



April 2017

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

April Calendar

4/1 - TrailMark Monthly News Update

4/1 - Quarterly Assessments are Due

4/15 - TrailMark Easter Egg Hunt
9:00 am at Hogback Hill Park

Visit TrailMark.org for the most current neighborhood news.

Board Members

President
Sally Janssen

Vice President
Michael Penny

Secretary
Julie Devin

Treasurer
Sandy Farish

Member at Large
Patrick McClammer



Join Us



www.trailmark.org

Colorado State Parks Pass purchase

Would you like to get in on the discounted rate for the Colorado State Parks pass?
TrailMark resident Deahna Visscher is generously organizing this deal for TrailMark.

Please send your payment with a self-addressed stamped envelope to Deahna at 9831 S. Flower Ct, Littleton, CO 80127. Make checks payable to Deahna Visscher.

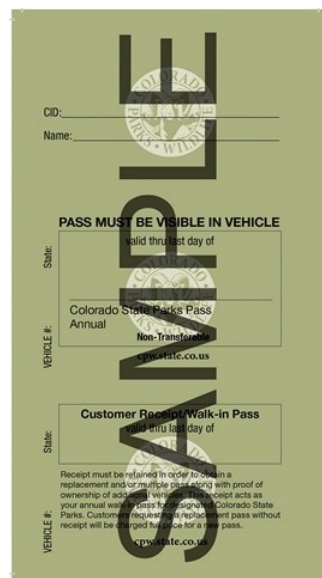
Payment of \$49, a self-addressed stamped envelope, and your license plate number MUST BE RECEIVED by April 7, 2017, so please put it in the mail TODAY.

No late payments or incomplete orders will be accepted.

The passes will be mailed to you before or around May 1, 2017 in the self addressed stamped envelope you provide.

Here are a couple of things to note about the passes:

1. The pass will be valid from 05/01/2017 to 5/31/2018.
2. The part of the pass you peel off of the sticker is your "receipt". Please complete the information on the receipt and hold onto it.
3. You can buy a second pass for another vehicle in your household for \$35.00 - but not through Deahna. Bring the receipt for your first pass and the registration for the second vehicle with you to any park entrance.
4. The Colorado Parks and Wildlife recommend also noting (or taking a picture of) the 9 digit number on the back of the pass starting with 102-XXXXXX. This number would be needed if you need a new pass if a car was stolen, or if you need to have your windshield replaced etc. Replacement passes are about \$5.
5. The sticker affixes on the inside of your dashboard on the passenger side.
6. You still have to pay the normal fee at the gate for the dog park pass for Chatfield and/or Cherry Creek reservoirs.
7. For more information on the Colorado State Park Rules and Regulations, see <http://cpw.state.co.us/buyapply/Pages/ParksPassInfo.aspx>
8. Get out there and enjoy our BEAUTIFUL state.



From your HOA Board:

TrailMark Homeowners and Residents –

After a number of years under the management of Colorado Management and Associates, Inc., the HOA Board decided, as a matter of due diligence, to conduct a bid solicitation for our community management. We received a number of competing bids and completed an analysis of those bids, looking for cost-effective, customized management for TrailMark.

The HOA Board is pleased to announce the selection of *Community Resource Services of Colorado (CRS)* as our new management company. CRS brings a wealth of experience that we are confident will enhance TrailMark's management and experience for all homeowners and residents. The transition to CRS is in progress with a projected completion date of April 17, 2017.

In addition, our HOA boards have been challenged over the years with covenant compliance and enforcement. We decided to explore contracting with a company that focuses on these challenges, to help us bring about needed changes throughout TrailMark, to maintain a consistent, quality, aesthetic appearance throughout. To that end, we are pleased to announce the selection of *Community Preservation Specialists (CPS)* to fulfill this role. They come highly recommended by other client communities. As with CRS, the transition to CPS is in progress, also with the same completion date of April 17, 2017.

As the transition moves forward we will advise you of upcoming changes to our processes and requirements. You will see changes to your website with new contact information to ensure your issues and concerns are quickly addressed. The HOA Board is confident that both companies will provide TrailMark with the management approaches best suited to all homeowners and residents through teamwork, communications, and quality of service. Keep on the lookout for information as we move through the transition.

The HOA Board would also like to thank Colorado Management for their years of support and management of TrailMark, and wish them continued success.

TRAILMARK METROPOLITAN DISTRICT
c/o COMMUNITY RESOURCE SERVICES
7995 E. PRENTICE AVE. SUITE 103E
GREENWOOD VILLAGE, CO 80111
(303) 381-4960



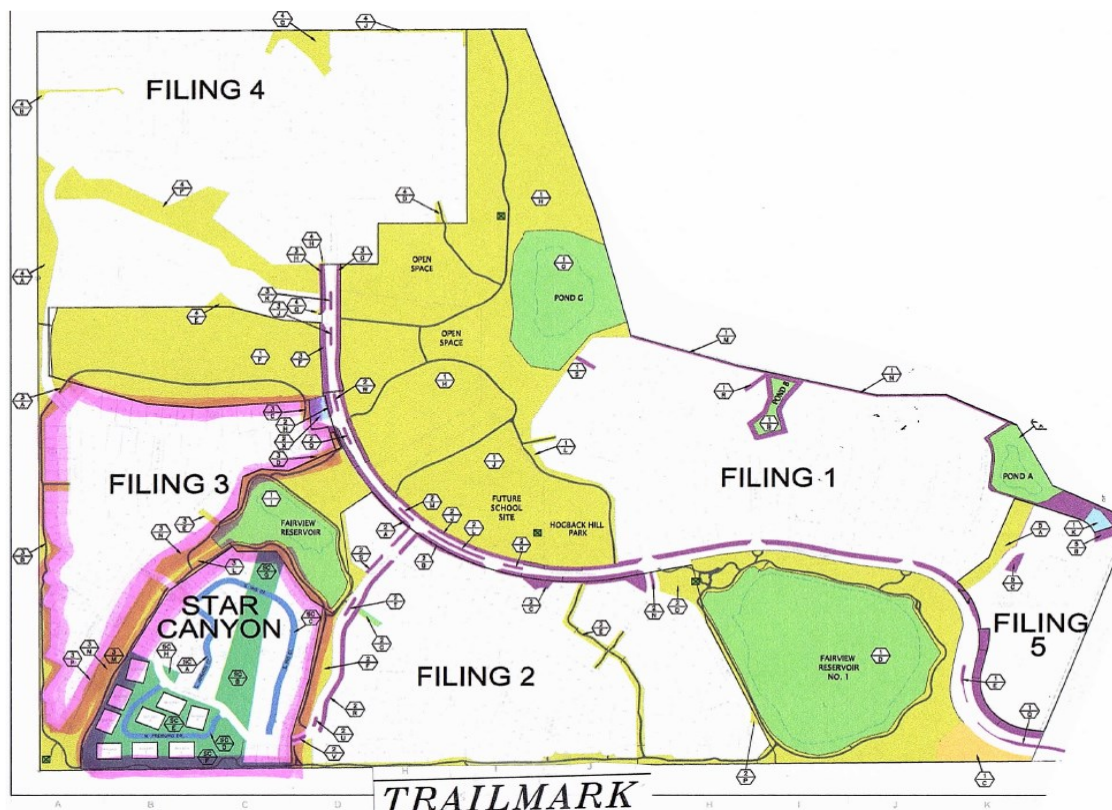
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Beginning in April, the TrailMark Metro District will be painting the exterior of the perimeter fencing in Filing 3 and Star Canyon (area outlined in pink on map below).

Fences will be scraped and painted by employees of Gantner Painting. A notice will be left at the affected homes the week prior to your scheduled painting. A Gantner employee will need to enter your back yard in order to shield your yard while paint is applied to the exterior side of the fence. This will take approximately one hour per yard.

The interior side of the fence will not be painted as it is the responsibility of the home owner or applicable Star Canyon HOA.

Please contact TMMD management at **303-381-4960** with any questions.



From the Design Review Committee

(Content originally published in the May 2016 newsletter)

With spring around the corner, the Design Review Committee (DRC) asks homeowners to take a look at your wing fences and perimeter fences. TrailMark fences include:

- a. Wing fences: Fences installed on both sides of the house, facing the street. Homeowner responsibility.
- b. Perimeter fences: Fences following the property lines that divide properties. These generally run from the wing fence down the sides of the property and across the back of the lot. Not all properties have side fences, however, these fences are the homeowners responsibility.
- c. Open space fences: Fences placed along designated open space. Only the inner side of these fences is the responsibility of the homeowner. The HOA maintains the side facing the open space.

TrailMark Design Guidelines, paragraph C. 8. Fencing, TrailMark Fence specifies that the approved options available for the finish of wood fences are as follows:

- ◆ Natural, untreated finish
 - ◆ A clear, waterproof sealant
 - ◆ Maxum Formula 2 (Fawn M-2030)
1. While the intent of these options was made in the best interests of TrailMark's aesthetic beauty, it is apparent that the natural, untreated finish is no longer the attractive option it was at one time given black staining, and water marks. Therefore, TrailMark is moving away from this option and is encouraging homeowners to select an approved color option.
 2. The clear, waterproof sealant protects the wood for a period of time but generally do not provide UV protection, or the UV protection is minimal, requiring more frequent maintenance. Homeowners who have this option are encouraged to select an approved **color** option in order to reduce the maintenance requirement.
 3. Maxum Formula 2 (Fawn M-2030) [Kwal woodcraft #6230 Deep Base Solid Color, B-4Y, C-6Y, F-Y24, T-Y] is the color currently used for all open space fences. It is still available and approved for use. Sherwin Williams, or any other paint supplier, can mix this color.

Approved Fence Colors:

- Sherwin Williams WoodScapes Semi-Transparent Stain - Slight pigmentation for increased protection
 - ◇ SW3504 Woodridge
 - ◇ SW3513 Spice Chest
 - ◇ SW3508 Covered Bridge
 - ◇ SW3522 Banyan Brown
- Use of colors other than those that have been approved requires submittal of a home improvement request to the Design Review Committee.

Any questions may be sent to the DRC at designreview@trailmarkhoa.org

TrailMark Neighbor of the Month

Congratulations to our March "Neighbor of the Month" winners! They were nominated by TrailMark residents for the following:

Gabrielle and Rick Handley - for helping out in TrailMark throughout the year.

Stacey Provo-Solheim - for contributing to the Falcon Bluffs PTO and planning great neighborhood block parties.

Britt Snyder - for helping a resident with home projects.

Thank you for all you do!

Nominate someone for a good deed in our "TrailMark Neighbor of the Month" by simply posting their name and the action you wish to congratulate them for on the [TrailMark HOA Facebook page](#) (images welcome!).

Holland Street and Finland Drive Intersection:

"No modifications to the surrounding roadway configuration or change in traffic control for this intersection is appropriate at this time."

[Click here](#) to view the entire memo from Aaron Heumann, Transportation Engineer at City of Littleton.

HOA Assessments Due

April 1st

As a reminder, HOA Assessments are due **April 1st**. If you have any questions, please contact Lori Williams at Colorado Management, 303-730-2200, ext. 3134.

TrailMark Easter Egg Hunt

Saturday, April 15th

9:00 am

Hogback Hill Park

- Chick-fil-A biscuits and coffee
- Chick-fil-A Cow
- Easter Bunny



Photo by Julie Devin



Fun for all ages!

**If you'd like to help set up, please meet at the park at 8am.*

Food Truck Thursday

FIRST EVENT!

Thursday, May 4th

5:30-8:00pm at TrailMark Park

A variety of savory and sweet food trucks will be joining our community for purchase. Truck selections will vary. Please bring a picnic blanket or chairs, and your appetite!



Photo by Deahna Visscher