

# TrailMark Tracks

Winter 2015



**Important Committee Updates**  
**2015 HEALTH**

Photo by Robert Cannady

*If we had no winter, the spring would not be so pleasant; if we did not sometimes taste of adversity, prosperity would not be so welcome. ~Anne Bradstreet*

## Homeowners Association

trailmark.org

### Board Of Directors

President, Frank Melara  
Vice President, Sally Janssen  
Treasurer, Sandy Farish  
Member at Large, Amy Stuart  
Kim Longbrake

### TrailMark Committee Chairs

Common Area Committee, Rick Handley  
Communications Committee, Linda Jagiello  
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

## TrailMark Safety Notice

### Report a FIRE or MEDICAL EMERGENCY:

- Call 911
- Tell the operator "West Metro" is your fire district.
- Provide your address. The District cannot get your address from a cell phone.

### Report a POLICE Issue:

- Call 911
- Ask for Littleton police.

## 2015 Newsletters

Please submit your newsletter content and ads to [lafilter93@aol.com](mailto:lafilter93@aol.com) by the due dates listed at [TrailMark.org](http://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 May 8th for the May 18th target publication date of the spring newsletter.

# Easter Egg Hunt

**April 4th, at 9:30AM**

**Hog Back Hill Park**

**The Chick-Fil-A cow will be there with  
free coffee and breakfast biscuits.**

**All ages welcome!**



## Health fair seeks volunteers

Few people-to-people events in the Denver metro area have been as popular or as successful as the 9Health Fair. Columbine United Church, 6375 S. Platte Canyon Rd. in Littleton, will again sponsor a fair Saturday morning, April 18. Organizers are signing up volunteers now for this event, which attracts hundreds of participants from the south suburban area.

Bill Zeeb, non-medical volunteer coordinator, is seeking people who can give just a half day to help. "No experience or special skill is needed," Zeeb said. "Even so, we are already hearing from previous volunteers who want to help again. We can match volunteers with jobs that they will enjoy. Also, the Health Fair is offering every volunteer a 20 percent discount on all blood work." To volunteer or get more information, send an email to: [healthfair.cucnonmed2@gmail.com](mailto:healthfair.cucnonmed2@gmail.com).

Linda Despain, medical coordinator, seeks volunteers with medical backgrounds or specialties, especially people who can do blood draws. Contact Linda by email at: [healthfair.cuc@gmail.com](mailto:healthfair.cuc@gmail.com).



## *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!

## *Common Area Committee Updates*

**Landscaping Project** Many of you have noticed the progress on our complete landscaping project on TrailMark Parkway, and long Independence St. Due to the mild weather we have been experiencing, the Mile High Lawn and Landscape, our contractor has been able to complete most of the removal and update, repair and reconnect much of the irrigation system. Our complete re-planting plan will commence in the later spring, when we can count on no more frosty weather. Be assured that we have a complete plan for replanting with assistance of a landscape architect. So be patient and look forward to a green spring.

**Port-o-Let Enclosure Project** This project was originally scheduled for completion late last year, but South Suburban Parks and Recreation District was behind on many projects, and our was delayed until early Spring of this year. Our goal is to have it in place once spring begins, and the usage of the playground naturally increases.

Would bicycle racks at Hogback Hill Park and Playground Park be used? Please let know your feelings on the website.

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Oftentimes headaches and neck pain can be the result of a misalignment of the first bone in your neck- the atlas. The misalignment can be caused by a number of injuries such as: auto accidents, minor slips and falls, contact sports, poor posture and repetitive stress. Correcting the misalignment may help to reduce the pain and symptoms you are experiencing.

Call us today and schedule a FREE consultation!  
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*According to migraineresearch.org, about 14 million people experience chronic daily headaches.*



**Dr. Lindsay Saggau D.C.**  
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Littleton, CO 80120  
(Located inside Denver Headache & Spine Center)  
P: 303.795.0389 F: 303.795.7660  
[www.balancedatlas.com](http://www.balancedatlas.com)



We welcome everyone to our new page "TrailMark HOA." This will allow board related questions to come directly to the HOA, leaving the "TrailMark at Chatfield" page for personal conversation between neighbors. We hope that, by funneling questions and comments directly to the board's Facebook page, better communication will follow.

## *TrailMark Metro District Updates*

On January 20, 2015 the 2015 Series of Bonds were paid off ahead of schedule. Tapping into cash reserves, the bond series which was due at the end of the year was paid off early, saving approximately \$21,000 in interest which otherwise would have been paid over the course of the year.

Shortly after turning the aerators off for the winter season the TMMD was contacted by concerned citizens

requesting that the aerators remain active throughout the winter to provide protection at Fairview #1 (large pond at the front of the community) for two domestic ducks. The aerators had been planned to be deactivated during the winter months for a number of reasons (extending the life of the aeration system, inviting location for geese and the subsequent potential for nutrient blooms when warm weather returns). Working with the citizens, the domestic ducks were relocated to a new/safe home. Aerators are now turned off for the winter.

During the January meeting, Tami Schneck of Aquatics Associates provided the Board a review of the 2014 season maintenance of the ponds. There were 14 site visits in 2014 to monitor and treat the water system. Nutrient monitoring showed phosphorus and nitrogen levels have significantly improved over the past three years.

Fairview Reservoir #1 did not require systemic treatment but had three algae and two weed control treatments. The improved water quality and clarity is a result of the aeration program and regular treatments.

Fairview Reservoir #2 (aka "Beaver Pond") is managed as a wetland pond and requires the most attention due to the shallow water depth and deep muck on the pond bottom. Duckweed is also a problem and was treated with a low dose systemic treatment every two weeks to aide in controlling the weed. Algae treatments were also applied every two-three weeks. Aquatics Associates will spot treat the weeds at the outlet on an ongoing basis to keep the water moving.

Ponds A & G are also managed as wetland ponds. Cattails at the outlets were and will continue to be spot treated. Pond G has showed marked improvement since the outlet work raised the water level two-three feet. Aquatics Associates will monitor the outlet and clean as necessary.



Photo by Robert Cannady





With the ever changing weather of Colorado, please keep in mind the safety of yourself and your neighbors. Observe the crosswalks whether the roads are clear and you can see them or they are snow covered and invisible. Please be extra vigilant of the bus stops throughout the neighborhood, especially with the sun starting to make morning rush hour commutes more dangerous. As always, please abide by the speed limit and be watchful of big people, little people, and animals.

Stay tuned to the neighborhood Facebook page and website for important weather and safety related updates.

### *Denver St. Patrick's Day Weekend*

St. Patrick's Day falls on a Tuesday in 2015 – but Denverites will use it as the perfect excuse for a weekend full of Irish-themed revelry in the Mile High City. The 53rd annual St. Patrick's Day Parade will wind through LoDo starting at 9:30 a.m. on Saturday, March 14.



### **Denver March Powwow**

Since 1984, the heritage of American Indians has been celebrated in Denver every year at the Denver March Powwow, one of the largest events of its kind in the country. March 20-22, 2015



### **Colorado Rockies Home Opener**

April 10 @ 2:10pm  
vs Cubs



### **Denver Auto Show**

April 9-13, Denver Convention Center  
It's the perfect place to browse hundreds of the year's new vehicles!



**STOMP** - March 10-15  
@ the Buell Theater  
Using anything but traditional percussion instruments, the Stomp crew creates pulse-pounding, electrifying rhythms for an unforgettably unique performance, every time.

***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.***





**Sapphire**  
Properties

## **HOMES ARE SELLING NOW!**

**Don't be fooled into thinking otherwise. This past 90 days—10 homes closed after selling for an average of 95% of asking price! AND, another 4 are under contract! Interest rates are very low and the inventory is very short!**

**Buyers are ready to buy!**

**Stacey Potts is YOUR personal and Professional Trailmark Realtor®!** Not only has she lived in Trailmark, she consistently researches the market and knows all the statistics and details associated with buying or selling in this stunning neighborhood. She is dedicated to serving all your real estate needs 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!

### **RECENT SALES IN TRAILMARK**

- 9481 S Johnson Court, sold 1/27/15 for \$600,000, 100% of list price—11 days on market**  
4 bed/4 bath, 4526 total sq ft.
- 9540 S Everett Way, sold 11/24/14 for 569,000, 90% of list price—69 days on market  
4 bed/4 bath, 4361 total sq ft.
- 9580 S Field Way, sold 11/14/14 for \$569,000, 96% of list price—55 days on market  
6 bed, 5 bath, 5413 total sq ft.
- 9568 W Gilbralter Place, sold 12/19/14 for \$452,500, 102% of list price—2 days on market**  
4 bed/3 bath, 3175 total sq ft.
- 9515 S Everett Way, sold 12/18/14 for \$442,000, 94% of list price—36 days on market  
4 bed/4 bath, 3251 total sq ft.
- 9848 S Johnson Way, sold 12/19/14 for \$439,500, 94% of list price—133 days on market  
4 bed/3 bath, 3200 total sq ft.
- 9894 S Iris Court, sold 12/15/14 for \$433,200, 96% of list price—40 days on market  
3 bed/3 bath, 3380 total sq ft.
- 9797 S Johnson Court, sold 12/11/14 for \$415,000, 94% of list price—40 days on market  
2 bed/2 bath, 3548 total sq ft.
- 9154 W Finland Drive, sold 11/17/14 for \$365,000, 95% of list price—48 days on market  
3 bed/4 bath, 2356 total sq ft.
- 9681 S Dover Way, sold 11/21/14 for \$330,000, 90% of list price—85 days on market  
3 bed/3 bath, 2023 total sq ft.

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

Let's start getting to know each other so we can turn your dreams into your reality.

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Concerned about increasing homeowners rates and higher deductibles? There are many other options.

So far, I am saving Trailmark residents 20-50% per policy or household.

Over 90% of the people I meet with, will save money, end up with better coverage or both, whether you stay with your current company or change.

**Call me for a no hassle consultation!**

## THE TRAILMARK INSURANCE & REAL ESTATE BROKER EVERYONE SHOULD KNOW

I have been a Trailmark resident since 2001 so I know the value of the various Trailmark properties. I have over 26 years of experience as an auto & home insurance agent and spent 13 years as a mortgage loan officer. I am also a real estate broker with one of the top firms in Colorado, Cherry Creek Properties. All of this experience gives me a significant edge over other brokers. The end result is you get outstanding service from a neighbor who cares more about your needs than just making a sale or getting a listing.

Richard A Mooney

303-777-7767

E-mail [3037777767@mail.com](mailto:3037777767@mail.com)

OVER 130 SUCCESSFUL  
HOME SALES IN 2014

## YOUR NEIGHBOR, AND YOUR BROKER

ARE YOU PREPARING TO SELL YOUR HOME, OR DO YOU KNOW SOMEONE LOOKING TO BUY IN TRAILMARK OR THE SURROUNDING AREA?

AS A TRAILMARK RESIDENT AND FATHER, I AM PASSIONATE ABOUT OUR COMMUNITY AND WILL DEDICATE MYSELF TO YOUR REAL ESTATE NEEDS.

ARE YOU READY FOR A LOCAL BROKER THAT WILL:

- WORK ALONGSIDE YOU TO ACHIEVE YOUR GOALS
- PROVIDE KNOWLEDGE AND EXPERIENCE
- WORK WITH HONESTY AND INTEGRITY

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FOR ALL DENVER AREA  
RESIDENTIAL  
PURCHASES BY ONE OF  
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OR IF YOU JUST HAVE QUESTIONS, EMAIL ME  
TODAY.



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# Defending Our Equity



"Molly is simply incredible. Molly has tremendous expertise in the Trailmark neighborhood and surrounding area. She sold our home in mid-2014; and she did it in less than a week! We had several offers the first weekend our house was on the market at full asking price. She was so easy to work with and incredibly accommodating. Molly really listened to what we wanted and as a result, understood our priorities. We never felt pressured - Molly was very good at communicating with us openly, giving us all the information we needed to make decisions, and offering her opinions. She made the selling process remarkably smooth. Bottom line: Molly is extremely dedicated and truly cares about her clients!" (K. & M. Barwind, 10/14/14)

[Read More of Molly's Reviews HERE](#)

- ORIGINAL and CURRENT TRAILMARK RESIDENT
- INVESTED IN OUR HOME VALUES
- TIMELY, PROFESSIONAL AND EFFICIENT
- VERY CUSTOMER SERVICE ORIENTED
- WORKING TO GET YOU THE MOST \$\$\$ FOR YOUR HOME
- BOOSTING TRAILMARK PROPERTY VALUES



**Two in a row over \$600,000!!!**  
**If you are thinking of moving,**  
**now is the time to list your**  
**home to take advantage of**  
**those two high comps! Those**  
**comps are typically only valid**  
**to appraisers for 6 months.**  
**Let's keep the high value, top**  
**dollar momentum going!!!**



*"I can sell the heck out of this community!  
 I know and love TrailMark -  
 My family calls it home."*