



October 2018

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

October Calendar

10/1 - TrailMark News Update

10/1 - Quarterly Assessments Due

10/20 - TM5K & Family Fun Run

Visit TrailMark.org for the most current neighborhood news.

The HOA needs your Help

TrailMark Residents,

The Budget Ratification meeting and Annual Member Meeting will be held on Thursday, November 8th. You will receive, in the mail, notice of this meeting with a proxy form. If you cannot attend the meeting, please return your proxy. Every year the HOA struggles to get enough proxies back to meet the quorum requirements set forth in the Governing Documents. If a quorum is not reached, the meeting must be rescheduled and costs the HOA a lot of money as all of the items must be mailed again and additional meetings must be called. Please send back your proxy when you receive it in the mail. If you think your neighbor already sent it, they probably didn't! So please, if you are not going to attend the meeting, send your proxy back. Thank you!

The Annual Meeting also means that Board elections are coming up. Please contact the Property Manager, Angie Kelly (akelly@crsofcolorado.com) if you are interested in running for a position on the Board of Directors. More information about the requirements for these positions can be obtained from Angie Kelly as well.

Board Members

President
Sally Janssen

Vice President
Amy Howard

Secretary
Mary Kreeger

Treasurer
Michael Day

Member-at-Large
Kim Gritzmaker

Email the HOA Board:
board@trailmarkhoa.org

TM5K & Family Fun Run October 20th



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.

[Click here](#) to register.



Join Us



www.trailmark.org

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.

TrailMark Metropolitan District Update

The TMMD is a quasi-government board, elected by you and your neighbors. It is also a property taxing entity, and is responsible for the bonds that paid for TrailMark infrastructure construction, such as roads, sidewalks, gutters and streetlights that were completed when the neighborhood was built out. These bonds were completely paid off earlier this year. The TMMD ongoing responsibilities are the maintenance of Reservoirs #1 and #2 as well as Pond G including mosquito control, etc. They, along with the TrailMark HOA, share the cost of fence replacement, maintenance, painting and repair.

A few years ago, the TMMD mill levy was a hefty 66 mills. With excellent management by the directors the mill levy was gradually reduced to 25 mills. Now that the bonds have been paid off, we have approved a future, temporary, mill reduction to only 4 mills, a reduction of 21 mills off of your property taxes effective in 2019.

Please keep this reduction in mind when voting on the South Metro Fire District asking for a mill levy of 9.25 mills. Should this pass, the City of Littleton will be reducing its mill levy resulting in a net increase to TrailMark residents of 5 mills. We are still getting a mill reduction of 16 mills net (considering the above reduction), should this proposition pass. The South Metro Fire District has committed to placing four personnel on each fire apparatus, to include an EMT or Paramedic. This would include a cooperative agreement and automatic dispatch with West Metro Fire Control District (which borders just north of C470), where they will automatically be sent to our rescue if it is the most available unit. A big benefit to us, since we are at the western-most area covered by South Metro.

What does a “mill” mean to you?

How much is a mill? Well it depends upon the valuation of your property. If you pull out your property tax statement from Jefferson County this may be easier to understand. The county figures the valuation of your property. Then they assess a percentage of that valuation. This year the assessment is 7.2% of your valuation. Take that assessment and divide by 1,000 (a mill) and that is what a mill costs you in property tax.

Example: Let's say your house is valued (by Jefferson County) at \$500,000. 7.2% of 500,000 is \$36,000. Divide that by 1,000 and you get \$36. This is the value of a mill on your property tax.

Of course your property may be valued more or less than the above example, and your mill value will vary depending upon your valuation. We hope this helps you understand a “mill.”

First responders and a Littleton representative discussed the inclusion of South Metro Fire at the September 20th HOA meeting.



Common Area Committee Report

The landscape project at the north side of the entrance to TrailMark and the first median have been completed. It will look even better in years to come once the plants have matured and covered the areas intended.

The HOA has budgeted enough funds to complete all the medians next spring, so you can expect everything to look a bit more attractive as you drive down TrailMark Parkway and Independence.

South Suburban is doing a great job keeping up the trails, even after a downpour of rain. You can help by carrying a plastic bag and picking up anything that does not belong in our beautiful natural environment.

Would your business like to sponsor this year's Holiday Lights Contest?

TrailMark will be recognizing its beautiful holiday displays again with another Holiday Lights contest! The Communications Committee is looking for three TrailMark residents with businesses that would like to sponsor the Amazon Gift Card prizes: First place prize is a \$100 gift card, second place is \$50, and third place is \$25. Your business name and a link to your website will be published with the contest.

Interested residents should send an email noting the amount that their business would like to sponsor to communications@trailmarkhoa.org. Amount requests are on a first-come first-served basis. Residents will not be disqualified from the contest if their business is a sponsor.



2017 Winner - Williams Residence

**Regular
garbage
pick-up day
October 9th**

No delays due to the
Columbus Day holiday.



**PLEASE BE
NEIGHBORLY**

**Trim
overhanging
tree limbs so
pedestrians can
walk on the
sidewalks.**

Friendly Reminder about Holiday Decorations

All exterior holiday decorations and lights utilized as season displays 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

TM5K & Family Fun Run

Saturday, October 20th

9:00 am-12:00 pm

Hogback Hill Park, 8892 W Trailmark Pkwy



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[Register now!](#)

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.

HOA Assessments Due October 1st

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

TrailMark HOA Board

TrailMark Night at the Lights is Back!!

Tuesday, December 11th

5:00-8:00pm

Denver Botanic Gardens Chatfield Farms

Hay Rides and Pictures with Santa! Cookies, Cider and Hot Chocolate!

\$5/person CASH ONLY. Under 3 is free.

Photo by
Robert Cannady

