



Photo by Patrick Tucker

September 2019

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

September Calendar

9/1 - News Update

9/4 - Delayed Garbage Pick-up Day

9/12 - HOA Board Meeting

9/14 - Plum Creek Hike

9/17 - TMMD Regular Meeting

9/24 - TrailMark Night at the Corn Maze

Visit TrailMark.org for the most current neighborhood news.

Nighttime trash a threat for Residents, Wildlife

This week, an irresponsible resident put their trash on the street Monday night, inviting a bear to rummage through the trash can and plastic trash bag. A high school student had to drive by this bear in order to get into the garage. What might have happened if that student had been walking rather than driving? What if a neighbor had been walking a dog? What if YOU had been in the path of this bear?



As has been repeatedly published, trash is not to be placed on the street until the morning of trash pick-up. This means **NO TRASH CANS ON THE STREET BEFORE DAYLIGHT** when bears, raccoons and other wildlife are not actively seeking food.

From our Management Company

CRS would like to remind the neighborhood of the Annual Meeting in November. This meeting is open to all residents of the TrailMark HOA. The Board will be discussing how well the goals of 2019 were met, ratifying the budget for 2020, and voting in new Board members. The draft budget will be mailed to all homeowners in October, along with a proxy for voting. Please be sure to return your proxy to the Management Company if you are unable to attend the meeting.

On another note, your HOA Board is asking that homeowners review their personal responsibilities as a neighbor. Please ensure that your sidewalk and driveway are maintained, and any slippery areas are addressed to prevent tripping or falling. Please make sure that your trash container lids are secured tightly, and that all pet waste is removed properly. If you have any questions on the responsibilities of being a homeowner, please review the TrailMark HOA's [governing documents](#). They are all available on the HOA's website at: www.trailmark.org.

Board Members

President

Sally Janssen

Vice President

Amy Howard

Secretary

Mary Kreeger

Treasurer

Michael Day

Member-at-Large

Kim Gritzmaker

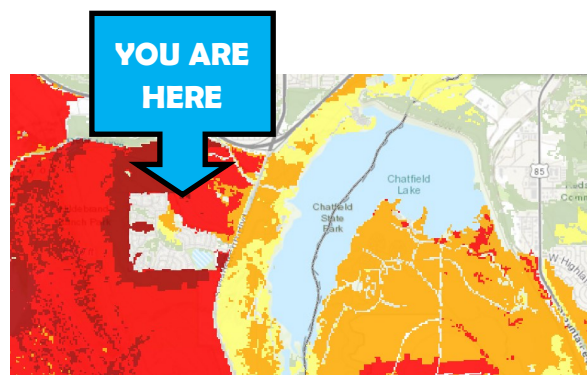
Email the HOA Board:
board@trailmarkhoa.org



Join Us



www.trailmark.org



<https://co-pub.coloradoforestatlas.org/#/>

Wildfire Risk & Preparedness

TrailMark is surrounded by the risk of a wildfire. Read here about what to do before and during a possible wildfire.

<https://www.wunderground.com/prepare/wildfire>

Wing and Lot/Perimeter Fence Maintenance

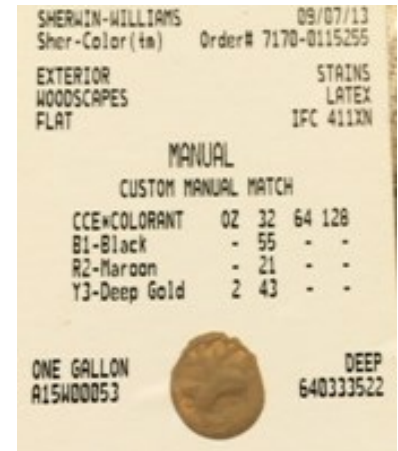
The new privacy fences along TrailMark Parkway and Independence Street provide a clean, well-kept view of TrailMark. However, with a drive around the community the view is quickly marred by fences blackened, multi-colored from previous repairs, and/or strapped together where pickets need to be replaced or repaired. Please, take the time to look around your property and where fencing needs to be re-stained, re-painted, repaired, or replaced – please - take action.

In the best interests of TrailMark’s aesthetic beauty, natural, untreated fencing is no longer an acceptable option given its appearance over time from irrigation splash and age. The following stains and solid paint are acceptable:

- Sherwin Williams WoodScapes Semi-Transparent Stain - Slight pigmentation for increased protection
 - SW3504 Woodridge
 - W3522 Banyan Brown
 - Custom Match #7170-0115255 (same as HOA perimeter fencing)

These colors are considered to be most compatible with the new TREX privacy fencing along TrailMark Parkway and Independence Street.

- TREX Fencing: The DRC is developing a new TrailMark policy regarding the use of TREX fencing material, instead of wood, for these fences. TREX is now allowed for wing fences and lot/perimeter fences. The only TREX color allowed is SADDLE.



Exterior Home Projects and DRC Requests - Prior Approval is Required

As with all exterior projects, you must submit a request to the DRC prior to the initiation of your project.

- Submit your request using the TrailMark HOA Home Improvement Request Form found on the HOA website. Download at: https://www.trailmark.org/uploads/3/9/0/8/39089355/hoa_home_improvement_request_form_201906.pdf
- If you live on community open space, you must submit the Home Improvement Request – YARD ACCESS form: https://www.trailmark.org/uploads/3/9/0/8/39089355/hoa_home_improvement_yard_access_form_201704.pdf
- All documents to support your request must be submitted to the community management company via mail, email, or fax. Please forward all relevant documents to the following:

Phone: (303) 381-4960
Email: designreview@trailmarkhoa.org
Mail: Community Resource Services of Colorado, LLC
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Fax: (303) 381-4961

NOTE: In accordance with TrailMark’s Design Guidelines dated April, 2002, page 12, “It is extremely important to receive approval before commencing work. Failure to do so may result in removal or modification of improvements by the Owner.” Please get your projects DRC approved prior to initiating!!!

Plum Creek Nature Area Guided Hike

The Rangers at Chatfield State Park are leading a hike! Limited to the first 20 people. Sign up each person for their own spot. The hike will take place on Saturday, Sept 14th at 9am at the Plum Creek Nature Area. From the South, enter the park from Roxborough Park Road. Once you pass the entrance station, bear right at the fork and make your first right. The hike will be one hour in length. The hike will be lead by ranger Beth Harper. Participants should wear appropriate clothing/shoes and bring water/sunscreen/bug spray/snacks/necessary medication/cameras. Dogs are probably not a good idea. Terrain is mostly dirt paths.

Sign up here: <https://www.signupgenius.com/go/4090849A4AE2EA4F94-plum>



July's ranger-guided hike—Photo by
Linda Jagiello

Common Area Committee Update

We stopped planting during the hottest part of our beautiful but hot summer. This fall we will be refreshing the mulch along TrailMark Pkwy and Independence, where the new privacy fence went in.

We will also be planting four trees to replace those that have died over the past few years. These will be in the medians. The second median closest to the fire station will be getting planted in September so we can have a month or so of irrigation before fall sets in.

The trails seem to be in very good shape except for some clover and weeds growing on the trails less traveled. South Suburban is aware of this and will actively kill the weeds in the trails.

I have enquired at Jeffco regarding the two-track road that many of us had used to access Black Bear Trail up the hogback. They have closed it down to us and want to replant grass over the two track from the SW corner of TrailMark property up to the entrance to Black Bear Trail. Our request is that they make this a "TrailMark Connector Trail" that would also split the Two Brands Trail in Hildebrand Ranch effectively into two potentially shorter loops. We have yet to hear back from Jeffco. When we do, I will share the information at the next HOA Meeting and in the next newsletter. Any comments you wish to make, please post them on the [HOA Facebook page](#).

FYI: Chatfield State Park is looking better all the time. For those interested in a good bicycle ride, you can access Chatfield on the zig-zag trail across Wadsworth, then proceed south, over bridge to the marina, then past the marina, again to the south-east and you come upon the new dam entry trail. You can then proceed across the dam, down the trail to the swim beach and back to the bottom of the Zig-Zag trail back to TrailMark. It is about 14 miles around the loop. Enjoy!



Chatfield Reservoir—Photo by Rick
Handley

TrailMark Metro District Update

Since the bonds are paid off, our mil levy is down to just 4 mils. This means your property taxes should go down some, but of course the amount is offset by any increased valuation. Aren't we lucky though, that our property continues to increase in value.

Pond G is viewed from the northeast shelter overlooking Botanic Gardens and looking to the southeast. You may have noticed that it looks very low compared to past years. The City of Littleton compliance engineer has reviewed our ponds and stated that Pond G was "way too high." We needed to clean out silt from the gate and lower the level about 4 feet. Some of this work was done, and that is why it looks the way it will continue to look. Any comments should be addressed to the [City of Littleton](#).

The Annual Meeting is coming up in November. We need people to return proxies so please be on the lookout for mail with the meeting notice, 2020 budget, and proxy.

HOA Board Meeting

Thursday, September 12th
7:00 pm

Fire Station 19

All are welcome.

TrailMark Night at the Corn Maze

Tuesday, September 24th
5:00-8:00 pm

Denver Botanic Gardens
Chatfield Farms



Photo by Gail Raether

\$5 per person. CASH ONLY. Kettle corn, hay rides, barrel rides and face painting are included!

Last entry is 7:15 pm.

HOA Assessments Due October 1st

As a reminder, HOA Assessments are due October 1st. If you have any questions, please contact Angie Kelly at Community Resource Services, 303-381-4980.

TrailMark HOA Board

Garbage pick-up delayed to September 4th

TrailMark's garbage & recycling pick-up will be delayed from Tuesday, September 3rd to Wednesday, September 4th due to the Labor Day holiday.



<https://alpinewaste.com/>

TMMD Regular Meeting

Tuesday, September 17th
6:30 pm

TrailMark Learning Center, 9743 S Carr Way

2nd annual TM5K and Mike Elbeck Family Fun Run

Sunday, October 20th
10am 5K start; 11am Fun Run



Hogback Hill Park

Prices are just \$5 to \$15 including awesome poly blend super soft shirt. Donation will be made (and additional donations encouraged) to a charity of Mike Elbeck's family's choice. Register at www.tm5krun.com.