

TrailMark Tracks

Summer 2014

**Keeping
TrailMark
Beautiful**

TrailMark Wildlife
FALL FESTIVALS

Photo by Robert Cannady

"We would do well to slow down a little, focus on the significant and truly see things that matter most"
- Dieter Uchtdorf

Homeowners Association

trailmark.org

Board Of Directors

President, Frank Melara
Vice President, Sally Janssen
Secretary, Candace Cooledge
Treasurer, Sandy Farish
Member at Large, Amy Stuart

TrailMark Committee Chairs

Common Area Committee, Karla Rogers
Communications Committee, Jason Sporer
Design Review Committee, Stephen McKeon
Finance Committee, Lesa Rangel
Social Committee, Juli Hill
Newsletter Editor, Lauren Filter

Management Company

Colorado Management & Associates, Inc.
7430 E. Caley Ave., #120E
Centennial, CO 80111

Phone - 303.468.3746
Fax - 720.748.3021
Email - NHenricks@coloradomanagement.com

Community Manager, Natasha Henricks

2014 Newsletters

Please submit your newsletter content and ads to lafilter93@aol.com by the due dates listed at TrailMark.org to avoid delays.

Reminders will be sent out 2 weeks prior to the publication date. Let your newsletter editor, Lauren, know at the above email address if you would like to be placed on this email reminder list.

Content is due November 21 for the November 28th target publication date of the winter newsletter.



Please remember that the TrailMark HOA requires that all dogs must be kept on leash when they are outside of a fenced area [your backyard]. If your dog needs to be off leash for exercise or training, there is a dog training park available across the street at Chatfield State Park. Please be considerate to your neighbors and keep your dogs leashed. Thanks, your HOA.



Bear Sighting in TrailMark

The HOA Board has received a report of a bear near homes between S Dover Way and S Dudley Way Friday night, July 25th. If you see a bear in the neighborhood, please report it to Colorado Parks and Wildlife, 303-791-1954 or after hours emergency call the Colorado State Patrol, 303-239-4500.

All residents are encouraged to:

**~ Remove all bird feeders.
~ Put trash out only on the morning of pickup.
Do not leave trash outside overnight**

**~ Keep garage doors closed when not in use.
~ Close and lock all ground level windows and doors.**

**For more information on how to bear proof your home, visit
www.wildlife.state.co.us/bears.**

Bull Snakes 101

- Bull snakes have no rattle and keep their tail close to the ground. Rattlesnakes have rattles and elevate their tail.
- Bull snakes are generally cream or pale color, while rattle snakes are darker with more contrast.
- A bull snake's body is more stream like, thinner and narrower towards tail. Rattlesnakes are thicker, especially in their mid-section.
- A bull snake's head is identical to the size of its body and has circular eyes. rattlesnakes have a triangular head with vertically oriented eyes (like a cat).
- Bull snakes lay eggs; rattlesnakes have live birth.
- Bull snakes are our friends. Bull snakes keep the mice and food items in check which help keep the rattlesnakes away.



Bull Snake: Good Guy



Rattlesnake: Bad Guy

Trimming and Painting for Safety

With the new school year beginning, our safety committee has noticed that some of our medians along TrailMark Parkway have grown quite beautifully, but have also created a hazard to those crossing the street. In an effort to remedy the safety issue, and keep our medians looking beautiful, we have consulted with a traffic expert. As a result of our consultation, we have agreed to have some of the trees pruned, and some removed to provide better visibility for both pedestrians and drivers.

We will also be having additional crosswalks painted along TrailMark Parkway at Dover, Everett, Flower, Danzig, and Cambridge to help us all be more aware that these are heavily traveled and crossed every day. The City of Littleton will be out painting these in late August or early September.

Finally, we are considering installing a solar Rectangular Rapid Flashing Beacon (RRFB) at Flower and TrailMark Parkway. This would allow pedestrians to push a button alerting drivers that there are pedestrians wishing to cross the street. You can see the RRFB at the following website:

<http://www.tapconet.com/solar-led-division/rectangular-rapid-flash-beacons?gclid=CLH94fqEhMACFWWho7AodeHQAARA>

Let's all have a fantastic, safe fall.

Please Don't Feed the Bears!

One of the joys of living in Trailmark is our proximity to the open space and the wildlife that inhabits it. Unfortunately, sometimes the wildlife decides to come visit us, or, more specifically, our trash.

We have had several black bear sightings in the past few weeks.

Black bears are omnivores with an extremely good sense of smell. They are opportunistic feeders which means that they will eat any food they find available (garbage, birdseed, pet food, etc). Once bears become habituated to people and people food, they become a danger and have to be either relocated or put down.

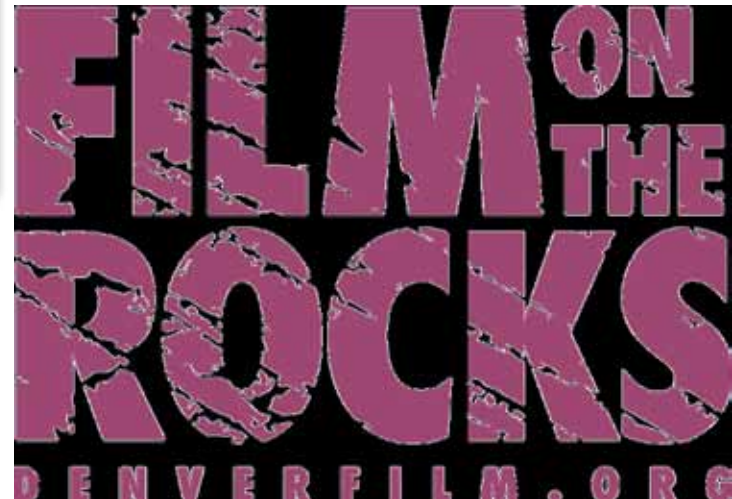
PLEASE DO NOT STORE YOUR GARBAGE CANS OUTSIDE where a bear can gain access. Keep them in the garage until the morning of trash pick-up. Do your part to keep the bears wild and out of the neighborhood. Remember "a fed bear is a dead bear."

If you see a bear in the neighborhood, please report it to Colorado Parks and Wildlife, 303-791-1954 or after hours emergency call the Colorado State Patrol, 303-239-4500.



Have you seen our coyotes?

We strategically placed cardboard coyotes by the playground and the shelter at Hogback Hill in an effort to try to keep the geese at bay. The feedback was positive and the geese steered clear of the cutouts. Unfortunately, our cardboard coyotes disappeared not long after they were put up. The HOA is looking into purchasing more permanent fixtures to help ward off the geese and keep our playground and shelters goose (poop) free.



Common Area Committee

A huge THANK YOU to South Suburban Parks and Recreation District for the amazingly fast response of repairing our eroded SSPRD was out on so fortunate to have in the trails.

Many of the shrubs growing out of control, reached their useful life. The CAC has walked TrailMark Parkway and the landscaping contractor's goal is to keep TrailMark not overly manicured, and many of the junipers are trimmed flat to maintain Landscaper's bids for removal of most of the dead, is in for approval for work to begin.

This pruning and removal process will medians as necessary. Concerns have Safety Committee regarding speeding coupled with a possible need for more marked crosswalks, especially at the Holland intersection. The CAC is also applying to the HOA on TrailMark Parkway, crosswalks, and addressing the visibility concerns, as mentioned above, but the crosswalks discussion is between the Safety Committee and the City of Littleton, who owns the streets and authorizes and carries out those changes.



along TrailMark Parkway are and some have of 12 to 15 years. the entire length of Independence with for three times. Our looking natural, and shrubs, especially sidewalk space. The junipers and replace-diseased or overgrown

TrailMark Solar Systems Requests:

The TrailMark Design Review Committee (DRC) has created a checklist to simplify solar system requests. This checklist contains a sentence for each requirement in the TrailMark Solar Systems guidelines. Each checklist item must be checked (answered) with an unqualified yes or the application may not be approved. Please ensure that the checklist is signed by the homeowner.



Homeowners should work with your solar energy installation company to understand each item, then complete and submit the checklist with your DRC request. The solar system checklist can be found at:

http://trailmark.org/uploads/HOA_Checklist_Solar_System_Installation.pdf

The TrailMark Solar System Guidelines can be found at:

<http://trailmark.org/uploads/SolarGuidelines2012.pdf>

Questions should be directed to the TrailMark management company:

TrailMark Homeowners Association, Inc.
c/o Colorado Management & Associates, Inc.

7430 E. Caley Ave., #120
Centennial, CO 80111

Phone: (303)-468-3746; Fax: (303)-730-0953

Community Manager: Natasha Hendricks

Email: nhendricks@coloradomanagement.com or MChavez@ColoradoManagement.com



Homeowners!!! It is time to consider your outside projects for 2014! The Design Review Committee (DRC) is ready to assist you with getting your projects approved and is providing this update on the guidelines you should consider during planning. **Remember, it is the homeowner's responsibility to obtain DRC approval before any improvements begin.**

Exterior projects include:

Exterior house painting, landscaping (front and back yards), retaining walls, solar systems, play houses/equipment, basketball backboards, hot tubs, dog runs, lighting, sheds, decks, patios, patio covers, gazebos/pergolas, roofs, driveways, sidewalks, fences, gates, awnings, lighting, greenhouses, building additions, doors, windows, garage doors, satellite dishes and structures in the yard.

Request process:

The Declaration of Covenants, Conditions and Restrictions and the Design Guidelines provide the guidance to plan and submit requests. The Covenants and the Guidelines can be found in the Documents & Forms section of the TrailMark.org website at:

http://trailmark.org/uploads/TrailMark_HOA_Covenants.pdf

http://trailmark.org/uploads/TrailMark_Design_Guidelines.pdf

All requests for exterior projects are submitted to Colorado Management & Associates, Inc., TrailMark's management company, who consolidates and provides the information to the DRC for consideration. The DRC meets to review the requests the 1st and 3rd Wednesday of each month. All requests should be received by the management company by the Friday previous to the DRC meeting. The DRC returns its decision to the management company who will follow-up, in writing, to the homeowner.

Request submission:

All exterior home improvement requests are submitted using the *Home Improvement Request* form and the *Home Improvement Request Re: Access to Yard to Complete Proposed Improvements*, signed by the homeowner.

These forms can be found in the Documents & Forms section of the TrailMark.org website at:

http://trailmark.org/uploads/HOA_Home_Improvement_Request_Form.pdf

http://trailmark.org/uploads/HOA_Home_Improvement_Yard_Access.pdf

When submitting your request, you must describe the improvement in detail. With the *Home Improvement Request* and the form *Re: Access to Yard to Complete Proposed Improvements*, the following information must be provided: plot plan of the property showing the location and dimensions of the improvement, brochure(s), picture(s) and/or drawing(s) which describe the improvement, descriptions of the materials, the colors and composition of the materials, samples of the colors and materials. Failure to provide complete information will delay the review and approval of your request.

All documents should be submitted via mail, email or fax to:

TrailMark Homeowners Association, Inc.

c/o Colorado Management & Associates, Inc.

7430 E. Caley Ave., #120

Centennial, CO 80111

Fax: (303-730-0953)

Email: nhendricks@coloradomanagement.com or MChavez@ColoradoManagement.com

Check your ash trees for the Emerald Ash Borer

In September 2013, Emerald Ash Borer was confirmed in Boulder, Colorado.

"Emerald ash borer is a species native to parts of eastern Asia that was accidentally introduced into North America, probably sometime in the 1990s. The species of ash that are native to North America have very little resistance to this new pest and emerald ash borer is devastating to the kinds of ash trees grown in the state. It is expected that emerald ash borer will ultimately kill almost every unprotected ash tree presently growing in North America." (CSU Extension website)

As of the today, the Emerald Ash Borer has not yet been confirmed in our neighborhood. However, it is only a matter of time before the insect travels here. A lot of good information regarding how to protect your ash trees from this non-native pest can be found at this website: <http://bspm.agsci.colostate.edu/files/2014/02/EAB-control-options-February-11.pdf>

Calling 911 from TrailMark: a few important tips

If calling from a cell phone:

- Your location / address will NOT be known to the dispatcher when calling from a cell phone.
- Be prepared to provide your location/address to the dispatcher.
- When reporting your location/address, TELL the dispatcher **West Metro** is TrailMark's first responder.
- Be aware that your call could be transferred more than one time to alert responders.
- Don't panic - remain calm!

Is this the year to repaint your home??

The Design Review Committee reminds residents that exterior painting requires prior written approval.

Article 4.1 of the Declaration of Covenants, Conditions and Restrictions requires the approval of the Design Review Committee for **ANY** Improvement to the Property.

Article 4.9 states "Any decision of the Design Review Committee shall be made within thirty (30) days after receipt by the Design Review Committee of **ALL** materials required".

The DRC has books of TrailMark's approved paint color combinations available for review. To sign out the paint books, contact:

TrailMark Homeowners Association, Inc.
c/o Colorado Management & Associates, Inc.

7430 E. Caley Ave., #120

Centennial, CO 80111

Phone: (303)-468-3746; Fax: (303)-730-0953)

Community Manager: Natasha Hendricks

Email: nhendricks@coloradomanagement.com or MChavez@ColoradoManagement.com

The DRC appreciates the desire of some homeowners to add a unique quality to their home. If a homeowner wishes to paint the house using other than an approved color combination, the homeowner must submit the Home Improvement Request form which can be found in the Documents & Forms section of the TrailMark.org website at:

http://trailmark.org/uploads/HOA_Home_Improvement_Request_Form.pdf

It is imperative that you submit a complete proposal request which includes the paint brand, the color names and numbers, the proposed location for each color (siding, trim, shutters, front door, porch railings, fascia, garage door, etc.), and real (not scanned or photo-copied) paint chips/samples/swatches that are large enough to represent the paint colors.

Please keep in mind that TrailMark encourages "brown earth tones" that are meant to complement and blend with the neighborhood's consistent, attractive appearance and natural surroundings.



Do you like the Concerts, 4th of July events, Corn Maze, and other neighborhood events? VOLUNTEERS needed to help these events go on. Help a little or a lot. Please email Juli Hill, at juliwh@msn.com, if you would like to get involved.



South Suburban PARKS AND RECREATION

Back to School Party!

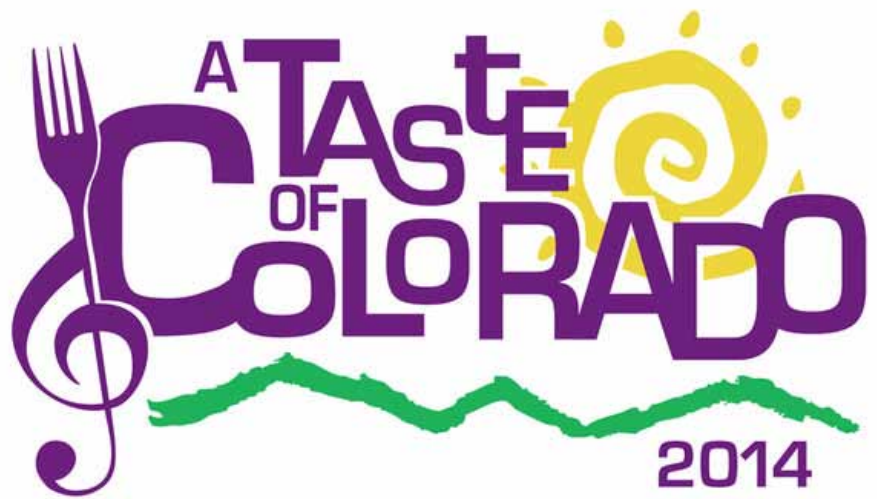
Saturday, August 23, 1-4 pm
Family Sports Center
6901 S Peoria, Centennial

Bring your family and come use all that the Family Sports Center has to offer! Unlimited ice skating, bumper cars, mini golf, inflatable obstacle course, laser tag, eXergame zone, rock wall, plus all you can eat ice cream! Great way to kick off the school year with the whole family. Fee: \$12/\$10 R. Concessions and arcade games extra cost. For more information, call 303-708-9500.

Puppy Paddle

Saturday, September 6, 10 am-2 pm
Holly Pool
6651 S. Krameria Way, Centennial

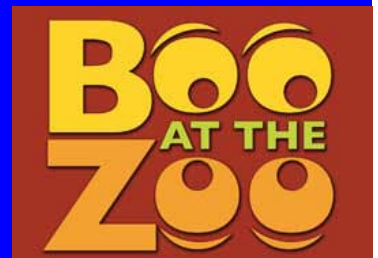
Come bring your furry friend for a dip in the pool. Only dogs may swim at this event. \$7 pre-pay by 7 pm Thursday, Sept 4. Starting Sept 5 and at the door, fee: \$8 and \$2 for additional dog(s). For more information, contact marcg@sspr.org.



Taste of Colorado - August 29-September 1 - Civic Center Park
Festival Italiano - September 6-7 - Belmar Center



TrailMark Night at the Corn Maze - September 23, 5-8pm
Pumpkin Festival - October 10-12 - Botanic Garden at Chatfield
Fright Fest - Weekends in October - Elitch Gardens
Boo at the Zoo - October 25-26 - Denver Zoo



Oktoberfest
LODO
Sept. 10-21 & 26-28

Denver Beer Festival
Convention Center
Sept. 26-Oct. 4

Great American
Beer Festival
Convention Center
Oct. 2-4

Run the Rocks
October 12

Scream Scram
October 17

Zombie Crawl
October 18

Denver Gorilla Run
November 2





DID YOU ENJOY YOUR COOKIES? Just a tiny indication of the kind of personal touch that Stacey offers.

Stacey Potts is YOUR personal Trailmark Realtor®! Not only does she have the experience of having lived, for many years, in Trailmark, she consistently does diligent homework and knows all the statistics and details associated with buying or selling in this stunning neighborhood.

If you are ready to sell or buy in Trailmark, Stacey is the Realtor® for you! She is dedicated to serving and protecting all your real estate interests and has a proven record for getting top dollar for her sellers and negotiating the best price for her buyers. Most importantly, you will ENJOY working with Stacey—she loves each and every one of her clients, and it shows!

RECENT SALES IN TRAILMARK (in the past 60 days):

9826 W Baden, sold 8/6/2014 for \$597,000, 100% of list price
9546 W Avalon Dr, sold 7/17/2014 for \$565,000, 99% of list price
9889 S Field Way, sold 7/28/14 for \$538,000, 100% of list price
9698 S Johnson Way, sold 6/27/14 for \$530,000, 99% of list price
9612 W Belfast Dr, sold 7/17/14 for \$530,000 99% of list price
9600 S Flower Way, sold 6/27/14 for \$525,000, 100% of list price
9748 S Johnson Way, sold 7/31/14 for \$518,000, 97% of list price
9884 S Iris Ct, sold 6/24/14 for \$434,900, 100% of list price
9713 S Carr Way, sold 6/27/14 for \$423,000, 101% of list price
9765 S Garland Ct, sold 6/30/14 for \$408,500, 101% of list price
9699 S Jellison Way, sold 7/18/14 for \$405,000, 92% of list price

Trailmark homes are selling with an average of only 9 (NINE!) days on market!

Call TODAY for a free market valuation of your home or to view homes for sale in Trailmark!

Let's start getting to know each other so we can make your dream of selling your current home and/or buying a new home a reality.

The market is still hot; the buyers are chomping at the bit for homes; sellers are getting the most out of their investments; interest rates are still low; lending has eased up on qualifications—so,
THE TIME IS NOW! Give me a call!

STACEY POTTS, Realtor®, ABR, SFR
720-635-2110





Angel Share Kitchen & Pub -Something Delicious Just Down the Hill-

Angel Share Kitchen & Pub serving Roxborough Park for over a year and like a fine wine is becoming better with age. A new menu starting August 12 th, with heartier plates that satisfy all tastes. An inviting atmosphere that thrives on building community relationships paired with locally grown and inspired cuisine, cocktails, wine and beer. We feature daily innovative food and drink specials with a relaxing patio to entertain friends and family. Join us for our monthly wine dinners, which provide an opportunity to tour the world's wine and cuisine.

Weekly Happenings:

Two for Tuesday: double points on customer loyalty card.

Wine down Wednesday: ½ priced select bottles of wine

Thirsty Thursdays: \$5 Martinis.

August Happenings:

Live music August 12 Matthew Szlachetka: <http://matthewszlachetka.com/>

Restaurant week August 23-29

What your neighbors are saying...

Best food, wine and dining experience we have had in a very long time! Amazing! - Amy R.

With its cozy atmosphere, delicious plates that any foodie would admire, and reasonable prices Angel's Share is quickly becoming our regular haunt. - Angela A.

Love the food and staff! Wonderful to have such a great place right in our neighborhood. -Kim D.

Finally some really GREAT food in Northwest Douglas County. Innovative dishes, superbly prepared. -Jan J.



**THE BEST
THINGS
ARE WORTH
SHARING**

REFER A FRIEND AND YOU BOTH SAVE

Learning is more fun with friends. And now you can invite others to experience the joy of learning and the nurturing care that happens at Trailmark every day. And when you do, both you and your friend will receive a **free week of tuition.***

Ask your Center Director for ideas on how to engage your friends —perhaps schedule a personal tour or invite them as VIP guests to an upcoming center event. We want them to feel at home with some TLC!

ASK YOUR CENTER DIRECTOR HOW TO ARRANGE A VIP TOUR FOR YOUR FRIENDS!

Trailmark Learning Center

Kelly Littrell

9743 S Carr Way Littleton, CO 80127

klittrell@cclc.com

www.cclc.com/tlc



Child Care Centers

* Offer expires 12/31/2014. The one week tuition credit will be applied to referred and referring families' accounts after the referred child has been enrolled at a CCLC center for 90 days. Offer has no cash value, cannot be used in conjunction with any other discounts, and is subject to center participation and space availability. Additional restrictions may apply. Tuition and other normal fees will be charged. Terms are subject to change. See Center Director for details.

SOLD in 12 DAYS!



9748 S. Johnson Way

Thank you to those who helped with our 4th of July celebration.

Your dedication and generous time, I so appreciate:

Kathy Verreyen and Juli Hill - Head of Social Committee

Lizzie Blaschke Dr. Olydroyd's Office

Clara Coffey Jasmine Plancarte

Day Care Center Joyce & Sherman Steed

Lauren Hill Cindy & Jim Thimes

Littleton Police Department Wildermuth Family

I gratefully thank Boy Scout Troop 47

LISTED



\$465,000

9896 S. Johnson Court

**What's Going on in TrailMark
January 1 - July 15, 2014**

Total Homes Sold 24

Active Homes 6

Avg. Sales Price \$445,128

**Do you know
someone
who would
love to "Live
the DREAM"
in
TrailMark?**

**These homes
are
available!**

Looking for results? I can sell your home too!

Call Sunny Puckett at 303-904-4364

www.sunnysdenverhomes.com



TrailMark

**Market Statistics
January 1, 2014 – July 15, 2014**

STYLE	SQUARE FOOTAGE	FLOOR PLAN	AVG. SALES PRICE	AVG. DAYS ON MARKET	NUMBER OF HOMES SOLD	AVG. PRICE PER FIN. SQ. FOOT
2 Story	1676 – 2277	Huron	\$375,350	84	2	\$157
2 Story	1813 – 3285	Shavano	\$402,179	10	6 1 Backs To Open Sp	\$178
2 Story	1961 – 3484	Crestone	\$415,167	5	3	\$165
2 Story	2100 – 3781	Windom	\$431,250	23	2	\$141
2 Story	2567 – 4348	Rosewood	\$508,633	154	3 2 Back To Open Sp	\$129
2 Story	2667 – 4484	Edgewood	\$510,000	8	1	\$187
2 Story	2894 – 4545	Cherrywood	\$480,000	55	2 1 Backs To Open Sp	\$161
2 Story	2780 – 3279	Hunter Bluff	\$525,000	11	1	\$121
2 Story	3098 – 5034	Timber Ridge	\$555,000	17	1 Backs To Open Sp	\$167
Star Canyon						
Ranch	2091 - 3280	Patio Home	\$370,000	7	1	\$113
2 Story	2996 - 3293	Patio Home	\$449,950	8	2	\$136

NEIGHBORHOOD OVERVIEW AVERAGE (Excluding Star Canyon)

- ❖ SALE PRICE: \$445,128
- ❖ DAYS ON MARKET: 43
- ❖ PRICE PER FIN. SQ. FOOT: \$156
- Including Star Canyon
- ❖ TOTAL SOLD: 24 (5 Back To Open Space)
- ❖ ACTIVE LISTINGS: 6
- (8 homes presently under contract in TrailMark)

There are almost the same number of homes going under contract that come on the market.

Let me price your home correctly and it will sell quickly!

Call Sunny.

303-904-4364

www.sunnysdenverhomes.com