



December 2017

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## December Calendar

**12/1 - TrailMark News Update**

**12/13 - TrailMark Christmas Celebration with Santa**

**12/15 - Holiday Lights Contest Deadline for Entries**

**12/27 - Garbage Pick-up Day**  
Delayed from 12/26

**1/1 - HOA Assessments Due**

Visit [TrailMark.org](http://TrailMark.org) for the most current neighborhood news.

## Board Members

**President**  
Sally Janssen

**Vice President**  
Michael Penny

**Member at Large**  
Amy Howard

Email the HOA Board:  
[board@trailmarkhoa.org](mailto:board@trailmarkhoa.org)



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[www.trailmark.org](http://www.trailmark.org)

## HOA Dues Increase

The 2018 Budget was approved at the Ratification meeting held November 9, 2017. This budget reflects the hard work of the Finance Committee and the Board to ensure the HOA operates at its best. This budget also reflects an increase in dues starting January 1, 2018. The dues are currently \$96 per quarter. Starting January 1, 2018 the dues will be \$110 per quarter. New coupon books will be mailed to anyone not participating in ACH (automatic withdrawal) in early December. This is the first dues increase the neighborhood has experienced and the increase was given great consideration. A copy of the [approved budget](#) can be found online or by contacting the Property Manager.

## HOA Board Volunteers Needed!!

During the November 9 Annual Meeting, election of new board members was on the agenda with the intent of electing two new board members to replace Sandy Farish and Julie Devin who have completed their 2 year terms of office. However, there were no nominations from the floor or self-nominations from the community. Until new volunteers are identified, the HOA Board will operate with only three members.

Being an HOA Board member is a great way to learn more about the operation of our community, and provides one with an opportunity to impact those operations. If you are interested or know someone who is interested in serving on the HOA Board, please contact our management company to discuss the responsibilities and expectations of board members. Contact Angie Kelly, Community Manager, at [akelly@crs of colorado.com](mailto:akelly@crs of colorado.com).

On behalf of the HOA board and the entire community, we'd like to thank both Sandy and Julie for their service to TrailMark over the last years. They are the kind of neighbors we depend on to keep TrailMark a vibrant, efficiently run and engaged community. Their contributions are greatly appreciated. THANK YOU SANDY AND JULIE!!!!

## TrailMark Holiday Lights Contest

TrailMark will be recognizing its beautiful holiday displays again with another Holiday Lights Contest!

Post a picture of your outdoor holiday light display at night on the [HOA Facebook](#) page (or post a neighbor's house on their behalf!). Or, submit an image for posting to the Facebook page by sending it to [communications@trailmarkhoa.org](mailto:communications@trailmarkhoa.org).

- The deadline to submit an entry is the end of the day on December 15th.
- The houses with the most likes by the end of the day on December 20th wins!
- First place prize is a \$100 gift card, second place is \$50, and third place is \$25.

**Happy Holidays!**



2016 Winner - Rex Williams

# From the Design Review Committee (DRC)

As reported during the November Annual Meeting, it has been noted during the community compliance inspections that many homes are in need of total or partial painting. To assist homeowners with planning for this project, you are reminded that paint sample books showing all pre-approved color combinations are available for your review. Contact our Community Manager at [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org) who will make arrangements to get the books.

**Paint Books:** The paint books contain paint chips showing the original paint color schemes (KWAL brand) for the houses in TrailMark. KWAL was bought out by Sherwin Williams, so you can take the paint samples to Sherwin Williams (or any other paint company) to get the desired colors scanned to arrive at the correct color formula. Regardless of the series your home is (600, 500, 400), you may select any of the forty-one color combinations in these books. The home must be painted exactly as indicated in the combination as to where a specific color is to be applied. To change the placement of a specific color requires identifying exactly what color goes where.

If a homeowner chooses a color combination from the TrailMark sample books and must get the paint chips scanned, paint chips are not required to accompany your paint request because the resulting paint color is not a standard paint color therefore paint chips are not available. However, on your request you must state that you are getting your selected colors scanned to arrive at the exact color as in the paint sample book.

**Sherwin Williams Account:** The HOA Board established a TrailMark Sherwin Williams account that will allow TrailMark residents to receive a discount on Sherwin Williams paint and stain products. This is a cash account so you may either pay for the paint or have your contractor do so. Generally, this account provides a 15% discount, depending on the product(s) being purchased. Identify yourself as a TrailMark resident and provide the following account number: **230805194**. If for some reason the Sherwin Williams store you are using does not register this account number, they should call 303-932-1352 to confirm the account.

**Something Different?** If you wish to change from an approved color combination (those in the books), you must submit the proposed paint color name, paint “chips”/samples and the proposed location for each color (siding, trim, shutters, front door, garage door, etc.), for the DRC’s consideration. Because of color discrepancies between actual paint chips and copies (Xerox) of paint chips, copies are not acceptable when submitting your request to the DRC. Please be aware that generally, TrailMark’s paint scheme is brown, earth tones. To allow individuality, complimentary accent colors for front doors, shutters, porch railings, etc. are considered. Take a look around the community to see if you see something you like.

Lastly, per Article 4 of our Declaration of Covenants, Conditions and Restrictions for TrailMark, approval is required for any property improvement. So, yes, even if you are painting your house the existing colors, you are required to submit a [Home Improvement Request Form](#) to the DRC prior to initiation of painting.

# From the Common Area Committee (CAC)

The Christmas Lights are up and look better than ever. We hired a new company this year, and for a little less money as well. We have had challenges getting the electricity to work on the North side and on the Island by Fairview Reservoir. Hopefully these will be resolved soon. For many years before the trees got too tall, our committee hung the lights on the trees as well as doing the garland and wreaths, but they got too tall for us to safely accomplish this. We hope you enjoy them into early January. We still hang the garland and the wreaths.

The CAC will begin a beautification of the entry way this spring given the weather conditions. Yet this year, we are planting four trees to replace those that have died. We will also be treating all the ash trees against the ash borers in the early spring. It would be a shame to lose the 36 ash trees that we have.

We will also be working with SSPRD to place two benches at the top of Sled Hill to the north of Hogback Hill park. Not only will they be great to have during sledding this winter, but they also provide great vistas to the north toward Botanic Gardens. One of the benches will be to honor one of our CAC members, Lesa Rangel, who passed away last month. (The star in front of the Christmas lights on the island by the fire station is also in her memory, as she decorated with the CAC for 13 years.) We are also working with SSPRD to provide additional trails to the benches from the parking lot, and a connector to the trails just to the East of Hogback Hill Park. This will be a phased project.

## Holiday Lighting

Whether yours twinkle in multiple colors or sparkle in all white, holiday lights are a must-use element in nearly all homeowner’s seasonal decorating schemes. And those lights—once reserved for the tree—have migrated to both inside and outside the home, from mantels to eaves, windows, trees and shrubs.

While LED lights cost less to operate and last longer than incandescent lights, most holiday lights are still powered by incandescent light sources. That’s changing, thanks to the wider availability of LED holiday lights. In addition to a longer life, LED holiday lights can make an instant impact for everyone by decreasing utility bills and providing a safer light source. The Environmental Protection Agency reports that the U.S. uses 2.22 million kilowatt hours of electricity each year to power miniature holiday lights—or enough electricity for 1,300 homes for a year.

According to the Department of Energy (DOE), LED holiday lights have an estimated lifespan of 40 holiday seasons and are more resistant to breakage—thanks to epoxy lenses—than incandescent versions. But the real impact comes from the cost of electricity. Here’s how the different light sources affect consumption and expenses:

Electricity cost for a 6-foot tree	12 hours a day 40 days	After 10 seasons
Incandescent C-9 lights	\$10.00	\$122.19
LED C-9 lights	\$ 0.27	\$ 17.99
Incandescent Mini-lights	\$ 2.74	\$ 55.62
LED Mini-lights	\$ 0.82	\$ 33.29

***It’s important to remember that in the TrailMark community temporary holiday lighting and decorations do not require approval. However, holiday lights are intended to be temporary and should only be displayed during the holiday season. Lighting 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. Thank you for your cooperation.***

## Garbage Pick-up Delayed to December 27th

TrailMark's garbage & recycling pick-up will be delayed from Tuesday, December 26th to Wednesday, December 27th due to the Christmas holiday.

<http://alpinewaste.com/>

## HOA Assessments Due January 1st

As a reminder, HOA Assessments are due January 1st. If you have any questions, please contact Angie Kelly at Community Resource Services, 303-381-4980. Please note: The dues have increased to \$110 per quarter.

*TrailMark HOA Board*

## TrailMark Christmas Celebration with Santa

Wednesday, December 13th  
5:00-8:30 pm at TrailMark Park

Come join us for an evening with Santa, horse drawn wagon rides, hot cocoa or apple cider, and cookies.

- Carriage rides from 5:00pm-8:00pm. The horse drawn wagon seats 18-20 people and the line will start at the bridge on S. Field Way. The route is S. Field Way to S. Flower Ct. to W. Freiburg Pl. back to the bridge on S. Field Way. Remember to bring blankets to keep warm during the ride and bring your best carols to sing.
- Santa will be there from 5:00pm-8:30pm, available at the playground pavilion for pictures and Christmas wish lists.

*Supplies needed on loan for the night: a 10x10 tent, portable space heaters, portable campfire pits, and any blow up Christmas decorations. Volunteers needed to help set up and take down 10x10 tents, monitor cookies, keep the drinks flowing, stoke the fire pits, and clean up. Please contact the social committee at [social@trailmarkhoa.org](mailto:social@trailmarkhoa.org) and [Deahna\\_Visscher@yahoo.com](mailto:Deahna_Visscher@yahoo.com).*