



Happy Spring -

Here's the annual update from the TrailMark Metro District (TMMD):

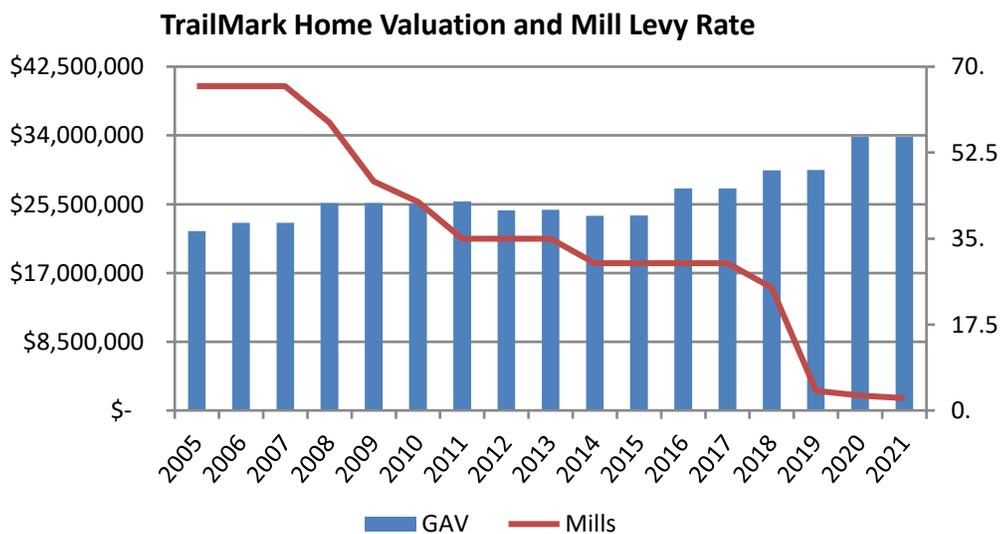
FOR THOSE NEW TO THE NEIGHBORHOOD – What is the TrailMark Metro District?

The TrailMark Metropolitan District (commonly referred to as “TMMD”) is a quasi-governmental entity and is a separate organization from the TrailMark Homeowners Association (HOA), a private organization. While the TMMD and HOA occasionally collaborate on some neighborhood issues, both organizations have their own Board of Directors and completely different purposes. The TMMD sets an annual mill levy for TrailMark property owners. Beginning in 2020, taxes collected by TMMD will primarily be used to maintain the health and quality of the neighborhood’s ponds and reservoirs; for the annual painting of split rail fencing; for TMMD general operating costs.

MILL LEVY (TAXES)

Even without a reassessment in TrailMark Taxable Assessed Valuation, the TMMD was able to lower the certified Tax Mill Levy to **2.5 mills for 2021**, a decrease of .5 mill from 2020.

One mill is equal to 1/1000 of a dollar of the property’s assessed value as determined by Jefferson County. The chart below shows the annual mill rate for TMMD and the Average Assessed home value (GAV) since 2005. More information on TMMD Taxes and Mills can be found under the TMMD tab on the TrailMark web page (www.trailmark.org).



TMMD BOARD CHANGES

Ray Hallquist was elected to the Board in May, 2020. As there was only one candidate for two Board positions, a vacancy was declared and the Board appointed Rick Handley to fill the position until the next election, May 2022.

RESERVOIRS AND PONDS

TrailMark has 2 reservoirs and 2 ponds for which TMMD is responsible. TMMD contracts a specialist to maintain the quality of the water and health of these water bodies. Maintenance includes things such as algae monitoring and treatment, debris removal from outlet areas and aeration system maintenance. Fairview #1 is the largest body of water and had outlet work in 2020 with more expected in 2021. Water releases are required per legal water agreements but the water depth allows for fishing and is stocked yearly. Fairview #2 is a shallow reservoir and therefore not a healthy environment for fish. Both reservoirs have aeration systems to improve the water quality.

Pond G (north of the 'sledding' hill) required outlet maintenance in 2020. Pond G was originally constructed to be a detention pond to slow TrailMark's water run-off as it flows to the Denver Botanical Gardens. However, during the past few years there has been a significant buildup of silt at the outlet effectively making the operation of the outlet ineffective. As a result of the reduced flow of water through this outlet, the water level in the Pond increased to a level never anticipated in its construction. To restore the function of the outlet and lower the water level to its original design, the TMMD contracted a company to remove this buildup of silt during the early part of 2020. With the completion of this project, you will notice a permanent reduction in the water level of Pond G consistent with its original design.

FENCES

The annual painting of the common area 3-rail fence (split rail) will continue as it has in past years. This painting is broken into segments: Filings 1 & 5 painted one year, Filing 2 the next year, Filing 3 & Star Canyon the next, Filing 4 the last. The TMMD is responsible for the annual fence painting while the HOA is responsible for fence maintenance and repairs; the TMMD and HOA cost-share for these responsibilities.

This spring, Filing 3 and Star Canyon will be painted by Gantner Painting. The painting crew will not need to enter yards but will instead shield your yard while painting the outside of the fence. The inside of the fence is the responsibility of the homeowner and may be painted according to TrailMark Design Guidelines. Gantner crews will offer homeowner painting with this filing. Homeowners must contract with Gantner directly and information will be provided to Filing 3 homeowners. The interior of Star Canyon fences will be done by Gantner and paid for by the Star Canyon HOAs. Please remove any vegetation or items attached to the fence so the crews can do a thorough job.

UPCOMING MEETINGS

The TMMD meeting calendar for 2021 is noted below. All meetings begin at 6:30pm and are held via Zoom for the time being.

- January 19, 2021
- March 16, 2021
- May 18, 2021
- July 20, 2021
- September 21, 2021
- November 11, 2021 - Annual Budget Meeting held in conjunction with the HOA

MORE INFORMATION REGARDING THE TMMD CAN BE FOUND UNDER THE TMMD TAB ON THE TRAILMARK WEBSITE @ www.trailmark.org