



September 2018

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

September Calendar

9/1 - TrailMark News Update

9/5 - Garbage pick-up Day

9/15 - TrailMark Arts & Crafts Show

9/18 - TMMD Regular Meeting

9/20 - HOA Board Meeting

9/25 - TrailMark Night at the Corn Maze

Visit TrailMark.org for the most current neighborhood news.

Board Members

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Sally Janssen

Vice President

Amy Howard

Secretary

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Member-at-Large

Kim Gritzmaker

Email the HOA Board:
board@trailmarkhoa.org

Shea Property Update

During the July HOA Board meeting, the community was briefed on the proposed senior center to be built at the SHEA property site at the TrailMark entrance. As a result of this briefing, the TrailMark Development Advocacy Committee (TDAC) was formed to develop a strategy and respond to the proposal. The TDAC is composed of board members and community volunteers.

To date, the TDAC has met several times to develop a response strategy. They conducted an informal community survey, over a 7 day period, asking the question:

Are you in favor of the initial proposed plans for a 182-unit senior living center on the Shea property?

The survey garnered a 40% household response rate, with 90.5% responding no.

This information was provided to Legend Partners, the potential property owner and builder, during a meeting with TrailMark representatives on August 16th. A recap of this meeting follows:

The property developer, Legend Partners, is actually a division of the commercial real estate company, Legend Properties, representing Shea in the land sale. They are very close with Shea because one of the partners is the commercial broker that represents Shea throughout Colorado. We surmise that he approached Shea with the idea of selling the land and the "listing" of the property.

Present at the meeting were:

1. Four TrailMark representatives
2. Architect
3. Three representatives from Legend partners, including the founder.

Rick, the founder, was clear that one of their four criteria is satisfaction by the community members that their development is good for the community. He asked very early on if this development in TrailMark from the resident's perspective was going to be like "raking water uphill." Our response was that we don't feel we can accurately represent the interests of the community without full disclosure of their vision for this project and that we would prefer information, plans, etc. from them so we can objectively go back to community members to tell them the proposed plans and solicit legitimate feedback.

What we did tell Legend Partners:

1. This was a shocking turn of events based on the interpretation of promises made by Shea regarding their intentions for the land.
2. That a little over 40% of the households had responded and 90.5% of them are not in favor of this project.

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Updates/New Information obtained during the meeting:

1. The first pass at design was a four story development which we knew.
2. The 4-story building has been reduced to 3 stories in certain sections, the result of Shea's intervention stating that they would not allow 4 stories. They also said Shea has been very particular about design criteria.
3. They are not yet prepared to share their vision for what might go in, but committed to after Labor Day.

Following this meeting, a letter was provided to the City of Littleton, Director of Community Development, in advance of the pre-application meeting between the City and Legend Partners on Thursday, August 23rd. You may read the [letter](#) on the HOA website.

To date, the HOA board and TDAC are waiting for a response from Community Development on the results of the August 23rd meeting. TrailMark homeowners and residents are reminded that the City has not yet received a formal proposal for the property. We are waiting for additional information from Legend Partners after Labor Day. In the meantime, the TDAC is pursuing other avenues for meetings with other stakeholders and people who are in a position to advise and assist. We will update the community as additional substantive information is received.

If you are interested in joining the committee, please contact board@trailmarkhoa.org.

TrailMark Night at the Corn Maze

Tuesday, September 25th, 5:00-8:00 pm

[Denver Botanic Gardens Chatfield Farms](#)

8500 W Deer Creek Canyon Rd, Littleton.

\$5 per person. Cash only. Kettle corn, hay rides, barrel rides and face painting are included! Food trucks will be available for food purchase.



TM5K & Family Fun Run registration now open

Celebrate Fall with your neighbors and friends and join us for a morning full of fun on Saturday, October 20th, 2018.

The festivities will include a 5K Run/Walk, a 1 Mile family fun run, face painting and bounce houses! But that's not all because we want to see you and yours in your best Halloween costume, prizes will be awarded for best costumes! Visit our website at TM5KRUN.com for more information.

Registration is now open. [Click here](#) to register.

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.

Notes from the Common Area Committee

Believe it or not, there is a landscaping plan for TrailMark. We also have budget constraints that do not allow us to do everything right now. We are starting at the entrance to TrailMark on the Parkway. The areas to the north are about to be improved dramatically, followed by the completion of the first median closest to the entrance. We have 13 medians in TrailMark. Next spring with a new budget year we plan to enhance the medians with plantings and fresh mulch.



On the corners by the monuments we will be adding additional mulch and covering up the irrigation hoses that have been exposed. We appreciate your patience as we continue to work within our budget.

The parking strip on the north side of TrailMark Parkway is planted as the original landscape architect intended. You will notice tall (Carl Forester and Maiden) grasses between the sections of irrigated and non-irrigated grasses. The non-irrigated native grasses do grow tall and look very natural between the three mowings a year. This is an intended appearance, and part of what makes the TrailMark community more of a natural open space. No it is not all bluegrass and it is not as manicured as Highlands Ranch by design.

You may have noticed the overgrowth of alfalfa by the Hogback Hill sign that got a bit out of control. It is a reminder that this used to be a ranch. Aside from acquiring a small herd of pygmy goats to eat the alfalfa, we are making plans to address the alfalfa and the mowing so the sidewalk will remain friendly to pedestrians.

The Annual Meeting is coming up in November. We need people to return proxies so please be on the lookout for mail with the meeting notice, 2019 budget, and proxy.



2nd Annual
**TrailMark
Arts & Crafts
Festival**

**Saturday
September 15th
2018
9:30am-4:30pm**



9525 S. Johnson Street, Littleton, Colorado

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The TrailMark Arts & Crafts Show event is not sponsored by the TrailMark Homeowners Association and the Association is not liable for any actions resulting from this event.

TMMD Regular Meeting

Tuesday, September 18th
6:30 pm

TrailMark Learning Center, 9743 S Carr Way

HOA Board Meeting

Thursday, September 20th
7:00 pm

Fire Station 19

All are welcome.

TrailMark Night at the Corn Maze

Tuesday, September 25th
5:00-8:00 pm

Denver Botanic Gardens Chatfield Farms
8500 W Deer Creek Canyon Rd

\$5 per person. Cash only. Kettle corn, hay rides, barrel rides and face painting are included!

Garbage Pick-up Delayed

TrailMark's garbage & recycling pick-up will be delayed from Tuesday, September 4th to Wednesday, September 5th due to the Labor Day holiday.

<http://alpinewaste.com/>



TrailMark 2nd Annual Arts & Crafts Festival

Saturday, September 15th
9:30 am - 4:30 pm

9525 S. Johnson Street

Painters, photographers, jewelry artists, crafters and more. Food trucks. Chalk art station and face painter for the little ones.

This event is not sponsored by the TrailMark Homeowners Association and the Association is not liable for any actions resulting from this event.

TM5K & Family Fun Run



Saturday, October 20th
9:00 am-12:00 pm

Hogback Hill Park, 8892 W Trailmark Pkwy

Celebrate Fall with your neighbors and friends and join us for a morning full of fun. The festivities will include a 5K Run/Walk, a 1 Mile family fun run, face painting and bounce houses! Prizes awarded for best Halloween costumes! TM5KRUN.com

[Register now!](#)

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