



Photo by Tessa Staples

October 2019

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

October Calendar

10/1 - News Update

10/1 - Quarterly Assessments Due

10/15 - Regular Garbage Pick-up Day

10/20 - TM5K & Mike Elbeck Family Fun Run

Visit TrailMark.org for the most current neighborhood news.

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

Call for Proxies, Candidates

TrailMark Residents, The Budget Ratification meeting and Annual Member Meeting will be held on Thursday, November 14th. You will receive, in the mail, notice of this meeting with a proxy form. If you cannot attend the meeting please return your proxy. Every year the HOA struggles to get enough proxies back to meet the quorum requirements set forth in the Governing Documents. If a quorum is not reached, the meeting must be rescheduled and costs the HOA a lot of money as all of the items must be mailed again and additional meetings must be called. Please send back your proxy when you receive it in the mail. If you think your neighbor already sent it, they probably didn't! So please, if you are not going to attend the meeting, send your proxy back. Thank you!

The Annual Meeting also means that Board elections are coming up. Please contact the Property Manager, Angie Kelly (akelly@crsofcolorado.com) if you are interested in running for a position on the Board of Directors. More information about the requirements for these positions can be obtained from Angie Kelly as well.

From our Management Company (CRS)

Please remember, you purchased a home that is close to wildlife. This means that leaving trash cans out will attract bears, raccoons, etc. As a member of the community, putting your trash cans in the garage is the best way to avoid unwanted visitors in your yard or your neighbor's yard. Your trash can being left outside does attract animals to those around you. The rules for trash day say that your container cannot be out before the morning of pick-up. This also helps keep the unwanted visitors out of the neighborhood.

TMMD Update

Save the date: November 14, 2019. The annual joint meeting of the TrailMark HOA and the TrailMark Metropolitan District (TMMD) will be held to discuss the budgets for 2020. The TMMD meeting begins at 6:30 pm with the HOA meeting immediately following the conclusion of the TMMD meeting, approximately 7:00. If you want to know where your taxes and fees are being spent and managed, please come to the meeting. To have a quorum necessary for ratification we need representation in person or by proxy of a minimum of 82 households! See you there!



Join Us



www.trailmark.org

Regarding the Hildebrand Ranch Trail entrance closure

The TrailMark HOA reached out to Jeffco Open Space regarding the closure of the “unofficial” entrance to the Hildebrand open space that leads up to the new Black Bear Trail. Hildebrand Ranch representative Kyle Newmyer responded.

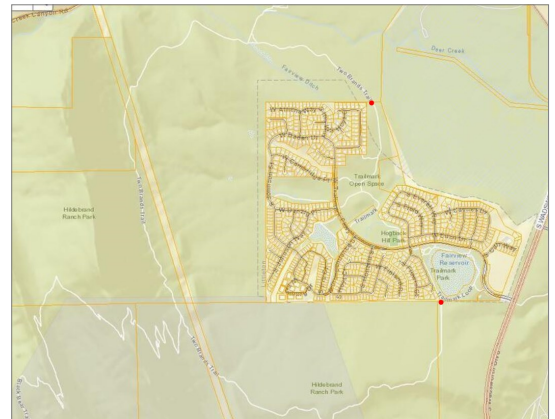
"This road was only intended to be a temporary construction access and not a public trail. There are several reasons we are strongly discouraging park visitors from short-cutting to Two Brands and Black Bear Trails, and I appreciate your offer to share this explanation with the neighborhood:

- The now-decommissioned temporary road crosses private land owned by Xcel Energy and we do not have a public access agreement with the utility. Further to the south, Two Brands crosses the Xcel property and we have a trail easement with Xcel at that location. Essentially, park visitors using the construction road would be trespassing on Xcel's property. To illustrate, I attached the notification sign we posted on-site which includes a site map. The strip not shaded in green is Xcel's property.
 - From a natural resource perspective, another trail bisecting the property further fractures the wildlife habitat we are tasked with protecting.
 - Open Space sometimes closes the park for muddy trail conditions and emergencies. Having multiple and unregulated access points makes the management of these closures more complicated and expensive.
- It is my hope that the above explanation will resonate with the TrailMark neighborhood and they will support this park management action."

Kyle Newmyer
South Region Coordinator



Click for larger image of notification sign posted on site.



Click for larger map image with existing trail entrances marked in red. Credit: Michael Glade

Election Season

As election season is upon us, it is time to remind TrailMark homeowners and residents of TrailMark's signage rules: TrailMark Homeowners Association ***cannot prohibit*** the placement of political signs on property which is owned by a resident of the HOA or in the window of a unit. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Any political sign shall not be on display earlier than 45 days before an election and shall be removed no later than 7 days after an election. The political sign may be no larger than thirty-six by forty-eight inches in size. Each home or unit may only have one (1) sign per political office or ballot issue that is contested in an upcoming election.

Please adhere to these rules to avoid a covenant violation.

Reference:

- CCIOA (C.R.S 38-33.3106.5(1)(C)) – (Colorado Common Interest Ownership Act)

To get more information on the candidates running for District IV and At-Large, please see the City of Littleton web page concerning the upcoming election:

<https://www.littletongov.org/city-services/city-departments/city-clerk/election-information/2019-general-election/2019-candidates>

CAC Update

We are sprucing up the neighborhood! Just completed repairing, repainting and sealing the TrailMark Sign at our entrance. Slow down as you enter TrailMark and check out how good it looks now.



Photo by Rick Handley

We also just planted four trees to replace those that have died over the past few years. We will begin phase one of work on the first median past the fire station this week. We are adding hardscape (boulders and cobble), as well as mulch. It will be followed in the spring with selected plantings that do not require as much water and will add colorful visual appeal.

We have added fresh mulch to the beds adjacent to the new privacy fence, and will follow-up with mulch in other areas not yet addressed. Enjoy the beautiful fall in TrailMark. We are lucky indeed.

2nd Annual TM5K and Mike Elbeck Family Fun Run

Sunday, October 20th
10am 5K start • 11am Fun Run
Hogback Hill Park

TrailMark. We are excited to open this year's registration for our community 2nd Annual TM5K and Mike Elbeck Family Fun Run. The date is October 20 at Hogback Hill Park with a 10:00 am 5K start, 11:00 am Mike Elbeck Family Fun Run start. Prices are just \$5 to \$15 including an 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

Courtesy Inspections of Car Seats

The South Metro Safety Foundation and South Metro Fire Rescue are pleased to offer courtesy inspections of child safety seats and booster seats for families that live or work in the South Metro Fire District. A car seat inspection will take up to 30 minutes per car seat. If you have two or more car seats please book two appointments OR one car seat to be fitted into two cars please book two appointments using the link below.

Car seat events are scheduled every Wednesday and every other Tuesday. Please check the location schedule and make a car seat appointment by visiting the South Metro Safety Foundation website.

Friendly Reminder about Holiday Decorations

All exterior holiday decorations and lights utilized as season displays must be removed and properly stored in a timely manner following the conclusion of the holiday, but, in no case later than thirty (30) days following the expiration of the holiday. *(And please keep in mind that pumpkins attract unwanted critters.)*

[[Covenants article 3.8](#)]

Regular garbage pick-up day October 15th

No delays due to the Columbus Day holiday.



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

Annual TMMD/HOA Board Meeting

Thursday, November 14th
6:30 pm TMMD with HOA immediately following at approximately 7:00.

Fire Station 19

All are welcome.

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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

TrailMark Night at the Lights

**Tuesday,
December 10th**
5:00-8:00pm

Denver Botanic
Gardens Chatfield Farms



Photo by Eric Siegler

Hay Rides and Pictures with Santa! Cookies, Cider and Hot Chocolate! \$10/person CASH ONLY. Under 3 is free. Last entry is 7:15 pm.