



April 2018

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## April Calendar

**4/1 - TrailMark News Update**

**4/1 - Quarterly Assessments Due**

**4/6 - CO State Park Pass Special Purchase Deadline**

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

## 2018 Colorado State Park Pass TrailMark Special Purchase

If you would like to get in on the discounted rate for the Colorado State Park pass, send payment of \$49 by April 6, 2018 to Deahna Visscher, 9831 S Flower Ct, Littleton, CO 80127. Please include a self-addressed stamped envelope with your payment and make checks payable to Deahna Visscher. Please also include the LICENSE PLATE NUMBER for each pass you are purchasing.



**Deahna will be ordering passes only for those that she has received payment for by the due date of April 6.**

Your pass will be mailed to you around May 1, 2018 in the self-addressed stamped envelope you provide.

A couple of things to note about the passes:

1. The pass will be valid from 05/01/2018 to 5/31/2019.
2. Your LICENSE PLATE NUMBER is needed when sending payment. This is a requirement from the state.
3. You can buy a second pass for another vehicle in your household for \$35. Bring your pass and the registration for the second vehicle with you to any park entrance for purchase.
4. Colorado Parks and Wildlife also recommends taking a picture of the pass. This can be used 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 windshield 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, visit <http://cpw.state.co.us/buyapply/Pages/ParksPassInfo.aspx>
8. Get out there and enjoy our BEAUTIFUL state.

## Board Members

**President**  
Sally Janssen

**Vice President**  
[Vacant]

**Secretary**  
Mary Kreeger

**Treasurer**  
Amy Howard

**Member-at-Large**  
Kim Gritzmaker

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

## Board Member Needed

The HOA Board is still looking for 1 more board member. If you are interested in joining the Board, please contact our Property Manager, [Angie Kelly](#). We thank you for the consideration in serving your community!



Join Us



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

# From the Design Review Committee (DRC)

## HOMEOWNERS:

Spring is around the corner and now is the time to start planning your external home projects – painting, roofing, landscaping, windows, decks/patios, etc. As a gentle reminder to all homeowners, per Article 4 of TrailMark’s Declaration of Covenants, Conditions and Restrictions, approval is required for any and all external to the house property improvements. Therefore, **ALL** projects must be submitted to the DRC for review and approval **prior** to commencing any work. Thus, we recommend that you get your project requests submitted early to ensure that you get the necessary approvals to commence project work.



Photo by Stacy Van Der Renson

**TrailMark’s Philosophy:** In accordance with the TrailMark Design Guidelines, TrailMark’s planning and design philosophy is consistent, quality design expression of maintaining the original high prairie and foothills environment. Your request will receive a more expeditious review if you adhere to this philosophy.

**Home Painting:** For those planning on external painting of your home, TrailMark has paint sample books with approved paint combinations. Contact the management company at [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org) to review these paint books. In accordance with TrailMark’s design philosophy, TrailMark’s paint schemes are centered on brown earth tones. To allow individuality, complimentary accent colors for front doors, shutters, porch railings, etc. are considered.

**Fence Painting:** The HOA has expanded the options for fences that are the homeowner’s responsibility –

- a. Wing fences: Fences installed on both sides of the house, facing the street.
- 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.
- 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 Fences specifies the approved options for wood fences:

- ◆ Natural, untreated finish
- ◆ A clear, waterproof sealant
- ◆ TrailMark Fence-Fawn (Sherwin Williams)

Over time we have learned that the “untreated” option is no longer the attractive option it once was therefore we have moved away from the option. We encourage homeowners to select another approved color option. With this in mind, the HOA has approved the following additional fence options (Sherwin Williams WoodScapes Semi-Transparent Stain or similar product, which provides increased wood protection):

- ◇ SW3504 Woodridge
- ◇ SW3513 Spice Chest
- ◇ SW3508 Covered Bridge
- ◇ SW3522 Banyan Brown

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

**Landscaping, Fences Replacement, Garage Doors and other projects:** Your best bet is to review the TrailMark Design Guidelines during your project planning phase to ensure that your project meets the guidelines. Deviation from the guidance may delay the review of your project simply to allow for research.

**Project Reviews:** For expeditious review of your project, submit all materials to [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org). For additional information and forms, go to the HOA website at <http://www.trailmark.org/hoa-documents-amp-forms.html>.

The DRC reviews requests the 1st & 3rd week of each month. Please ensure that your request is sent in not later than the Friday prior to the DRC review week, to ensure your request is complete and can be reviewed without delay. If you have any questions, please send them to [designreview@trailmarkhoa.org](mailto:designreview@trailmarkhoa.org).





## Yard Waste Pick-up

There have been many questions regarding the yard waste pick-up for this summer, given the recent changes. Alpine Waste and Recycling has agreed to keep the yard waste pick-up the same as it has been in the past. You can leave yard waste bagged or tied up along side of your trash container. The driver will empty your trash can, get out of the truck, and put the yard waste into the container to empty it again. If you leave yard waste

bagged or tied up next to your trash container, it will be picked up. Keep in mind, large item pick-up is the same in that you must call and schedule it with [Alpine](#) directly. Also, please remember, this pick-up may not be this way forever. Alpine is being gracious in this service for the community and are working to make any transition as easy as possible.

## Alpine Waste & Recycling Automated Sustainability Report for TrailMark

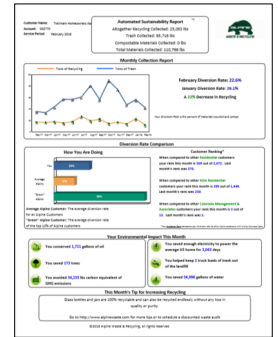
**February 2018**

Total Materials Collected: 110,769 lbs

Trash Collected: 85,716 lbs

Altogether Recycling Collected: 25,053 lbs

[Click on image for full report >](#)



Photos by Chris Keith



Many thanks to  
the Social  
Committee for  
sponsoring  
Saturday's  
Easter Egg  
Hunt!



Photos by Deahna Visscher



# The Importance of Covenant Compliance

A common interest community is a collection of real estate lots that are subject to a declaration document (aka CC&Rs). The lots are subject to the CC&Rs regardless of who owns the lot. When you closed on your home and signed on the dotted line, you as the owner agreed to abide by the declarations of that community.

The CC&Rs are the governing legal documents that set up the guidelines for the operations of the planned community as a non-profit corporation. The CC&Rs were recorded by the County in which the property is located and are included in the title to your property.

The reason the HOA has rules, regulations and covenants is to ensure proper order, harmony and running of the community. Without these basic tenets of organization everyone living in the neighborhood would be free to do as they pleased, leading to many issues and problems related to property values, quality of life, safety, enjoyment of property, overall appearance and maintenance. Homeowners in part chose TrailMark for its appearance, attention to safety and continued maintenance of community.

The TrailMark HOA does not have a full time inspector on site. Inspections are random on purpose and between inspections a violation may occur. We ask that residents do their part in keeping the community neat and attractive by calling or emailing the [compliance officer](#) so she can place the concern on her list for inspection. You can stay anonymous and you don't have to feel as though you are complaining. You are rightfully concerned about a property that is in need of attention.

Keep in mind that a violation of the CC&Rs is not considered an emergency and if you feel an issue is such please call the Littleton Police Department for assistance.

The HOA hopes to gain VOLUNTARY compliance with residents and does not want to issue fines or demanding letters and notices. The homeowner's lack of action or communication will be the determining factor when pursuing further action.

If your property is found to be in violation you may see the following process occur:

**Issuance of a Courtesy Notice** - Please don't take offense to this notice. The Courtesy Notice provides an opportunity to educate and inform residents that a violation has been identified and needs to be corrected. The notice includes contact information, and we encourage residents to ask questions, request extensions if necessary or just inform the inspector that the violation is being addressed. You may already be aware of the problem but that isn't information we are aware of.

**Issuance of an Advisory Letter** - An Advisory Letter may be issued if the first Courtesy Notice appears to have been ignored and the violation is noted during a second inspection. In some cases an Advisory Letter may be the first notice issued depending on the circumstances. We encourage all homeowners to contact the inspector after any notice is issued so the need for further action can be avoided. If the violation remains and you have not made contact with the inspector, the natural assumption will be that you are choosing to ignore the notice.

**Further Notices** - If the violation still remains and no satisfactory communication toward resolution has occurred between the inspector and the resident the HOA can begin to issue fines. This, of course, is not the route the Board wishes to take but the property owner's actions or lack thereof will put the Board in a position where they have to take legal action in order to fulfill their responsibilities to the Community. Again this is something we wish to avoid.

Please keep in mind that there is a specific legal process that is followed and some of these concerns take time to resolve. It is important to refrain from making assumptions that "nothing has been done." You will probably be surprised to find that in fact a lot has been done behind the scenes. If an issue appears to be unresolved, most of the time it is because the owner has failed to respond or has chosen to ignore the notices or in some cases has made approved arrangements for an extension. We encourage you to call Covenant Compliance and ask what the status is of a particular concern before you make that assumption. Specifics cannot be divulged but we can tell you if a property has an open active case.

Remember that you chose to live in a common interest community with rules and conditions. These rules and conditions benefit you in many ways. Having to put your trash containers away at night after pick-up seems silly but if everyone felt that way and left them out no one would like the cluttered look of the community. Removing your basketball hoop from the street or sidewalk may be inconvenient but if everyone placed them in the streets or on the sidewalks, the snow plows and street sweepers will not be effective and the community sidewalks would be impassable for those with special needs, seniors who need a stable place to walk or just the young kids who want to ride their toys on the sidewalk. No one should be forced out into the street.

It is the responsibility of everyone in the community to follow the rules and set an example for others. Property values and appearance are important to everyone especially when your home is your biggest investment.

## HOA Assessments due April 1st

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

TrailMark HOA Board

## Food Truck Thursdays

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 Linda Jagiello

Dates:

May 3 & 17, June 7 & 21, July 19, August 2 & 16

5:30-8:00 pm at S. Field Way near TrailMark Park

## TrailMark Garage Sale

June 1-2, 2018

More info to come...

## HOA Board Meeting

Thursday, May 10th

7:00 pm

Fire Station 19

All are welcome.

## TMMD Regular Meeting

Tuesday, May 15th

6:30 pm

TrailMark Learning Center, 9743 S Carr Way

## TrailMark Concert Series

June 10 - **Ryanhood**

July 15 - **SHEL**

August 19 - **The Barefoot Movement**

Sundays, 5:30 pm at  
Hogback Hill Park



Photo by Ryan Devin

## TM5K & Family Fun Run

October 20th

- Costume contest and prizes for top racers.
- Details on registration and race events to come.
- We are looking for sponsors from neighborhood business owners. If you are interested in sponsoring part of the event, please email the Social Committee at [social@trailmarkhoa.org](mailto:social@trailmarkhoa.org).