-2:00 pm

Throughout TrailMark

GET ON THE MAP [HERE](#)

VIEW THE MAP [HERE](#)



Sponsored by Lori Ross of

Dubrova & Associates Real Estate

TRAILMARK CONCERT IN THE PARK



Sunday, June 14th

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.

Date and band subject to change.