

# TRAILMARK TRACKS

## Community Sponsored Agriculture (CSA) at the Denver Botanical Gardens.

This is the second year for the Denver Botanic Gardens community garden - officially called the Community Sponsored Agriculture (CSA) program. This is a great opportunity for anyone to get farm fresh produce all summer long! In exchange, you either purchase a share of the farm or do a combination purchase / volunteer work of the farm. Many of us in TrailMark participated in the program last year and enjoyed the fresh, organic, non-pesticide produce all summer long. Yum!



The CSA manager and grower will be at the March HOA meeting. If you want to learn more about the program, come to the HOA meeting or contact the Denver Botanic Gardens. You will have the opportunity to purchase shares at the HOA meeting.



Photos courtesy of Denver Botanical Gardens.

Thank you to the TrailMark sponsors for supporting our community! You will see their ad in this newsletter and their information is also displayed on the TrailMark web site in the sponsor section.

- Sunny Puckett: ReMax
- Armour Roofing and Exteriors
- Living Car Wash
- Stellar Painting and Remodeling

Support our sponsors. When you use their services tell them you saw their company information in the TrailMark publications.

Do you have a business you want to get more exposure with the TrailMark community? Become a TrailMark sponsor! Get more information here: [http://trailmarkhoa.org/Supporters\\_of\\_TrailMark.html](http://trailmarkhoa.org/Supporters_of_TrailMark.html) or email [communications@trailmarkhoa.org](mailto:communications@trailmarkhoa.org).

## Winter 2011 TrailMark Homeowners Association

[trailmarkhoa.com](http://trailmarkhoa.com)

### Board Of Directors

President.....Karen Millsbaugh  
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Vice President.....Wayne Lupton  
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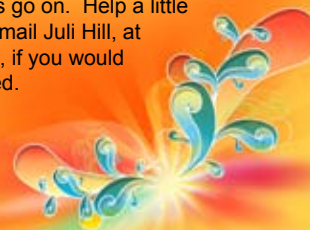
Colorado Management, Inc.  
13900 E. Harvard Ave., Suite 330  
Aurora, CO 80014

Phone - 303.468.3746  
Fax - 720.748.3021  
Email - [tcollins@coloradomanagement.com](mailto:tcollins@coloradomanagement.com)

Community Manager, Tina Collins



Do you like the Concerts, Corn maze, 4th of July Events? VOLUNTEERS needed to help these events go on. Help a little or a lot. Please email Juli Hill, at [juliwh@msn.com](mailto:juliwh@msn.com), if you would like to get involved.





## RoundUp Winter 2011

As we begin 2011, we begin with a change. Our TrailMark community has grown for 10 years now. Just take a look at all the trees that have been planted; the parks that have been improved; and the number of trails, wildlife and children who have grown up as well. The HOA has decided to change management companies. The Board interviewed five companies and then made their choice based on a large number of criteria. We have chosen Colorado Management and Associates, Inc. You are invited to join us to welcome our new management company and new manager, Tina Collins, at the next meeting of the HOA on March 10th at the Daycare Center at 6:30 pm. Tina brings to TrailMark a great number of skills needed for TrailMark and is highly personable. If you have any questions, feel free to call or email her with your questions. Her email is [tcollins@coloradomanagement.com](mailto:tcollins@coloradomanagement.com) or you may call her at 303-468-3746.

Has the wind been blowing almost every Friday on our Trash Days??? It definitely seems like it! Alpine Waste and Recycling would like to make some suggestions. Our covenants state that trash is to be put in tightly, lidded containers and put out with the cover in place. This covenant is important because TrailMark is a natural habitat for animals-bears, raccoons, coyotes and other critters. If all of us do just this: using the lids with the containers; then this will help to keep the trash from sailing all over TrailMark and will also keep our wildlife from helping themselves to a free meal. It is also suggested that you label your containers and your lids with your address. If neighbors find these lids and containers down the block, they can return them to you. Regarding recycling, here are some more suggestions. Alpine wants you to use covered recycling containers. Again we suggest you place your address on the cover and on the container and label it "Recycle." (Alpine even sells these containers for \$48.77 delivered.) Under no circumstance should the recycled items be placed in plastic bags and labeled "recycling!" Alpine does not recycle plastic bags, so the plastic bags with recycled items in them will be thrown away as trash. Please check Alpine's website for more information regarding what types of items can be recycled or call them at 303-744-9881 if you have any questions or wish to schedule a large item pickup.

As a deterrent to theft, please keep your garage doors closed at all times. An open garage door is an invitation to humans and also to animals. We have had some burglaries and also vandalism when garage doors have been left open. Open garage doors also detract from the beauty of the neighborhood too.



Lastly, your HOA Board members have remained the same as last year. All of us would ask that you contact us with questions or suggestions via the [trailmarkhoa.org](http://trailmarkhoa.org) website to let us know how we can serve you better. Some of the very best ideas come from our neighbors! If you have the time, please attend one of the HOA Board meetings on scheduled for March 10th, May 12th, July 14th, September 15th and November 10th.

Sincerely,

TrailMark HOA Board Members: Mike McMahon, Lesa Rangel, Wayne Lupton,  
Doug Filter and Karen Millspaugh





Do you enjoy the outdoors? Is the sunny weather tempting you to bike to work or get out for a ride on the weekends? Road bikes, mountain bikes, cyclocross bikes? Warmer weather is here and we have the perfect group for YOU!

Email Robert at [thenaturalway@earthlink.net](mailto:thenaturalway@earthlink.net) for more information on TrailMark's Biking Club!

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# *TrailMark Metro Board*

Happy New Year from the TMMD Board of Directors. We hope that this is a happy and healthy year for everyone.

## **Financial – Mill Levy Reduction**

In December 2010, the TMMD Board certified our budget and as part of that voted unanimously to decrease the mill levy rate from 42.5 mills to 35 mills which everyone should have seen on their Jefferson County Colorado Property Tax Statement Tax Notice that was mailed in January 2011. This mill levy rate allows the TMMD to run The District's operations and continue to pay the infrastructure bond payments.

## **Communication – Meeting Schedule and Website**

In 2011, the TMMD will be moving to semi-monthly regular meetings. The dates for those meetings are; February 15; April 19; June 21; August 16; October 18 and December 20. We will also have a budget meeting on November 15. All meetings are currently scheduled for 6:30 PM at the TrailMark Learning Center.


The TMMD and HOA Boards will continue to hold the Coffee at the Playground gatherings in May, July and September. Please look for the signage the week before the gatherings. This is a good opportunity for those residents who are not able to attend either the TMMD or HOA regular meetings to get questions answered or to bring items to the attention of board members.

The TMMD's Communications Committee has signed a contract to have our website updated and integrated with the HOA website. We hope to have this completed by the first quarter of 2011 and will communicate this once it is operational. You can currently get up-to-date information regarding the TMMD at [www.tmmd.org](http://www.tmmd.org) including meeting minutes and budget information. The TMMD's By-Laws Committee continues to write the By-Laws for the TMMD and is hopeful that this can be completed by this summer.

## **Ponds – Treatment**

During the summer of 2010, Fairview Reservoir had a serious invasive aquatic plant and algae issue which killed off many of the fish in the pond due to the low levels of oxygen. The TMMD is working to make sure that this does not occur again. Beginning in April all of the ponds in TrailMark will be on a treatment schedule to make sure that algae and weeds do not deplete the oxygen levels creating another serious problem. We are also working with the Division of Wildlife and Iris Mitigation to re-stock the fish at Fairview Reservoir.

Direct your questions or concerns to the TMMD at [board@tmmd.org](mailto:board@tmmd.org) or call our management company, CRS of Colorado, at 303-381-4960. We have enjoyed increased communication with the residents and hope that it continues.





# Design Review Committee

Homeowners!! It time to consider your outside projects for 2011!! 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, projects that are external to the house require DRC approval prior to initiating the actual project.

## **Exterior Projects include:**

Exterior house painting

Landscaping

Changes to the exterior of the home such as solar systems, and home additions

Exterior buildings/projects such as sheds, greenhouses, decks, patios, fencing

Projects that affect the interior yard (inside the fencing)

## **Request Process:**

The TrailMark Design Guidelines dated April 2002 provide the guidance to plan and submit requests. The Guidelines can be found at:

[http://trailmarkhoa.org/docs/TrailMark\\_Design\\_Guidelines.pdf](http://trailmarkhoa.org/docs/TrailMark_Design_Guidelines.pdf).

All requests for Exterior Projects are submitted to Colorado Management, Inc., TrailMark's management company, who consolidates and provides the information to the DRC for consideration.

The DRC meets to review the requests, generally twice monthly, and returns their decision to Colorado Management, Inc. who will follow-up in writing to the homeowner.

To plan and submit a request, see paragraph D. Review Process and the What to Submit paragraphs for specifics.

## **Request Submission:**

All exterior project requests are submitted using the TrailMark HOA Architectural Control Committee, Improvement/Design-Application form. Download the form at:

[http://trailmarkhoa.org/docs/Design\\_Request\\_form.pdf](http://trailmarkhoa.org/docs/Design_Request_form.pdf)

Documents should be submitted to Colorado Management, Inc. via mail, email, or fax.

Please forward all relevant documents to the following:

### **Colorado Management, Inc.**

13900 E. Harvard Ave., Suite 330

Aurora, CO 80014

**Phone:** 303-468-3746

**Fax:** 720-748-3021

**Community Manager:** Tina Collins

**Email:** [tcollins@coloradomanagement.com](mailto:tcollins@coloradomanagement.com)

When submitting your request, imagine that you are reviewing the request for approval. Do you have everything necessary in order to visualize the completed project so that you can make a judgment that is conducive to the general appeal of the neighborhood?

***PLEASE NOTE: In accordance with TrailMark's Design Guidelines, page 12, "It is extremely important to receive approval before commencing work. Failure to do so may result in removal or modification of improvements by the Owner." Please get your projects DRC approved prior to initiating!!!***

## **Landscape Projects:**

The intent of the landscape guidelines is to assist Owners so that the project is consistent with the spirit of TrailMark land plans and the overall Design Guidelines.



Landscaping projects are governed by paragraph G. Landscape Design Guidelines and Procedures in the Design Guidelines. Addressed in this paragraph is landscape project considerations, landscape review process, design considerations.

### **Exterior Painting Projects:**

TrailMark was designed such that the community would blend with Colorado's surrounding, natural beauty, incorporating trails, ponds, and native vegetation as a compliment to the home and yard designs. In keeping with this theme, the exterior paint color combinations were chosen to compliment and blend with that natural beauty. The colors selected are generally referred to as "earth tones". The DRC is committed to adhering to "earth tone" combinations to maintain a consistent, attractive appearance throughout TrailMark.

To assist homeowners, books with the approved color combinations are available for your use. It is these color combinations upon which the DRC bases its decision on each exterior painting project application.

The original colors follow the same theme:

Siding – Light, earth tones (beiges, tans, browns)

Fascia, Trim, Shutters – Generally, three accent colors to compliment the siding color

Front Entry, Garage Doors – One or two colors to round out the color scheme.

Please Note: The DRC also appreciates the desire of some homeowners to add a unique quality to their home, therefore will consider some variations to shutters, some accents, and front doors.

TrailMark has three home design series – 400, 500, and 600. Homeowners may select an approved color combination from any of the three series. That is, if your house is a 500 series, you may select a color combination from the 400, 500, or 600 series.

If a homeowner wishes to paint other than an approved color combination, the homeowner must submit: Proposed paint color names and numbers; Paint "chips"/samples; Proposed location for each color (siding, trim, shutters, doors, etc.).

Homeowners may review the TrailMark Exterior Color Scheme books by submitting a request to Colorado Management, Inc.

### **Construction Regulations:**

Homeowners should review paragraph F. Construction Period Regulations and share this information with their contractor(s). This paragraph addresses:

Detailed construction plans to be provided to the DRC

Use of trailers, sheds, and temporary structures, and trash removal

Construction hours

Disposition for excavation material, construction material, trash and equipment

Dust, noise and odor concerns

### **DRC Meetings:**

The DRC meets the 1st and 3rd Wednesday of each month. All applications should be received by Hammersmith the Friday previous to the DRC meeting. Failure to provide complete information to the DRC will delay the review and approval of your application. If documentation is absent from the application, the application will be returned to the homeowner with a written request for additional information which will be reviewed at the next appropriate DRC meeting.

All questions regarding exterior projects for the Design Review Committee's consideration should be directed to Colorado Management, Inc.

We look forward to working with you to enhance TrailMark!!





## Save Big \$\$\$ by Performing Your Own Water Audit

When District staff performs a water audit, the most often unknown use of water is a leaking toilet.

### Checking a Toilet for Leaks

Sometimes toilet leaks aren't seen or heard. It is a good idea to check for a leaking toilet at least once a year

#### 1. Remove Tank Lid.

#### 2. Put 5-6 drops of food coloring or a dye strip (free at the District) in the tank.

#### 3. After 10 minutes, look in the bowl if you see color, you have a leak.

**The main causes of a leak are either a "fill valve" that will not shut off or a bad "flapper".**

### Fill valve problem

A fill valve problem will cause water to flow over the "overflow tube," either because the water level is set too high or it won't shut the water off. If you can't adjust the water level lower or can't get the fill valve to shut off, replace the fill valve.

### Bad flapper

If you had water run into the bowl during the dye test and the water level is not set too high, your flapper is probably leaking and it should be replaced. If your old flapper has a float on the chain, make sure your new one does too (or put the old float on the new chain).

**When replacing a toilet flapper, remember that it is very important to replace it with the proper flapper model for your toilet. Using a standard flapper in many 1.6 gallon toilets can make the toilet flush up to 3.5 gallons per flush.**

## Covenant Corner

The Covenant Committee has identified good neighbors for our community. The Good Neighbor program is run by the Covenant Committee to promote and reinforce a positive incentive for not receiving a covenant violation. Two TrailMark community addresses which have not received violation letters for the quarter receive a \$100 gift card. Congratulation to our winners for helping to keep our neighborhood beautiful.



### 2010 3rd Quarter

Robillard, Jeffrey and Jennifer  
Randal and Deanna

### 2010 4th Quarter

McCafferty, Michael and Ruth  
Dennis and Mary

With the help of volunteers and the new management company, a courtesy letter is being designed for distribution prior to a violation letter being sent. This is a letter to notify the homeowner that there could be a violation letter coming if the problem is not rectified. The new management company is dedicated to work together with the homeowner to address the violations, while still acknowledging that our homeowners have chosen to live in a covenant controlled community.





## *Common Area Committee*

The Common Area Committee (CAC) continues to work toward retaining a "natural Colorado foothill's feel" as intended by the development's original landscape and planting plan. Over the winter this committee has been laying groundwork to forward existing projects and new projects for 2011. Community signage, improvements to our parks and trails, plus continued attention to the

plants within our common areas highlight our focus for 2011.

We are continuing to explore brackets to hold temporary community event banners on the large out-going monument. This specific monument is correctly sized and oriented toward traffic plus it is already lit! By using it we are able to keep the Parkway free of additional sign framing structures that would add visual clutter and sit un-used for weeks. We are in process of finding/designing a low-profile bracket that will seem to "disappear" when not in use. Once a bracket is specified, we will also provide the community with a set of guidelines recommending banner dimensions, font sizes, etc.

In partnership with South Suburban Parks and Recreation (SSPRD), the CAC has applied and been awarded grant funding from the 2011 Jefferson County Open Space Advisory Committee to improve the restroom facilities at Hogback Hill Park. We have also been given funding to add signage within TrailMark to help Jeffco Open Space trail users navigate through our neighborhood. SSPRD is reviewing City of Littleton sewer codes to understand if we may install a vault-type toilet or simply screen the Port-o-Let with a metal shelter.

Summer sport practices held at Hogback Hill Park are presenting this community with a parking and safety issue at TrailMark Parkway and Holland. This winter the TrailMark Metropolitan District (TMMD) helped the CAC and SSPRD forward this concern with the City of Littleton public works department. We have been given permission to open an area of grassland at the park for temporary overflow parking. This should help alleviate some of the congestion and increase safety for pedestrians. Logistics are still underway.

Given the above interests at Hogback Hill Park, this committee is requesting SSPRD to help us develop a basic "master plan" to help guide us in the future. For example, a master plan will help us to know where we may locate tree donations with the assurance that we are not limiting future facilities. As well, it will help keep improvements within an agreed upon context. Stay tuned for more communication as the planning process gets underway.

To end, this committee would also like to recognize Doug Filter for his contributions to TrailMark as member of the CAC. Doug spearheaded the community garden initiative and through his research forged an early connection for TrailMark with the CSA garden at the Denver Botanic Gardens at Chatfield. Although it has become necessary for him to step away from the CAC, we will continue to enjoy his contributions as part of our HOA Board.





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## Star Canyon Condos

Why should we care if we have a leak? We don't pay the bill the HOA does. So if you don't see it, it doesn't matter? Guess what, the water bills are our largest expense item on the budget.

We bring this issue up because a couple of buildings are abnormally high on the usage. We are not talking a few gallons; more like 60,000+ gallons a month. A leaky toilet is one of the easiest to fix but one of the worst offenders. Please listen for the running water or use some of the tips from Denver Water to check for leaks. They also give good advice on how to fix them. The contact information is listed below.

If you think you have a leak or just want to know how to check for one and be a conservation minded citizen. You can go online at [Denverwater.org](http://Denverwater.org) to see how to check for and fix leaks yourself.

Go to [Denverwater.org](http://Denverwater.org)

Click on Conservation

Click on Tips & Tools

Repair Leaky Toilet

Repair Leaky Faucet

If after reviewing this you are still uncomfortable with doing it yourself Denver Water offers free home water leak inspections. They will not fix it for you but they will check for leaks

For information call (303) 628-6343 or e-mail [conservation@denverwater.org](mailto:conservation@denverwater.org).

## It's all in the Heart!

February is American Heart Month! Are you taking care of your heart? Do you know how to improve your heart health? Take a few minutes this month to learn about keeping your ticker at its best!

The American Heart Association ([www.heart.org](http://www.heart.org)) and the Centers for Disease Control and Prevention ([www.cdc.gov/Features/HeartMonth](http://www.cdc.gov/Features/HeartMonth)) are tremendous resources to assess your heart health, to prevent heart disease, and to understand the signs and symptoms of a heart attack. You can begin to improve your heart health today!

### Four simple ways to help your heart include:

1. Get moving! Walk a few minutes each day, join an exercise class, enjoy the tremendous outdoors by hiking, biking, gardening, etc.
2. Add fruits and vegetables to your diet - join the Community Sponsored Agriculture (CSA) program at the Chatfield Botanical Gardens and try some new fresh produce (<http://www.botanicgardens.org/content/community-supporting-agriculture>).
3. Know your numbers. Visit your physician and ask about your blood pressure, cholesterol, and other controllable risk factors.
4. Know the signs and symptoms of a heart attack: chest pain or discomfort, shortness of breath or difficulty breathing, a feeling of dread or severe anxiety, and others - learn more for yourself and your family!

During the most romantic month of the year, love yourself and take steps to improve your health and take care of your heart!



## ~ Dogs ~

Every evening when I return home from my job, my border collie-lab mutt, Sascha, greets me like a person—on two legs. I love this. I can set my watch by her. She hears the garage door and by the time I've loaded myself with groceries, laptop bag, and whatever else I happen to have handy, she's standing in the mudroom doorway—literally. My wife and I think it's lovely to be greeted by a standing dog reaching for her 20-second lick-kiss. When we got her as a stray pup at Table Mountain Animal Shelter, we opted not to wean her of this habit.

We are also quite aware that not everyone loves being greeted with two forepaws to the abdomen or a dog tongue across the face—whether we're having visitors to our home or we're walking our dog. Our mutt may be the sweetest-natured four-legged in the western United States. The Jefferson County Sheriff's Animal Control Division might beg to differ if Sascha escaped off leash and ran to greet the nearest two-legged in her accustomed fashion. This is why, on their web page, they state: *"Dogs allowed to roam the streets are not only a nuisance and dangerous to the public, but are in constant danger from cars, irate people, and even other dogs. For these reasons, all dogs must be on a leash or confined on the owner's premises at all times."*

Several years ago, my wife had spinal surgery. It is hardly noticeable to the casual observer, but she is somewhat limited in her range of motion and susceptible to injury if she is knocked off balance. This is why we were quite disturbed when, while she walked our leashed dog, she was accosted by an off-leash border collie who, with great enthusiasm, proceeded to run short circles around her and our increasingly panicked Sascha. The resulting injuries she sustained while attempting to extricate herself and Sascha from this situation caused her a great deal of pain for several days afterwards. Sascha was traumatized as well, displaying an unusual aggression towards other leashed dogs during the subsequent day's outing. Thankfully, Sascha's innate sweet-natured temperament resumed within several days.

We love all dogs. We really do. We just really would appreciate it if, in the future, yours was kept leashed while out in public areas.

Thanks,

A concerned TrailMark couple



# Creative Residential LLC

Providing home repair, remodeling, interior/exterior painting in TrailMark since 2001.

TrailMark neighbors will gladly provide a reference.

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**Dan Diaz, Owner**

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# Star Canyon Patio Homes

## Board Banter

### ***It's 11:00 P.M. . . . Do You Know Where Your Car Is???***

*Hopefully it's Not Parked On Johnson Ct. Or Iris Ct.*

As you know, our narrow Courts present problems for emergency vehicles when our cars are parked on them for an extended period of time. Overnight parking is prohibited between the hours of 11:00 P.M. and 6:00 A.M. Fines ranging up to \$75 per offense may be as-assessed to violators. Your cooperation in keeping our community safe and beautiful is always appreciated. Please see the Star Canyon Rules and Regulations within the Declaration of Covenants for a complete description of parking restrictions.

### **TrailMark Trivia returns:**

According to a government report, people have tried 28,000 different ways to do this.\*

### **Our Neighbors Travels**

We did a lot of traveling in 2010, including 3 continents: Australia, Europe, and Asia

Handley's win # of countries with 17!

Purnell's win # of states with 25!

#### **Countries that were visited**

Albania  
Aruba  
Australia  
Barbados  
Bulgaria  
Canada  
Croatia  
Curacao  
Cyprus  
Czech Republic  
Dominican Republic  
Fiji  
Grand Turk Island  
Greece  
Hungary  
Italy  
Malta  
Mexico  
Monaco  
Montenegro  
New Caledonia  
New Zealand  
Portugal  
Romania  
Russia  
Samoa  
Scotland  
Serbia  
Slovakia  
Spain  
St. Kitts  
St. Thomas  
St. Vincent  
Trinidad  
Turkey  
Ukraine  
Vanuatu

#### **States that were visited**

Arizona  
California  
Florida  
Georgia  
Hawaii  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Maryland  
Massachusetts  
Michigan  
Minnesota  
Missouri  
Nebraska  
Nevada  
New Mexico  
New York  
North Carolina  
Ohio  
Pennsylvania  
South Carolina  
Tennessee  
Utah  
Virginia  
West Virginia  
Wisconsin  
Wyoming  
Thanks to all who  
participated in the  
travel survey

#### **SOCIAL HAPPENINGS:**

So far our social committee has these activities planned:

##### **Dinners**

The Keg Steakhouse and Bar, April 9  
Cafe Prague, June 5

##### **Lunches**

Wystone's World Tea Cafe, March 23  
Briarwood Inn, April 15,  
Merle's Restaurant, May 16  
Agaveros Mexican Restaurant, June 22, tentative

##### **These activities continue:**

Book Club  
Men's Breakfast  
Bunko  
Mahjonn

\* Lose Weight! (trivia courtesy of Dom Testa and the Mix 100 morning show)



# TrailMark

**Market Statistics**  
January 1, 2010 – December 31, 2010

STYLE	SQUARE FOOTAGE	FLOOR PLAN	AVERAGE SALES PRICE	AVERAGE DAYS ON MARKET	NUMBER OF HOMES SOLD	AVERAGE PRICE PER FINISHED SQ. FOOT
2 Story	1531 – 1600	Antero	\$305,000	29	1	\$165.00
2 Story	1676 – 1776	Huron	\$296,460	90	1 Backs To Open Sp	\$172.00
2 Story	1813 – 1952	Shavano	\$323,333	47	3	\$146.00
2 Story	1961 – 2144	Crestone	\$376,070	98	4 2 Back To Open Sp	\$134.00
2 Story	2100 – 2662	Windom	\$341,100	132	2	\$113.00
2 Story	2373 – 2508	Heartwood	\$0	0	0	\$0
2 Story	2567 – 2807	Rosewood	\$452,258	154	4 4 Back To Open Sp	\$128.00
2 Story	2667 – 2877	Edgewood	\$410,750	124	4 1 Backs To Open Sp	\$151.00
2 Story	2894 – 3112	Cherrywood	\$422,666	295	3	\$134.00
Ranch	2087 - 4090	Cypresswood	\$459,908	98	3 1 Backs To Open Sp	\$135.00
Ranch	2063 - 3815	Sandalwood	\$337,500	83	2	\$120.00
2 Story	2780 – 3279	Hunter Bluff	\$0	0	0	\$0
2 Story	2923 – 3231	Willow Grove	\$0	0	0	\$0
2 Story	3098 – 3428	Timber Ridge	\$545,000	385	1 Backs To Open Sp	\$107.00
2 Story	3222 – 3618	Savannah Falls	\$424,100	102	2	\$130.00
2 Story	3215 - 3717	Regal Meadow	\$497,166	405	3 2 Back To Open Sp	\$127.00
Ranch	5456	Pine Hollow	\$0	0	0	\$0

## NEIGHBORHOOD OVERVIEW AVERAGE

- ❖ SALE PRICE: \$406,588
  - ❖ DAYS ON MARKET: 157
  - ❖ PRICE PER FIN. SQ. FOOT: \$132.00
  - ❖ TOTAL SOLD: 33
  - ❖ ACTIVE LISTINGS: 6
- (2 homes presently under contract in TrailMark)

Call me if you need more information or if you would like a FREE market analysis on your home.

**303-904-4364**

**www.sunnysdenverhomes.com**

***I Am Never Too Busy For You or Your Referrals! Thank You for Passing My Name Along!***

Compliments of: **Sunny Puckett**



RE/MAX Professionals, Inc.

Based on information from Metrolist, Inc., for the period of January 1, 2010 through December 31, 2010. This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist may not reflect all real estate activity in the market.



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# School Days

Spring Break for all Chatfield Area Schools is  
MARCH 28-APRIL 4.

Senior's last day, May 13.

Graduation at Red Rocks is May 20 at 2pm

Last day for K-11, May 28

Snow Day Make-up is May 31

-Check with your school regarding  
the revised finals schedule and  
snow day make-up policy.

Check school websites for more important  
dates.

**Shaffer:** [http://sc.jeffco.k12.co.us/education/  
school/school.php?sectionid=242](http://sc.jeffco.k12.co.us/education/school/school.php?sectionid=242)

**Falcon Bluffs:** <http://sc.jeffco.k12.co.us/falcon>

**Chatfield:** [chargerpride.com](http://chargerpride.com)

## Upcoming Meetings

Trailmark HOA: March 10

Star Canyon HOA: March 16 at 6:30

TMMD: April 15

## Things to do in Denver!!!

2/11-3/13 – The Unsinkable Molly Brown at the Town Hall Arts  
Center (<http://www.townhallartscenter.com/>)

2/24 – Matthew West at <http://www.missionhills.org/>

2/26 – Linkin Park at The Pepsi Center

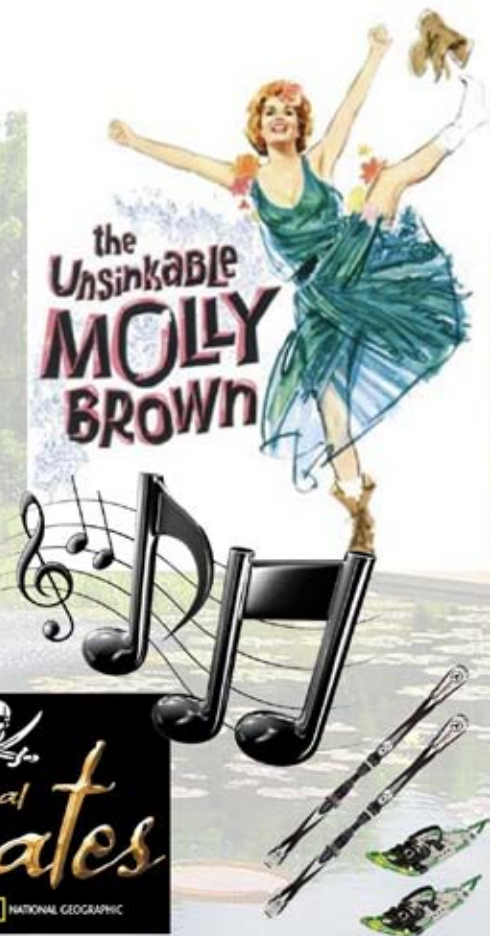
3/2 – Trout Fishing in the Rocky Mountains at [www.basspro.com](http://www.basspro.com)

3/4 – Ski & Snowshoe Outing with the Carson Nature Center  
[www.ssprd.org](http://www.ssprd.org)

3/4-8/21 – Real Pirates at the Denver Museum of Nature  
and Science

3/11, 12 – Colorado Symphony Orchestra at Boettcher  
Concert Hall

3/26 – Welcome Home Bluebirds Party 10a-2p at the  
Audubon Center at Chatfield ([www.denveraudubon.org](http://www.denveraudubon.org))







# Hello!


Do you love candles but hate the smoke, soot, flames and potential fire dangers?

If so, please visit [www.Scentsy.com/shelbysmith](http://www.Scentsy.com/shelbysmith) for additional information on the flameless, wickless scented candles (and much more) from this fantastic company! With over 90 "scents" and over 100 "warmers" (full size, mid-size and plug-ins) you are bound to find one that you love that provides a safe way to have candles in your home.

You are welcome to order on-line from my website listed below or if you are interested in "hosting" a Scentsy party with your friends, family and co-workers, please contact me at your convenience for additional details on how to earn half priced/free products!

*Happy New Year!*

Shelby Smith  
Scentsy Essential Consultant  
[www.Scentsy.com/shelbysmith](http://www.Scentsy.com/shelbysmith)  
303.478.8415



Courage doesn't  
always roar. Sometimes  
courage is the quiet  
voice at the end of the  
day saying, "I will try  
again tomorrow."

*- Mary Anne Radmacher*