

TrailMark Metropolitan District November 2014 Update

The TrailMark Metropolitan District (TMMD) is a quasi-governmental entity comprised of five elected board members. The TMMD, which is a separate entity from the HOA, has many distinct responsibilities; it has the taxing authority to collect taxes to pay off bonds used to finance the neighborhood infrastructure and managing the water rights in the neighborhood. The District is also responsible for the maintenance and upkeep of the neighborhood ponds and cost sharing with the HOA for the community fence maintenance and repair. For more information about the TMMD responsibilities, check out our service plan on the TrailMark HOA website under the heading Metro District (TMMD) >TMMD-Legal/Compliance> Service Plan.

In September, there were reports of a strong odor at the Beaver Pond (Fairview Reservoir #2). We experienced heavy rains prior to reports of the odor. The rapid inflow of water into the pond likely stirred up the silt and muck from the pond floor, bringing the odorous organic materials to the surface. It was also observed that the spillway from the pond was clogged with debris impeding the overflow from escaping the pond.

To rectify the issue, a number of steps were taken. First, Aquatics Associates (the company TMMD uses to keep the ponds healthy and well maintained) applied an application of algaecide to treat the algae blooms observed in the pond. Second, TMMD Board members, as well as a neighbor in community, removed the debris at the mouth of the spillway, thus improving overflow water drainage. Lastly, the aeration devices in pond were turned off for a short period of time to prevent the continued stirring of debris.

Looking forward, the TMMD is looking into adding metal plates (to be installed by Aquatics Associates) to further raise the aerators from the pond bed hopefully reducing any further instances of debris stirring. Work on this effort would likely occur sometime in the spring. The pond could use more/stronger aerators, but there currently is not enough power provided by the onsite solar system (there is not a direct power source at the pond). The TMMD will continue to monitor the aerators and may need to consider alternative power solutions should the odor return in the future. Finally, all pond aerators will be turned off for winter in the beginning of December through mid-March.

Also in September, board members from both the TMMD and the HOA met for a joint study session. Topics included brainstorming ways to improve communication between boards and with the community, website improvement, and the shared responsibility for the neighborhood fences. Both groups agreed there is a lot of value to continue to hold regular joint study sessions. The next session is tentatively planned for February.

At the most recent TMMD meeting, the board ratified the 2015 budget and certified the community mills at 30, the same mil assessment as 2014. The TMMD is planning to pay off the 2015 bond early, saving approximately \$21,000 in interest payments. Once paid, there are three remaining bond obligations outstanding which will be paid off in succession until 2018. More information on bond payment and taxes in TrailMark can be found on the TrailMark HOA website under the heading Metro District (TMMD) >Financial Docs.

Members of TMMD and other TrailMark residents meet with South Suburban Parks and Recreation (SSPR) semi-annually to discuss matters that involve TrailMark and SSPR. The last TrailMark meeting with SSPR was held on 9/18/14. Some of the topics covered included: a discussion to update signage at Fairview #1, the prairie dog community abutting parts of TrailMark, the playground port-o-let installation schedule and suggestions were solicited from the HOA's Common Area Committee representatives for projects SSPR could undertake for our community with the 2015 Jefferson County Grant.

TrailMark Metro District meetings are held on the third Tuesday of every other month (starting in January) at TrailMark Learning Center at 6:30pm. The next meeting is scheduled for January 1, 2015 at 6:30pm - residents are invited and encouraged to attend.

Thank you for all of the feedback over the past few months. The TMMD will be actively working to improve communication with the neighborhood and increase the transparency into the board's business. As a start, we plan to begin work to improve the TMMD section within the HOA website. Community feedback is welcomed and encouraged. Please email any suggestions to board@tmmd.org