

# TrailMark Tracks

February 2014

## Spring Project Reminders

Photo by Robert Cannady



*No matter how long the winter,  
spring is sure to follow.*

## 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



### March 3-8

Don't miss the world's best riders competing for top honors in Half-pipe and Slopestyle, premium musical acts, activities for kids and more. [Burton.com/USO](http://Burton.com/USO) for more information.

### April 5-6

Repticon Denver is a reptile event featuring vendors offering reptile pets, supplies, feeders, cages, and merchandise. Participate in free raffles held for enthusiasts, animal seminars, and kid's activities. Children four & under are free.



### April 19

FREE Admission

Adults, Children and Pets

COME WITH OR WITHOUT YOUR PET

If you love pets than you need to visit the Rocky Mountain Pet Expo where you'll find: Cutiest Dog Contest and pet entertainment. Pet friendly vendors like: Veterinarian Clinics, Pet care, Pet Adoptions, Trainers and more!



### May 18

Colfax Marathon, Half Marathon, and Relay



April 4 - Opening Day

Denver Botanical Gardens at Chatfield



FREE DAYS

March 4  
April 1  
May 5

**Cakes by Kristen**

Roxborough Park, CO \*Free delivery to Trailmark\*

[www.cakesbykristenr.com](http://www.cakesbykristenr.com) Pht(303) 960-2230  
[www.facebook.com/cakesbykristenr](http://www.facebook.com/cakesbykristenr)

**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_HOA_Covenants.pdf)  
[http://trailmark.org/uploads/TrailMark\\_Design\\_Guidelines.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_Request_Form.pdf)  
[http://trailmark.org/uploads/HOA\\_Home\\_Improvement\\_Yard\\_Access.pdf](http://trailmark.org/uploads/HOA_Home_Improvement_Yard_Access.pdf)

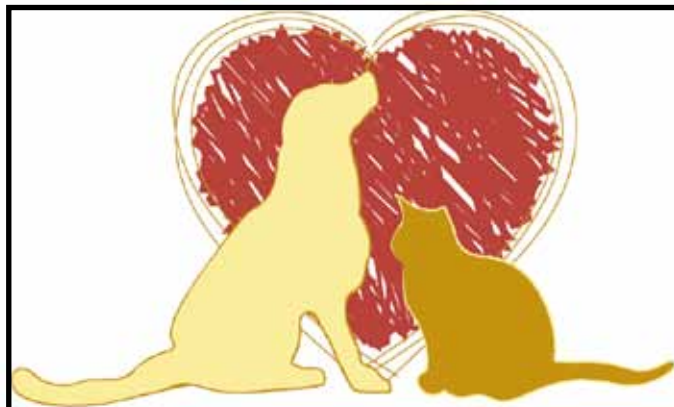
When submitting your request, you must describe the improvement in detail. With the *Home Improvement Request* and the form *Re: Access to Yard to Complete Proposed Improvements*, the following information must be provided: plot plan of the property showing the location and dimensions of the improvement, 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](mailto:nhendricks@coloradomanagement.com) or  
[MChavez@ColoradoManagement.com](mailto:MChavez@ColoradoManagement.com)

## **2014 Newsletters**

Please submit your newsletter content and ads to [lafilter93@aol.com](mailto: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.



## **ALL ABOUT DOGS WALKING AND PET CARE**

Does your dog need a break in the day?  
Are you traveling for work or vacation?  
We Can Help! Voted #1 2010, 2011, 2012  
Denver's BEST 303-319-4242  
Now servicing the TrailMark Community



### 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](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](mailto:nhendricks@coloradomanagement.com)  
or [MChavez@ColoradoManagement.com](mailto:MChavez@ColoradoManagement.com)

**New Port-o-Let Enclosure** proposed for Kids Playground area. A Jefferson County grant has been applied for and approvals have come from TMMD to share maintenance costs. This has been one of the most requested projects many parents of small children who mostly utilize this area. Pending grant approval, construction should start this summer.

**Trees** will be planted this Spring to replace those that have died, or in areas that need additional trees. Trimming and removal of some overgrowth areas along Trailmark Parkway will proceed this Spring as well.

**Snow** is staying around longer this year more than average. Please make sure your sidewalks are kept clear and safe for all of us walking the neighborhood.

If you have any questions or suggestions for our Common Area Committee, please contact us: [commonarea@TrailMarkhoa.org](mailto:commonarea@TrailMarkhoa.org)





## VISIT DENVER'S DENVER RESTAURANT WEEK®

Presented by 

FEBRUARY 22-28 | AUGUST 23-29

[DENVERRESTAURANTWEEK.COM](http://DENVERRESTAURANTWEEK.COM)



Denver Restaurant Week is a two-week celebration of the culinary scene in Denver. Participating restaurants will offer a multi-course dinner for the fixed price of \$60 for two, or \$30 for one (not including tax or gratuity). Also taking place August 23-29, 2014.

**The Denver Home Show is the only place for you to experience what's new in Home, Remodeling, Home Decor, and More! You'll have the opportunity to meet more than 500 experts and experience thousands of products and services. Children 12 & Under: FREE**

DENVER  
**HOME  
SHOW**

## ***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](mailto:nhendricks@coloradomanagement.com) or [MChavez@ColoradoManagement.com](mailto: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](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](mailto:juliwh@msn.com), if you would like to get involved.***





SJSA Midget Baseball offers kids an opportunity to play t-ball, coach pitch and kid pitch for 4 to 8 year olds. Start the foundation now by developing skills that are important to being successful in baseball and in life. The 10 league games are typically played on Saturdays with 2 practices after school during the middle of the week in the Southwest area. We offer coaching clinics if you're interested in coaching. Come get your picture with Dinger at our Opening Day Ceremony at Clement Park on April 12th.

**Register today at [www.southjeffbaseball.org](http://www.southjeffbaseball.org)**

#### **Important Dates**

- March 1st—Registration Deadline
- March 2nd—Rosters will be formed
- March 12th—Coaches Meeting
- March 17th—Practices Begin
- April 12th—Opening Day Ceremonies Featuring Dinger
- June 28th—June 29th—End of Season Tournament

**South Jeffco Sports Association  
6657 W. Ottawa Ave., #D-2  
Littleton, CO 80128  
(303) 979-9239**





# 2014 is off to a GREAT START!

**Sunny** has already SOLD these 2 TrailMark Homes

**SOLD IN 1 DAY!**  
**\$433,000**



**9778 S. Johnson Way**

**SOLD IN 1 DAY!**  
**\$387,000**



**9787 S. Holland Street**

**Relocating?** It would be my pleasure to assist you in finding your new home. Whether you are interested in beautiful TrailMark or any area in Metro Denver, I have the experience and knowledge to help make your relocation less stressful.



**Sunny Puckett • 303-904-4364 • [sunny@sunnysdenverhomes.com](mailto:sunny@sunnysdenverhomes.com)  
[www.sunnysdenverhomes.com](http://www.sunnysdenverhomes.com)**

**A reverence for the land. That was TrailMark's inspiration, and it has been the constant touchstone for everything planned and created. Of TrailMark's 345 acres, more than a third are dedicated to conserving the natural character of the land.\***



\*Logo and verbiage provided by Shea Homes



# TrailMark

Market Statistics  
January 1, 2013 – December 31, 2013

STYLE	SQUARE FOOTAGE	FLOOR PLAN	AVERAGE SALES PRICE	AVERAGE DAYS ON MARKET	NUMBER OF HOMES SOLD	AVERAGE PRICE PER FIN. SQ. FOOT
2 Story	1531 – 2346	Antero	\$345,000	2	1	\$171
2 Story	1676 - 2277	Huron	\$335,783	8	3	\$163
2 Story	1813 – 3285	Shavano	\$387,150	9	6 3 Back To Open Sp	\$156
2 Story	1961 – 3484	Crestone	\$424,750	12	4 1 Backs To Open Sp	\$139
2 Story	2100 – 3781	Windom	\$436,657	15	7 3 Back To Open Sp	\$150
2 Story	2567 – 4348	Rosewood	\$488,490	45	5 3 Back To Open Sp	\$156
2 Story	2694 – 4545	Cherrywood	\$510,000	19	1	\$171
Ranch	2087 - 4090	Cypresswood	\$457,500	4	1	\$133
2 Story	2780 - 3279	Hunter Bluff	\$438,500	19	1	\$155
2 Story	2923 - 4258	Willow Grove	\$495,333	35	3	\$122
2 Story	3222 – 4504	Savannah Falls	\$509,500	10	1	\$156
2 Story	3215 - 5152	Regal Meadow	\$551,500	12	2 1 Backs To Open Sp	\$158
<b>STAR CANYON</b>						
Ranch/2 Story	2091 - 3293	Patio Home	\$397,500	30	4	\$141
1 Story	1292 - 1611	Condominium	\$228,378	8	9	\$156

#### NEIGHBORHOOD SINGLE FAMILY OVERVIEW AVERAGE

- ◆ SALE PRICE: \$439,365
- ◆ DAYS ON MARKET: 18
- ◆ PRICE PER FINISHED SQ. FOOT: \$149
- ◆ TOTAL SOLD: 35 (11 Back To Open Space)
- ◆ ACTIVE LISTINGS: 3
- (6 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](http://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 01-01-13 through 12-31-13. 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.

