

November 2026

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

November Calendar

11/1 – News Update

11/9 – Proxies and Ballots are due by 5:00 pm

11/10 – Annual HOA Board Meeting

11/17 – TMMD Regular Meeting

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

Annual HOA Meeting Tuesday, November 10th

HOA Annual Meeting

The 2026 Annual HOA Meeting is Tuesday, November 10th. 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 2027 HOA budget as well as present the Board of Director candidates for the HOA. There are three (3) 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, 2027 budget, a self-nomination form, the proxy and the ballot was sent out in early October. If you did not receive yours, please contact Westwind Management. Proxies and ballots may be mailed back to Westwind in the envelope that was provided, or you can email it, or fax it to 303-369-0007.

If you are attending the annual meeting on Tuesday, November 10th at Falcon Bluffs Middle School, you are welcome to hand deliver your proxy and ballot prior to the start of the meeting.

- Meeting Agenda
- Annual Meeting & Election information

All are welcome to attend the annual meeting.

Candidates: 2027 TrailMark HOA Board of Directors

(in alphabetical order by first name)

☑ AARON BRENNER

My family moved here 4 years ago to TrailMark and it was always my desire at some point to get more involved with the board and the HOA. My wife, Lizzie has ingrained herself with many families within TrailMark and our two kids (5 and 3), are making friends as well.

We intend to be here in TrailMark through our children's Chatfield graduations, so we owe it to ourselves and our neighbors to make this the best community it can be!!! I feel my skills are best suited for the position of Treasurer. I'm a lender and it's honestly my favorite part of the job, is keeping track of numbers, accounting with algebra / big dollars, and saving people as much money as I can.

Thank you, Aaron Brenner

☑ DAVID SOULE

Together, we have accomplished a great deal to support this amazing community. We have worked hard to preserve the beauty of our neighborhoods, responsibly manage our HOA resources, enhance our common areas, and make thoughtful decisions that protect the long-term interests of all homeowners. While I am proud of what we have achieved, I believe there is still much more we can accomplish together.

Like you, I am first and foremost a homeowner. My wife, Lori, and I chose TrailMark because of its natural beauty, friendly neighbors, outstanding trails and open spaces, and strong sense of community. I want to help ensure that future generations enjoy the same exceptional quality of life that we do today.

That is why I am seeking another term on the Board. I remain committed to serving with integrity, transparency, respect, and common sense. I will continue to listen to homeowners, encourage open communication, and make decisions that balance the needs of today with the long-term success of our community.

If re-elected, I will continue to focus on:

- Protecting and enhancing our property values.
- Maintaining TrailMark as one of the premier communities in Littleton.
- Being a careful steward of our HOA finances.
- Preserving and improving our parks, trails, open spaces, and neighborhood amenities.
- Listening to residents and ensuring every homeowner has a voice.
- Working collaboratively to keep TrailMark safe, welcoming, financially strong, and a community we are all proud to call home.

Serving this community has been one of the most rewarding experiences of my retirement.
I would be honored to continue working on your behalf for another term. Thank you for your trust, your support, and your vote.

Thank you, David Soule

(Continued on next page)

Candidates

(continued)

☑ MICHAEL SLOAN

Hello, my name is Michael Sloan. I live at 9801 S. Flower Court-the house with the xeriscaped front yard next to the trail at the end of S. Flower Way. I have lived in our neighborhood since 2020.

My reason for running for the board is simple: I love our neighborhood and our neighbors, and I want to give back. I have no personal agenda; I just want to help. I truly believe we have done a great job of taking care of our community, and my goal is to help keep us on the right track.

When I approach any measure, challenge, or new idea, my philosophy is always to look for a win-win solution. My inclination will always be to give homeowners as much flexibility as possible while remaining true to our values and minimum standards, meeting our bylaws, and staying fiscally responsible. This balance is what I believe we all expect.

During my time in the neighborhood, I have seen that the board does its best to be fair, practical, and financially reasonable. Whether you agree or disagree with their specific choices, I recognize that these decisions are rarely easy. I am personally grateful for their commitment to all of us. I consider many members of the board to be my friends, not just my neighbors. Even when we don't completely agree, I know for sure that they are trying their best to get it right. It is a voluntary role, and some of them go way above and beyond. I would like to step up and help them share that load.

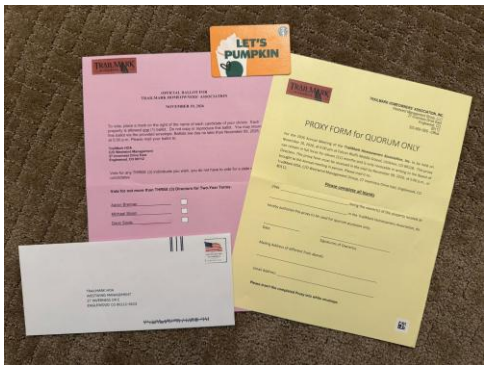
If my name sounds familiar, it may be because my wife, Tonya Sloan, served on the HOA board for many years. Tonya and I have always believed in contributing where we can, and she chose to serve our community first. While Tonya and I have sadly chosen to go our separate ways, and I truly wish her the very best, I am still here and fully intend to continue contributing to our neighborhood. If you give me the opportunity to serve our community in this way, I will be incredibly grateful. If I am not elected, I still thank you for your consideration, and I will continue to support our board just as I always have. Either way, I will find a way to contribute.

Best regards, Michael Sloan

Republic Update: No Delay in November

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





IMPORTANT: Pink Ballot and Yellow Proxy

All 799 TrailMark residents should have received their HOA Annual Meeting mailers in the mail. This packet has our proposed 2027 budget, a yellow proxy, a pink ballot, and a green page highlighting the three HOA Board candidates.

We need all residents to please fill out the yellow proxy and the pink ballot and return it in the provided envelope ASAP.

To save the association some money, the Board requests that you affix your own stamp on the return envelope. Proxies and ballots may be mailed back to Westwind in the envelope that was provided, or you may email it, fax it to 303-369-0007. All yellow proxies and pink ballots need to be received by 5:00 p.m. on Monday, November 9th. Alternatively, you may hand-deliver your proxy and ballot prior to the start of the annual meeting. We need to receive at least 10% of the yellow proxies and pink ballots (at least 80) in order to ratify our 2027 budget, or we will have to go through the expense of mailing these again. Our goal is to receive over 200 yellow proxies and pink ballots.

During our annual HOA Meeting on November 10th, we will be compiling all of the yellow proxies received and randomly drawing out one of the proxies to WIN the $25 Starbucks gift card (see photo). If your name is selected, and you are not at the Annual Meeting, we will deliver the Starbucks gift card to you.

Again, please send back your yellow proxy and pink ballot ASAP. Thank you for your cooperation.



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 mandatory fine of at least $150. Many local park districts have similar regulations and fines. *Source: https://www.jeffco.us/DocumentCenter/View/375/Animal-Control-Regulation-Ordinance-PDF (E.5.a.18.)*

How You Can Help - Please pick up your dog's poop and share this message with your friends and neighbors. Together, we can Keep our Neighborhood Beautiful.

Trash and Fall Yard Waste: Tips and information



Photo by Linda Jagiello

All trash and recycling, per TrailMark's trash policy, must fit inside Republic's trash and/or recycle bins. Bags and boxes of trash are not permitted outside of the trash and recycle cans, per our policy.

On July 11th, 2019, the HOA Board passed our TrailMark Trash Policy.
https://www.trailmark.org/wp-content/uploads/2024/03/hoa_trashpolicy_20190711.pdf.

Republic Services is requiring their drivers to lift the trash and/or recycle cans with the armatures that pick up the trash cans. Unfortunately, several drivers have been hurt in the past trying to lift heavy bags and almost every trash company has strictly prohibited their drivers from picking up bags due to workman's comp claims.

Tips on what to do with excess yard waste during the fall months

- Fill your personal trash bin as much as you can each week.
- Save the extra bags of leaves or yard waste in your garage or behind your wing fence so you can gradually get rid of them each week in your trash bin until they are all gone.
- Ask a nearby neighbor if they have extra room in their bin to dispose of extra yard waste.
- Residents who are looking to get rid of extra trash can make a Facebook post on Tuesday asking if any neighbors have extra room to dispose of some extra bags in their bins.
- Buy or borrow a leaf mulcher/vacuum. It can save a tremendous amount of time and decrease the number of bags of leaves. Please note: Blowing leaves into the street is a city code violation and could result in a ticket from the City of Littleton.
- Compost the leaves that you pick up.
- Gather many bags of leaves and take them to the dump once all of the leaves are done falling.
- The City of Littleton is sponsoring a Fall Leaf Collection Event October 26th to November 10th. https://www.littletonco.gov/Community/City-Calendars/Events/2026/2026-Fall-Leaf-Collection-Event
- Our HOA Board has secured a FREE dumpster day for our residents in 2027. Please watch the TrailMark.org website and the TrailMark HOA Facebook page for further details.

Early Morning voices carry

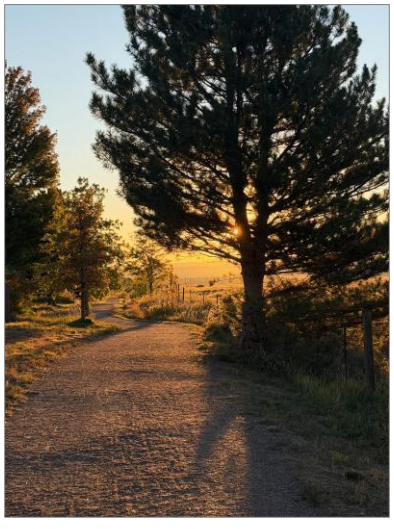


Photo by Debra Burroughs

Residents of TrailMark who live along the walking trail in our neighborhood respectfully request that early morning walkers and runners lower their voices on the trail before 8:00 am. Early risers and all of their efforts to stay in shape are fully supported, but some residents who live along the trails are late workers that need to sleep in. Many residents value keeping their windows open for the breeze and fresh air, especially during moderate temperatures. Voices sometimes carry unknowingly and unintentionally in the early morning hours.

Please, have fun and enjoy your conversation in the mornings… just maybe a little bit quieter, as this would be much appreciated by our trailside neighbors.

Christmas in TrailMark

Please join us for Christmas in TrailMark on Tuesday, December 1st, 2026, from 5:00 to 8:00 pm. We will have Santa, cookies, hot cocoa, hot cider, and a horse-drawn carriage ride.

Please view 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/4090A45A4AA2CA46-67176010-2026

We look forward to celebrating the Christmas season with all of our neighbors in TrailMark!



Photo by Dave Soule



TrailMark Parade of Lights

On Sunday, December 13th, TrailMark resident Lonnie Somers will once again be the MC of our annual Holiday Lights car parade! Lonnie will be posting a map to 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

TrailMark's 6th Annual Chili Cook-off was Stew-pendous



The TrailMark HOA Board, and the entire TrailMark community, wishes to thank Lori Lynn Ross and her entire family for sponsoring the 6th Annual Chili Cook-Off here in TrailMark on Saturday, October 3rd.

The Chili Cook-Off has been held for the past 6 years to help raise and donate money for the National Fallen Firefighters Foundation in Emmitsburg, Maryland. 100% of the donations go to support families across the United States that recently lost their loved firefighter in the line of duty.

31 homeowners entered their homemade chili recipes into the Chili Cook-Off. Lori will be posting the names of the winners soon. There were four overall winners: a winner in the Red Chili, White Chili, and Green Chili categories, and the Fan Favorite Award.

A huge thanks goes out to South Metro Fire Rescue Station #19 for taking the time to help judge all of the chili's. The firefighters also announced the winners at the end. When everyone was cleaning up, the firefighters took their precious time at the end to be the heroes that they are and share their jobs with our TrailMark kids.

Lori's goal was to raise $2,000 this year in the Chili Cook-Off. Thanks to everyone's generous and extraordinary donations, we raised $3,083 for the National Fallen Firefighters Foundation. If you would like to make a donation, please visit https://nfff.akaraisin.com/ui/packtheboot/pledge/sponsor/donation, and add "LORI ROSS" to the search box.

Thank you to all of you who sponsored, planned, contributed, participated, cooked, and volunteered for this special event. Events like these are unique and quite special here in TrailMark.

Your sincere generosity comforted many grieving firefighter families at a time of need. #NFFF

Photos by Ken Colaizzi. More photos may be viewed online at
https://www.trailmark.org/2026/10/04/trailmarks-6th-annual-chili-cook-off-was-a-stew-pendous-showdown/





Andy Walls and the Disruptors treats TrailMark to a fun Fall Festival



Andy and Skeleton singing the last song

Our Board extends our thanks and appreciation to TrailMark resident Andy Walls and his band, The Disruptors, for entertaining us at the first annual "Boos & Blues" Fall Festival. There's nothing like a good neighborhood October concert with no snow!

Andy's family handed out "Boo" bags to the kids – which was a class act! There were Halloween party favors and candy in each "Boo" bag.

We saw many little ones dressed up in their cute and creative Halloween costumes. Five winners won gift cards to Dairy Queen.

There was even a Jack-O-Lantern carving contest, and one participant won a gift card to Dairy Queen as well.

Several local TrailMark businesses helped sponsor this event: Lori Ross, Brad Marquez, Kristyn Dujardin, Scott and Enid Spinks, Kathy Wilks, Ron Schmid, Ryan Devin, Jeremy Lucas, and Molly Henry. Thank you, sponsors, because your contributions helped make this event possible.

A special thanks goes out to the Gentry family for loaning us the inflatable Frankenstein. And a huge thank you goes out to our homegrown TrailMark security guard, Louis McNitt.

It was great to see our neighborhood come together on a 70-degree Sunday afternoon to enjoy the concert while looking forward to the spooky Halloween days ahead.

Again, thank you Andy for spearheading this enjoyable afternoon.

Photo by Ken Colaizzi. View more photos at https://www.trailmark.org/2026/10/18/andy-walls-and-the-disruptors-treats-trailmark-to-a-fun-fall-festival/

Littleton City Council hearing regarding Shea Homes



Image by Google Maps

Our HOA Board is cordially inviting you to attend the upcoming City Council Hearing regarding the 27 new Shea Homes on Tuesday, December 1st at 6:30 p.m. Whether you are in favor or opposed to this new development, there will be an opportunity for public comment. If you are interested in speaking about this topic, then you will sign in upon arrival and you will be given 3 minutes when permitted to speak.

The City Council Hearing will be held at the City of Littleton located at 2255 W Berry Avenue. This is a very important meeting regarding the latest developments to the property north of the Fire Station. This is an excellent opportunity for TrailMark residents to be seen and heard. We encourage all interested residents to attend this public hearing.

Autumn/Winter Yard Recommendations



Photo by Yvonne Liverant

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

UPCOMING EVENTS

ANNUAL HOA BOARD MEETING

HOA Annual Meeting

Tuesday, November 10th
6:00 pm
Falcon Bluffs Middle School
8449 S Garrison St, Littleton

Agenda

All are welcome.

TMMD REGULAR MEETING

Tuesday, November 17th
6:30 pm
South Metro Fire Station 19
8490 W TrailMark Parkway, Littleton

save the date

Future Social Event dates to remember

December 1 – Christmas in TrailMark
December 13 – Parade of Lights

Visit trailmark.org for more details.

- If you have content that you would like to contribute to the newsletter, please contact communications@trailmark.org with a draft copy for approval.
- 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 information.
- If you or someone you know would prefer to have a paper newsletter delivered to them monthly, please email communications@trailmark.org.