

November 2020

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

November Calendar

11/1 - News Update

11/3 - National Election Day

11/5 - Food Truck Thursday

11/12 - TMMD/HOA Annual Meeting

11/19 - Food Truck Thursday 11/30 - HOA Election Ballot Deadline

Visit **TrailMark.org** for the most current neighborhood news.

Board Members

President

Sally Janssen

Vice President

Amy Howard

Secretary

Mary Kreeger

Treasurer

Ken Colaizzi

Member-at-Large

Bill Kuenning

Email the HOA Board: board@trailmarkhoa.org

Annual Meeting November 12th

The 2020 Annual Meeting is Thursday, November 12th. The Metro District (TMMD) will meet at 6:30 pm, and the HOA will meet at 7:00 pm (immediately following the Metro meeting). There will be a moderated hour-long TOWN HALL of HOA candidates at the end of the HOA meeting. This year's meeting will be on Zoom - https://zoom.us/i/92393503059 or via Phone (346) 248-7799 with meeting ID - 923 9350 3059.

This meeting is held to ratify the 2021 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 Angie Kelly of CRS at akelly@crsofcolorado.com.

The election will run a bit differently this year, with the meeting being virtual. Please be sure to return proxies (we still need a quorum)! The voting will not take place during the Annual Meeting as it normally does. Instead, ballots will be mailed to each home in TrailMark immediately following the meeting. This is to ensure anyone who gets nominated the night of the meeting still has the chance to obtain votes. The ballots will need to be returned by mail or the ballot drop box by November 30, 2020. Ballots delivered or received in the mail after November 30th will not be counted. A ballot drop box will be placed along TrailMark Parkway as you exit the neighborhood. The ballot drop box will be placed outside from 7am-7pm each day. It will be removed each night to ensure no vandalism takes place to the box or ballots. The mailing you will receive will have the ballot, instructions on voting, information about each candidate, and a stamped/ return envelope for your ballot. The results of the election will be announced at a Special Meeting to be held Thursday, December 3rd at 7:00pm. This meeting will also be held virtually. The HOA needs volunteers to process and count ballots. If you wish to help with this process, please contact the Property Manager Angie Kelly at akelly@crsofcolorado.com. All are welcome.

A summary timeline:

- Annual Meeting/Budget Ratification Meeting on Thursday, November 12th
- Ballots mailed to each home on Friday, November 13th
- Ballots to be returned no later than Monday, November 30th (this will be the last day the drop box will be onsite)
- Ballots counted/processed either December 1st OR 2nd (depends on volunteers' availability)
- Election Results Announcement Meeting on Thursday, December 3rd at 7pm

Agenda • Notice of Budget Ratification and Annual Meeting • 2021 Budget • Proxy

Click here

for a list of TrailMark's Websites &

Pages

TrailMark Metropolitan District Meeting/Public Hearing

The Metro District will hold a Public Hearing on November 12th to consider the 2021 Budget. The meeting will be held by Zoom and begins at 6:30 p.m. (Zoom link: https://zoom.us/j/92393503059#success) This meeting immediately precedes the Annual HOA Meeting. We look forward to seeing you.

Contact Cathy Noon, District Manager for more details - cnoon@crsofcolorado.com, 303-381-4990

2020 TrailMark HOA Board of Director Candidates (in alphabetical order)



My fellow TrailMark homeowners,

My name is Jenni Elliott, and I am asking for your vote as I am running to represent you on the TrailMark board. I have experience with customer service working in the airline industry. I know how to listen to the public and meet their needs while still following strict guidelines and rules. Since leaving the work force I have volunteered my time to Shaffer Elementary, I lead a Girl Scout troop for 6 years, worked with AFS and Greenheart foreign exchange student programs, and have been involved within the TrailMark community in events such as Alzheimer walks, Elbeck 5K, community garage sales, etc. I am a wife and stay at home mom so I know the importance of leading by example, multitasking and being organized. I

am an outgoing, open minded, go getter!

You might not be aware, but there are 357 out of 799 homeowners in TrailMark that currently have a violation from the HOA. It has been expressed by many that opinions and views are not being heard. I am listening, and I am going to stand up for the people of TrailMark and take action for its residents. I am offering you my time, commitment and leadership. If you are not changing it, then you are choosing it. At this point in our lives I feel like it is more important than ever to take time to listen to one another and show a little kindness. We are all neighbors. I have lived in TrailMark for the last 11 years and choose to live in a HOA community because of the high standards that the homeowners are held to. I want to make decisions about your homes and your community WITH you. I do not want to make them FOR you.

I am running on a three-person slate with CJ Haberkorn and Scott Spinks. We are running on five words that we think are missing from the current board. Integrity-Inclusivity-Transparency-Kindness-Community. You are who make up this great neighborhood of TrailMark. It is time for your voices to be heard when it comes to decisions in your community that affect you! Vote Jenni, CJ and Scott and get your voices back! It's time to HOA a better way! Thank you!



Valued Constituents of TrailMark,

I am CJ Haberkorn, and I am asking for your vote to represent you on the TrailMark HOA Board of Directors. As a proud TrailMark Resident and Denver Firefighter, I am a dedicated public servant with 24 years of progressive experience delivering world-class customer service to the City and County of Denver citizens and communities. For the last twenty years, I served on the Executive Board of the Firefighters Union, Local 858, and understand the importance of radical interdependence, transparency, and interest-based relationships with those you serve. I am an outgoing, self-motivated, collaborative leader with illustrated strengths in team building, mentorship, and community service.

In an era where trust, respect, and integrity are non-negotiable benchmarks of quality community service, it's more important than ever to rise above and lead by example. Leadership is a privilege, a privilege that needs to recognize and acknowledge the supporting community you serve. I have been a resident in TrailMark for 19 years. I have seen this community evolve and thrive to maintain the value and prestige that draw notable residents to TrailMark. I feel our current board has run its course, and a new, fresh, revitalized group of leaders is needed for our continued success as a community.

I am running on a three-person slate with Jenn Elliott and Scott Spinks. We are always open to new and creative ideas, strongly advocating abolishing ethnocentric processes and procedures that promote discord in "OUR" community. There is always another way to get things done. I will encourage "best practice and inclusive decision making." I use this practice every day to navigate my charge as a Husband, Father, and Firefighter. I am motivated to overhaul some recent concerns of the covenant, issues with the Management Company and Design Review Committee, and bring our community together. Vote for Elliott, Haberkorn, and Spinks! Thank you!



I am Amy Howard, current HOA Board member, and candidate for re-election to the Board. My husband and I built our first home in TrailMark in 2000 and later moved to another home within TrailMark in 2007. We appreciate all that the neighborhood has to offer. We love the accessibility to 2 state parks, many trails and wildlife sightings.

After many years of watching others serve in volunteer roles on committees and on the board, I chose to volunteer for a committee. I then joined the HOA board in 2016. As part of the HOA board, we are responsible for the budget and how we spend the TrailMark HOA dollars. Since HOA dues were not increased for 18 years, we have done a particularly good job spending wisely and still maintaining beauty and excellence within the neighborhood. For example, sharing the cost with the TrailMark Metro District

in the replacement of all privacy fencing along TrailMark and Independence with TREX fencing. Also part of the HOA, I have worked alongside the City of Littleton, Jefferson County Open Space, South Suburban Parks and Recreation and Colorado Parks and Wildlife as they all are part of the TrailMark area and affect the neighborhood in different yet relevant ways.

Our Board has had to deal with challenging issues, has not always agreed on every issue, but in the end, we have each worked to the benefit of the entire community. My goals as an HOA Board member are as follows:

- Maintain the beauty and consistency of TrailMark as a "natural open space community" as envisioned by the developers
- Make every effort to protect property values of ALL homeowners
- Be fair to ALL neighbors, considering ALL involved, not just the desires of a single homeowner
- Work with all committees (social, common area, design review, communications and finance) to create and maintain a beautiful and safe neighborhood
- Continue to work with City of Littleton, Jefferson County Open Space, South Suburban Parks and Recreation and Colorado Parks and Wildlife

I have never disparaged a neighbor on social media nor have I attacked someone for their personal opinions on social media. I pledge to have open, honest and adult conversations, person to person to resolve any conflict that might arise. I invite you to truly examine the motives of those running for board seats. Do they desire to serve the interest of the community as a whole or is there a personal agenda they are trying to secure??

I respectfully ask for your vote and support.



Sally Janssen: I have lived in TrailMark since 2003 after having lived in a non-covenant community where the quality of life declined, as did the property values. TrailMark offered a unique, open, planned community designed to blend with our surrounding natural environment, and encouraged healthful living through the many trails, ponds, and friendly atmosphere.

My TrailMark volunteerism began in 2004 with the Design Review Committee and 2012 with the HOA Board. During this time, I have collaborated to preserve the unique value and desirability of TrailMark. Consequently, when the trends reduced other communities' home values, TrailMark's value has risen every year, in great part because of a highly engaged and progressive HOA Board. The

Board is dedicated to serving the TrailMark community so it remains vibrant, safe, valued, inclusive and resistant to "change for change sake."

I wish to continue collaboratively leading and contributing to the processes and procedures in place that are meant to keep TrailMark a beautiful, desirable community and to protect property values:

- Covenants, to which we all agreed when we became homeowners, must be consistently and fairly applied.
- The Design Guidelines, developed to provide community-wide standards, ensure all properties are well maintained in a consistent manner, to preserve TrailMark's aesthetically and uniquely beautiful appearance.
- Protect our quality of life and our considerable property investment.

I wish to:

- Preserve TrailMark's unique open and natural environment.
- Advocate fair & consistent covenant compliance.
- Ensure Design Guideline adherence to protect our aesthetically beautiful community.
- Ensure fiscal responsibility, accountability, and transparency.
- Update standards and policies where it makes sense, <u>thoughtfully</u>, for the good of the entire community, not for the desire
 of one or two homeowners.

The Result:

- Prudent and reliable community management to protect our quality of life and investment.
- A harmonious, beautiful, and desirable community for all families.

Summary: The current HOA board is made up of homeowners who volunteered to be community managers. Our progress, on so many fronts, is the reason for which I wish to continue serving TrailMark. I want to ensure that this positive trend continues to protect our community. I respectfully ask for your support and vote.



Phil Kinney: Hello! My wife Joy and I have been proud homeowners in TrailMark since 2003. We've owned homes in Wisconsin, Maryland, North Carolina, Texas, and Colorado. Each time we sought out communities in which homes were well-maintained and high community standards were evident. Unfortunately, prior to moving to TrailMark, the last community in which we lived was one in which the covenants were increasingly not enforced and living there was no longer a positive experience.

I want to be a part of the HOA Board of Directors to insure continuation of the processes and procedures that have resulted in the increasing value of homes and appeal of TrailMark. I believe our community home values

continue to increase and are actively sought after because the HOA insures that high standards are set and met and that our beautiful neighborhood will continue to be just that. I want to be a part of the team that will continue the present and future success of TrailMark at Chatfield.

I retired from a position with the U.S. Treasury where I valued both real and vacant property in Colorado, Wyoming, Utah, New Mexico, and Montana. I believe my unique career background qualifies me to be a useful asset to the TrailMark Board. In addition, the fact that I am retired affords me the time to be available to take care of our community.



Greetings and Salutations TrailMark Community,

My name is Scott Spinks and I am running for a seat on the HOA board with my constituents, Jenni Elliott and CJ Haberkorn. When you decide to vote for one of us please make sure to vote for the three of us as a team. This is extremely important to the success of creating positive change in our community. We have chosen to run as a team because we all believe in the future of TrailMark; first as the place we chose to

call home and second to advance the community you love. We have all made an investment to live here; some of you for your family and the community, for others the quiet in the morning when you wake up, the trails to walk the dog or enjoying your porch with friends. I have lived in TrailMark for 9 years and love it. What I can promise you is honesty, transparency, humility, open communications and a smile with a handshake (Air bumps during COVID).

"Change"!! That is something that can be difficult to accept at times, but as you and I both know it is an important part of life and it is constant. I know this firsthand as a Colorado Native who grew up along the Front Range now filled with developments. Many of you are and have faced tough changes in the last six months. Your home triples as a school, work office and of course your retreat at the end of the day. Here is the thing folks! What Jenni, CJ and I want is the opportunity to bring TrailMark out of the past and up to current day. We want to offer each homeowner the forum and platform to consider changing their homes, your homes, when you have an idea to make it better for you. We cannot promise that every request can be granted because we have to work within the city ordinances, but we can hear you out, investigate and give you a fair opportunity. We are also going to address consistency and want to work first with people before the citation is just issued. You make TrailMark special and a great place to live, not the current or any future HOA board. Servant Leadership is what we are talking about, working for all of us together with the idea and hope that you will join us by voting Jenni, CJ and Scott.

TM5K and Mike Elbeck Family Fun Run results and photos

Thank you to all who came out to run and walk at the TM5K and Mike Elbeck Family Fun Run. Results for the 5K are at https://halsports.net/event/tm5k-family-fun-run-2020/.

Thank you to Lonnie and Michelle Somers and HAL Sports for putting on a great event! Also, thanks to Darcy Hickman, Lindsay Bazz, Debbie Elbeck, and Jennifer Elliott for supporting the event and volunteering. Thank you to our social committee for assisting in the event. Special thanks to Kristin Blasi Photography for sponsoring and taking amazing photos of this event.

This event honors family. Something Mike was always about and that family included neighbors, friends, and those that sometimes didn't know they needed help, but he was always there. #WeMissMike

View all photos at https:// kristinblasiphotography.pixieset.com/trailmark5k2020/. Use the following 4-digit PIN to download photos: 7411. This collection will be online until January 20th, 2021





From your HOA Board:



Recently, there have been allegations of mismanagement, unfair/unequal administration of covenant violations, and the appeal process. The following message was prepared by our covenant compliance manager, Susie Ellis, in answer to the allegations. We hope that this information will help all better understand the process for leveling violations and potential fines for non-compliance with our covenants:

October 29, 2020

To All,

I haven't been following the emails and certainly not Facebook or any kind of social media. I stay out of the politics so I can objectively enforce your regulations in a fair manner. I don't know who is on this email because I can't possibly remember the thousands of names and emails, I work with monthly. The information being distributed is so very wrong, and I'm not sure why anyone would distribute such skewed details without first verifying the facts unless their intentions were to be destructive. An enforcement report is provided at every meeting, and everyone is entitled to see it or have access to it. They can also ask any questions they would like about the report as I am almost always there to answer them during the meetings. I will never get specific to protect your residents' privacy, but I am always willing to help anyone with general questions.

A simple way to provide your residents with the facts is to encourage them to look at the report. This will tell you exactly how many cases have been opened and how many resulted in which fines. Remember that the fines reflected on the report may change as hearings take place. Know that I personally and at the direction of the Board work hard to help residents comply with your CC&Rs as well as your Design Guidelines by providing information, resources, hearings, and extended time to resolve matters. This is clearly the case judging by the report. Yes, all 375 cases (actual number) could have resulted in a fine of some kind, and we could have sent many of them to legal for further action, including foreclosure, but we did not. Why, because the very last thing the Board wants is to invoke punitive measures.

There have only been 10 properties that received a potential fine notice in 2020 thus far and most of those were residents who disregarded the requirement to obtain approval prior to work, improvements, or changes on their property. These were not about the project but about the lack of approval prior. They were simple decisions because it was a question of did they or didn't they start their project without approval? I do not believe we've even reached \$1,000.00 in fines thus far. What does that mean? It means a lot of hard work through enforcement, Management and Board efforts. A lot of conversations and emails with residents, working with them, following up, explanations, information, education, extra inspections, public outreach, time discussing matters with member of the Board etc. We also work side by side with the City Code Enforcement Department and their staff as they are sometimes called into the community by residents to enforce their City codes that as you know are often different from your community rules.

Each one of the potential fines comes with an opportunity for a hearing before the fine is imposed. Some of the owners simply paid the fine because they feel it is fair. Others take their opportunity for a hearing because they either disagreed with the potential fine or they wanted to explain their unique and often very personal circumstances in hopes to have the fine dismissed. If and when a fine is necessary it is only due to lack of response (several letters are sent), lack of approval, lack of effort to remedy a violation within a reasonable period of time or the owner has disregarded the extension I provided and simply stopped efforts all together.

I receive many calls from residents who follow the rules asking why a violation still exists and why heavy fines have not been imposed. Fines are a part of your documents and are there to deter and motivate. The Board must make tough decisions about fines. They have those who are angry about them being imposed even though it is for a legitimate reason and then those who are angry that they are not being aggressive enough by imposing more fines. The Board works hard to find a balance, but they cannot please everyone.

The Board wants nothing more than to keep the community maintained, attractive, and enjoyable for their residents by working with residents not against them. They trust that I will consider all of the circumstances regarding a violation and provide additional time and resources needed because that is what they have asked me to do, all while balancing the fact that they also are trying to meet the expectations of the rest of the community by fulfilling their enforcement obligation set forth in your By-Laws.

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They try to do this in a fair and equitable way but unfortunately, fair and equable is not what some people want because it interferes with their ability to do whatever they want. This upsets a few, causes them to go to social media, and lash out. Trust me when I say that you could end up with some horrible situations at the property next door if we allowed everyone to do whatever they wanted and without permission. The oversight seems intrusive at the time, but residents will appreciate it when it is needed next to them, behind or across from them. Fair and equitable is what most want, signed up for, and expect to receive without having to ask. Please remember the Board is obligated to enforce the rules whether they like them or not.

Each person/owner who moved into the community moved in knowing full well that they would have this type of protection. They knew there were laws set in place that would protect them from rogue property owners who burden the community with unsightliness, hazardous situations, and out of character changes and improvements. They moved in, hoping for and appreciating the proactive enforcement that will help them protect their property values and allow them to come home to a beautiful community with pride and joy. I personally and the Board wants everyone to love living in TrailMark not only for its natural backdrop but for its beautiful and well-maintained homes and properties. The Board wants everyone to feel comfortable and proud to be a TrailMark resident and enjoy the neighborly nature of the community. They want everyone to pull up in their driveway and feel comfortable waving to their neighbor, knowing that someone else is behind the scenes taking care of the dirty work.

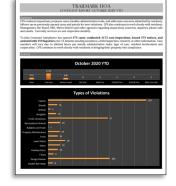
I talk with most everyone in your community for some reason or another. Sometimes it is because I had to issue a notice for a violation, and the resident called to ask questions and let me know what their intentions are. Sometimes it is because a resident is very upset with their neighbor or someone down the street who is either interfering with the enjoyment of their property or doing something that is not allowed. They do not want to confront their neighbor because they want to maintain a friendly relationship and have a beer after work or let their kids play together. This is where I step in, and my company's approach is very much aligned with the TrailMark's HOA. The Board wants me to enforce regulations proactively, so no one has to call and complain about their neighbor. They want me to work with residents to remedy their violations before fines must be imposed. They want me to be available and helpful with questions and concerns. They want me to make sure we are fair and equitable. They want me to follow through with open cases until they are resolved. They want me to mediate and explain the practical and objective side of enforcement. They sometimes ask for my professional advice based on my experience, knowledge, education, and how other communities handle these situations (trust me, TM is not unique). They don't always like what Angie, or I have to tell them, but it's the law, and until the rules change, it has to be that way.

Working in this industry for over 30 years, I can tell you that you are lucky to have such a wonderful place to live, work, and play. I also deal with the worst of the worst in municipal government through code enforcement. I try to help property owners who must deal with terrible unsightly and unmaintained properties surrounding them with awful looking junk yards, additions, colors, treehouses, shed, decks, etc. They tell me all the time if only they chose the covenant-controlled community, something they didn't think they wanted, and thought was intrusive and overbearing. Well, they are now dealing with terrible neighbors who do not care about anyone but themselves. They hate coming home to the mess they have to look at next door or down the street. They want to sell and get out, but their realtor has told them that they have to lower their value significantly because of the property next door. The one with all of the debris, large campers and trailers, the peeling paint, broken shutters, crumbling tree house, sagging porch, purple hand railing, Denver Bronco themed garage door, falling fences, and dead landscaping. All things I cannot help them with unless they have covenants and a Board willing to be proactive and remediation driven. Your community is wonderful because of all the rules and deterring fines you have in place and the enforcement behind them, not despite them.

I don't usually get personal in my emails but I am the President of my HOA for most of 25 years. I would be really upset if I had residents distributing false and inflammatory information about the Board and its activities. Unless residents have taken the time

to attend every meeting and be a part of every conversation, no one can possibly know or understand the hard work and effort it takes to meet all expectations and try to please everyone at the risk of pleasing no one.

I've attached the latest enforcement report for your convenience. As you can see by the report that is available to everyone at every meeting the numbers provided by one of residents must not be TrailMark's numbers but maybe from another community? I don't believe the City has imposed fines like that either so my guess is as good as yours. Always feel free to contact me if you have any questions or concerns or need good reliable information. Have a great day.



A Message from the City of Littleton

The TrailMark HOA is pleased to share a message sent by the City of Littleton. It is evident that your Board's efforts are recognized and appreciated by the City of Littleton. Your HOA Board works diligently with our homeowners, residents and partners to keep TrailMark a unique and desirable community in which to live. The HOA has detractors who, with little or no effort to work with the Board, make unwarranted, incorrect, and nasty accusations and comments on social media. Be assured, your Board labors to rise above the fray, and work on your behalf.

View message from the City of Littleton

A Message To The Community

We want to hear from you! A short **survey** has been posted on the TrailMark.org website to hear what you have to say. Share your thoughts with the Board about your ideas for the HOA!

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FROM THE BOARD: With the Annual Meeting approaching, the Board wanted to take the opportunity to send communication to everyone.

There has been much debate lately regarding the governing of the community and the feeling that the Board may be too unwilling to 'get with the times.' Please find the following message regarding these concerns.

In the past, some residents were non-compliant with the DRC guidelines for changes to the exterior of their home or to their property by not submitting the necessary initial paperwork, which violates our Covenants. Subsequently some of those unauthorized changes were legally required to be grandfathered in. Several of these unauthorized changes were caught before the statute of limitations was up and were required to comply with the guidelines.

In the last couple of years, the Board has increased initiatives in order to stop unauthorized exceptions from slipping through. One initiative is hiring a professional covenant compliance company, who keeps a watchful eye throughout the neighborhood. Nevertheless, there continue to be homeowners who feel that they have the freedom to do anything they want in a covenant-controlled community without going through the proper channels. The extremely rare "exceptions" which are, by law, grandfathered in, are problematic because residents try to use these exceptions as justification of why they should be allowed to make their changes. Some residents feel that they have the right to do what they want to do with their property. However, in a covenant-controlled community we do not have the authority to easily change the covenants. The DRC and the Board have worked consistently within the established guidelines and within the original vision of a property that is compatible with the surrounding nature.

TrailMark is a highly sought-after community precisely because it remains a high quality, continually updated neighborhood. Updates include the revised exterior paint schemes, driveway options, exterior door designs, garage coach light options, and solar. Because we have well maintained properties, aesthetically appealing properties, TrailMark remains a quality and highly desired, covenant-controlled community whose value has always risen: even through the 2008 recession and the present COVID pandemic.

It has proven immeasurably valuable to have guiding members who understand how TrailMark has carefully evolved. Nothing is done quickly, or rashly or out of placation. The long view, with historical detail, has proved highly valuable for the quality of life and investment here.

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As many of you know, there are three (3) seats open up for election at this November Annual Meeting. The Board also wants to share the duties and time requirements for serving, as this is a common question.

Q: What are my duties on the Board?

A: The Board is responsible for maintaining and honoring the Declarations, Bylaws, and Design Review Guidelines of the community. The Board reviews/approves all contracts for work done in the common area; the Board receives emails from residents with concerns or complaints; each Board member is assigned a committee for which they are the liaison; the Board currently meets every other month in the odd number months on the 2nd Tuesday at 7pm; the Board is responsible for holding homeowners to the standard set in the covenants; the Board is responsible for the financial state of the Association in which they set dues/approve all invoices/maintain a balanced budget. The Board is ultimately responsible for the trash contract, social events, maintenance and upkeep of Association property, and all things administrative (insurance, reserve study, approving invoices, etc).

Q: What are the qualifications for being on the Board?

A: As outlined in the Association Bylaws: "A Director may be any natural person and need not be an Owner of a Lot within the Community Area; provided, however, that upon the expiration of the Declarant's Control Period, at least a majority of the Directors shall be Owners..." It is important to keep in mind that the qualifications to be a Director and the qualifications to vote vary. To cast a vote for Association issues the Lot for which the vote is being cast must be in good standing: meaning no outstanding money owed to the Association, in order to vote.

Q: How much time does it take to be on the Board?

A: Typically, Board members spend about 10-15 (15-20 for some officers, like President) hours each week dealing with HOA items: emails, phone calls, visits from neighbors, reviewing and overseeing contracts, performing site visits, attending various meetings with agencies such as City of Littleton, JEFFCO, SSPR and/or fielding and responding to issues presented by these entities, provides guidance to our committees, etc. When there is a Board meeting, the time spent on HOA issues is closer to 15-20 hours (20-25 for some officers, like President).

Q: How long is my term on the Board? And are there term limits?

A: Terms are 2-years in length. This is to ensure not all five Board members change at once, to allow consistency in governance. There are no term limits for how many times a person can sit on the Board.

Take survey

Garbage & Recycling Update

Specialty Recycling Businesses

ELECTRONICS RECYCLING - Techno Rescue
HAZARDOUS WASTE, PAINT & ELECTRONICS - Rooney Road Recycling (by appointment only)
METAL RECYCLING - Boots on the Ground
PAINT RECYCLING - GreenSheen



Alpine/GFL Automated Sustainability Report for TrailMark

September 2020



TrailMark Common Area Committee (CAC) looking for a couple of additional members for 2021

Mission

The mission of the TrailMark Common Area Committee is to promote community enjoyment of the landscaped and natural surroundings of TrailMark with a strong dedication to preserving and protecting the natural environment of the arid, high plains ecosystem.

Vision

Nature Preservation

Strive to preserve the natural beauty and protect the delicate ecosystems of the common areas of TrailMark, including involvement with the pond systems, wetlands, wildlife and natural prairies.

TrailMark HOA Common Area Management

Manage planning, improving and maintenance of the HOA Common Area. Coordinate the annual Holiday Lights and install/place wreaths, garlands and decor on the entrance monuments.

Community Involvement

Promote community involvement through volunteer enhancement and beautification projects and resident monitoring of open space and other undeveloped areas of TrailMark. Keep residents informed by submitting articles to the newsletter and posting information on the TrailMark website.

Work with Linking Entities

Work closely with South Suburban Parks & Recreation, TrailMark Metropolitan District, and the City of Littleton in the planning, improving and maintenance of the open spaces of TrailMark. This would include oversight of work conducted by subcontractors and reporting to the HOA Board of any work not performed to the standards set in their contracts.

Promote regional awareness and cooperation by being a liaison with our neighbors:

Jefferson County Open Space, Denver Botanic Gardens at Chatfield, Chatfield State Park and Army Corp of Engineers.

If you are interested in joining the CAC, please contact Mary Kreeger at secretary@trailmarkhoa.org.









WHO'S ON 1st? WHAT'S ON 2nd?

Are you a little confused who is responsible for the different areas and items in TrailMark? It is confusing when there are so many different entities responsible for different areas. We hope that the following will help:

City of Littleton:

- All streets except private streets in Star Canyon.
- Police, street sweeping, snow plowing.
- Manages street signs.

Jefferson county:

• Hildebrand Open Space that surrounds most of TrailMark and its trail system(s).

South Suburban Parks and Recreation:

- All trails inside TrailMark except inside Star Canyon.
- All open space within the TrailMark community.
- Athletic field and park area.
- South side of TrailMark Parkway from entrance to South Flower Way.

TrailMark Metro District:

- All reservoirs and ponds.
- Painting on all split rail fencing* along trails and open space.
 - *(splitting the maintenance cost 50% with TM HOA)
- Maintaining the land along the holding ponds.

TrailMark HOA:

- All privacy fencing and landscaping along TrailMark Parkway and South Independence Street.
- Repairs all split rail fencing* along trails and open space.
 - *(splitting the maintenance cost 50% with TMMD)
- Trash collection for the community.
- Common Area landscaping.
- Social Committee events.

Shea Homes:

• Building site to the north of the entrance.

South Metro:

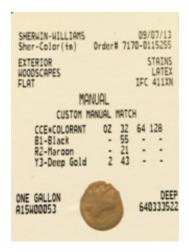
• Fire station near the entrance/exit to the community.

Homeowner:

- All property within their property lines (corner lots own property between fence and sidewalk).
- ANY changes to the exterior of the home or property must receive PRIOR APPROVAL from the DRC.

TrailMark CAC (Common Area Committee)

From the Design Review Committee: Fall Winterization



Fall is here and many homeowners are preparing to paint their fences. In response to one homeowner's inquiry, below is the Sherwin Williams paint formula for TrailMark perimeter fences (not wing fences). Homeowners may paint all fences except the wing fences the same color as the open space fences. Homeowners on open space are responsible for painting only the inside of the fence.

Those planning to update their <u>wing</u> and/or <u>perimeter fences</u> (fences between properties) with stain, the TrailMark approved options are:

- A clear, waterproof sealant
- Sherwin Williams WoodScapes Semi-Transparent Stain Slight pigmentation for increased protection



The natural, untreated finish is no longer an approved fencing option. It has been determined that the long-term wear and tear of this option does not provide an attractive appearance.

<u>Project Request:</u> As with all exterior projects, staining/painting fences must be submitted and approved by the DRC prior to initiation of the project:

- Submit your request using the TrailMark HOA Home Improvement Request Form found on the HOA website.
 Download the form at: https://www.trailmark.org/uploads/3/9/0/8/39089355/
 hoa home improvement request form 201704.pdf
- Documents should be submitted to **Community Resource Services of Colorado, LLC** via mail, email, or fax. Please forward all relevant documents to the following:

Phone: 303-381-4980 for information 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

- The DRC reviews requests the 1st and 3rd week of each month.
- All requests should be received by the management company, by 12:00 noon, the Friday previous to the DRC meeting to ensure their expeditious review.
- Failure to provide complete information to the DRC will delay the review of your request. If documentation is absent from the request, it will be returned to the homeowner, asking that additional information be submitted in writing.

DRC Reviews: The DRC reviewed 22 Home Improvement Requests in September, and 26 in October.

Electronics Recycling and Dumpster Event a Success!

The recycle and dumpster event was a huge success. Thank you to all the homeowners who came out with items and thank you to the HOA Board for making it happen. After a great idea by resident Nancy Yanasak for an electronics recycle and dumpster day event, the Board took the idea and made it happen. Thank you to Nancy and her husband for all the help the day of the event (they helped many of you unload your goods!). Also, a big thank you to Board members and Board candidates for lending helping hands at the event. Susie Ellis, with CPS, was on hand to help unload cars and direct traffic too! The event was such a success and many homeowners were able to unload items they had spent much of the pandemic cleaning out from the basement! Be on the lookout for future recycling events and dumpster days!

Note: There were a few residents who, in the dark of night, dumped their non-acceptable items for the HOA to deal with. We set up a nice service for the Community, and everyone was wonderful except for these few residents. Those who felt that unloading their ILLEGALLY DUMPED items off on the rest of us are the people who will cause events like these to be reconsidered in the future.

The HOA incurred additional expense to rent a truck to haul off those excess items that were either heaved into the dumpster and had to be removed, or were piled around the dumpster. Furthermore, paint cans were dropped off, requiring a Sunday trip to gather the cans and properly dispose of them. This is intended to be a reoccurring service for our residents. Please, support the service and don't abuse it.

(Photos by Sally Janssen. View all photos at trailmark.org.)







TRAILMARK EVENTS AND COVID-19 RESTRICTIONS

TrailMark will continue to offer social events to contribute to our sense of community. As previously published, with the COVID-19 pandemic, these events will continue provided all participants do so in a safe, responsible manner. This means observing social distancing and wearing face coverings.

We understand that some may feel uncomfortable attending these events given the uptick in COVID cases. However, if you wish to participate you must agree to "play by the rules" – Participants must wear a face covering and observe 6-foot social distancing between family units.

- Children 10 years and younger are not required to wear masks because the evidence so far has shown that children in this age group are much less likely to spread COVID-19 than older children and adults. It is also less likely that children of this age will wear a mask correctly.
- Children ages 2 and under should NOT wear masks or cloth face coverings.

If you're comfortable, come out and enjoy yourself – listen to some summer music and/or indulge in food truck offerings. If you are concerned with being in a crowd, or are uneasy about participating, please stay home.

Please be reminded that the TrailMark HOA assumes no responsibility for any illness caused by attending our events. If families, including children, do not observe social distancing and wear face coverings, you will be asked to leave. Failure to leave when asked, or if it is determined that attendees are not observing our simple rules, then for the safety of all TrailMark residents future events may be cancelled.

If you attend our events, PLEASE, enjoy yourself and do so responsibly. We all thank you.



HOA/TMMD ANNUAL MEETING

Thursday, November 12th

6:30 pm - TMMD 7:00 pm - HOA

Zoom - https://zoom.us/j/92393503059 or Via Phone (346) 248-7799 with meeting ID - 923 9350 3059

All are welcome.

Agenda Notice of Budget Ratification and Annual Meeting 2021 Budget Proxy

TRAILMARK NIGHT AT THE LIGHTS

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

Denver Botanic Gardens Chatfield Farms



Photo by Robert Cannady

SIGN-UP REQUIRED

There are patron limits at the Gardens again, so you MUST sign up and pay in advance to enjoy the lights AND see Santa this year. Please read through all signups carefully, as a separate sign-up is required to see Santa. If you are able to volunteer for part of the evening, please sign up here as well!

Night at the Lights Entrance Santa Sign Up Volunteer Sign Up

COVID-19 GUIDELINES will be strictly followed for everyone at this event.

FOOD TRUCK THURSDAYS WITH ONLINE ORDERING

Thursdays, November 5 & 19 5:00-7:30 pm near TrailMark Park DO NOT TRY TO ORDER BEFORE 5 PM



Photo by Linda Jagiello

SOCIAL DISTANCING IS MANDATORY!

NO WAITING. NO LINES. JUST ORDER AND PICK IT UP.

- Order food AT HOME and send 1 PERSON to pick up your order at the designated pick up time.
 Stand 6 feet apart to pick up food. Go home to eat.
 NO CONGREGATING AT THE PARK! Please respect
- NO CONGREGATING AT THE PARK! Please respect the people who live on that street and keep your distance.
- For trucks that use Truckster: Download the Truckster app, hit magnifying glass at the bottom, type in the truck name, hit on menu button done.
- Other truck links: Go straight to the ordering button. (Some ice cream trucks don't have an online ordering option.)
- Links will go live at 5pm. Many order early so think about ordering late! DO NOT TRY TO ORDER BEFORE 5PM.
- You can't order until the truck turns the ordering system on.
- The truck will message you back and tell you when your order will be ready.
- Then come pick up your food while adhering to social distancing.

Thanks so much for following the guidelines to allow us to continue this opportunity for all!

Food truck selections subject to change.

Due to WEATHER, events may be canceled. Please check trailmark.org for cancellation information.

COVID-19 GUIDELINES will be strictly followed for everyone at this event.

SPECIAL ZOOM MEETING

Thursday, December 3rd 7:00 pm

Election Results — Meeting details to come!