

# TrailMark Tracks

Holiday 2015



**Fire Station Update**  
**WINTER EVENTS**  
**Committee Updates**



Photos by Robert Cannady

*"Courage doesn't always roar. Sometimes courage is the little voice at the end of the day that says I'll try again tomorrow."*

*~ Mary Anne Radmacher*

## Homeowners Association

trailmark.org

### Board Of Directors

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

### 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 - 303.730.2200 ext.3134

Fax - 303.730.0953

Email - MMartinez@coloradomanagement.com

Community Manager, Melanie Martinez

Dear Neighbors,

It has been my pleasure to have published the TrailMark Tracks Newsletter for the past 5 years. I have announced my resignation to the HOA Board and they will soon be in search of my replacement. Thank you all for your article contributions, beautiful photographs, and advertisements. Please enjoy my last issue as the editor of this newsletter.

Sincerely,  
Lauren Filter

"Evil prevails when good men fail to act." ~Edmund Burke

## 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.

\*Current as of  
November 1, 2015

## TRAILMARK NIGHT AT THE LIGHTS

**Denver Botanic Gardens  
at Chatfield  
Wednesday, December 9th  
5:30PM - 8:30PM  
\$5 per person**

**In the Red Barn:  
Free pictures with Santa, Free  
Hot Chocolate and cookies,  
Free treats for the kids**



© Robert Cannady



# COMMON AREA COMMITTEE UPDATE

**Landscaping Projects** have come to a halt with the coming of winter and the blowing out of the irrigation systems. Next spring we will begin to fill in plants at the bare corners, and by some of the monuments. We will also plant some low greenery on the islands of Trailmark Parkway.

**Trailmark Fire/Police Station** is pending approval by the City Council of Littleton. It sounds like a done deal, since they have already surveyed and marked the area with flags. It will not be on the Shea property, but it will be on the South side of Trailmark Parkway, on land already owned by the City of Littleton. It will change our view looking to the Southeast, and some trees may be sacrificed, but it will improve fire, EMT response and police presence in our neighborhood. The goal is to have it completed by July 2016. Look for the plans on the bulletin boards where this newsletter is posted.

**Park Planning** with the City of Littleton and South Suburban Parks and Recreation district are ongoing for the entire City of Littleton, and that includes Trailmark. Any new amenities or changes are subject to neighbor input, and the city's vision for the future. What draws people to Trailmark are the uncluttered

open spaces, walking/riding trails and being surrounded by Jeffco Open Space, and the Botanic Gardens. So this winter, get out and enjoy the peace and quiet of our Trailmark open spaces.



**Christmas Lights and Decorations at Entrance** The lights at the entrance have already been installed, but not yet turned on. The new wreaths and garland were installed by the Common Area Committee members on November 21st. We hope you all enjoy the decorations and lights at the entrance to our very special TrailMark Open Space community.

## TrailMark Metro District Winter Updates:

**Pond Update:** Tami Schneck of Aquatics Associates recently provided an update on the neighborhood ponds. We are pleased to report that the water quality is good. There is some sediment buildup at the outlet area of Fairview Reservoir #2 which will need attention, including the use of a backhoe. The TMMD has requested bids for this effort and hope to begin the work as soon as weather permits. Fairview Reservoir #1 will be receiving treatment for Russian Olive tree shoots.

**Budget Update:** The TMMD prepared the 2016 Draft Budget which was finalized and confirmed at the TrailMark Metro District Budget Hearing on November 12, 2015.

**Board Openings:** Two Director positions will be open for the May 3, 2016 election; both positions are four year terms. The self-nomination window for anyone interested in running for office opens January 24, 2016. More information will soon be available on the TrailMark website ([Trailmark.org/election-information](http://Trailmark.org/election-information)).



## Littleton Fire Department: New Station UPDATE

For the last 10-12 years, TrailMark residents appealed to the City of Littleton to provide better TrailMark emergency response. In response, the City entered into an Inter-Governmental Agreement (IGA) in 2013, with West Metro Fire and Rescue (WMFR). During the term of the contract response times to TrailMark generally improved about 1-2 minutes, however the City deemed this not significant enough to justify the annual \$317K.

In July 2015, the TrailMark HOA board was advised that the City was negotiating to obtain land at the TrailMark entrance to provide amenities for TrailMark such as recreational facilities, bays for a fire truck, snow plow, or police annex. At the September TrailMark homeowners meeting, Michael Penny (Littleton City Manager) discussed potential TrailMark plans. The goal is to have the City Council approve a 1.25 million dollar facility to house fire/medical/public works/police/South suburban on the Shea property (north side of TrailMark Parkway at the main entrance) and be open for business by June of 2016. He also advised that two Council members have been pushing for improved service delivery - Debbie Brinkman and Bruce Stahlman.

On October 10 Debbie Brinkman, Bruce Stahlman and Andrea Brown hosted a neighborhood Meet & Greet. The purpose was to provide homeowners with a project update. This update included maps and the conceptual design for a new TrailMark fire station and ancillary buildings for other City facilities. (These are posted on the TrailMark website under "Home/Home Page Archives/2015 Archives.") The structure will address the requested Municipal service delivery for TrailMark. Parcel C is owned by City of Littleton and is the furthest away from homes. It will allow quick access from TrailMark as well as immediate medical and fire response into the neighborhood. It is approximately 7,000 square feet and will house fire/medical staff, a police office and three bays to allow for a fire engine and support of additional municipal equipment to service the neighborhood.

As mentioned in a previous message to TrailMark residents, the City had been looking at The Shea property on the north side of the main entrance but cost, timing and location moved the City away from further consideration especially since the City already owns the land on the south side. Regarding who the fire station would support, the City is negotiating with Lockheed Martin to provide them with fire and medical response. In addition, the City also provides fire and medical response to the Littleton Fire Protection District property north of 470 and Wadsworth. Sterling Ranch will provide their own services and West Metro will continue to service their current areas.

Next Steps: While homeowner opinion varies on the desirability of having such a facility at TrailMark, i.e., better emergency support versus potential noise - having this facility is not a done deal. The City Council needs to approve the funding and tentatively will consider the funding as follows:

>>> Dec. 1 Council meeting - 1st reading for Lockheed Martin contract, construction contract, and funds transfer

>>> Dec. 15 Council meeting - 2nd reading and public hearing for same

Updates will be posted when firmed up. Homeowners may attend these meetings and may speak to address concerns and support for this project. It is imperative that homeowners participate in the process. If you have any questions about the proposed facilities, I encourage you to reach out to Debbie Brinkman to express your views. Otherwise, please make an effort to attend the city council meetings.

Respectfully submitted,  
Sally Janssen, Homeowner & TrailMark HOA Board Member



**55th Annual  
Georgetown  
Christmas Market**

**December 5th,  
6th, 12, & 13th**

**10am-5pm**



**THE  
NUTCRACKER**

November 26 – December 24



A Colorado TRADITION FOR 110 YEARS

**NATIONAL  
WESTERN<sup>®</sup>**  
*Stock Show*  
JANUARY 9 - 24, 2016

**EXCLUSIVE PRESALE OFFER**



**“Feels Like Christmas”  
Legacy Quartet with The Denver Brass  
December 19 & 20**

**Santa Stampede**  
5K/10K  
Santa Stampede 5K/10K  
December 12, 2015  
5K - 9:00 AM | 10K - 10:15 AM  
Hudson Gardens, Littleton, CO



**Denver Zoo Lights  
December 4-January 3  
5:30-9pm**

**Frosty's Frozen  
FIVE & TEN**  
Frosty's Frozen Five Mile & Ten Mile  
January 16, 2016  
5M - 9:00 AM | 10M - 10:15 AM  
Hudson Gardens, Littleton, CO

**Denver MLK  
Marade  
City Park  
to  
Civic Center Park  
9am**



**Denver New Years Eve  
2016 Parties**

<https://www.eventbrite.com/d/co--denver/new-years-eve-parties/>

**November 19, 2015 –  
January 3, 2016  
(Open Daily)**

**January 7 – 31, 2016  
(Open Weekends)**



**THE RINK  
AT BELMAR**

**Snowman  
Stampede**  
5M/10M  
Snowman Stampede 5 Mile & 10 Mile  
February 20, 2016  
5M - 9:00 AM | 10M - 10:15 AM  
Hudson Gardens, Littleton, CO

What's Playing at Town Hall

**SHREK**  
THE MUSICAL

Presented by Globus family of brand

Everyone's favorite ogre is back in the hilarious stage spectacle based on the Oscar-winning smash hit film!

November 13 – December 27, 2015  
Tickets \$25-44  
[www.TownHallArtsCenter.org](http://www.TownHallArtsCenter.org)  
303.794.2787



## HOW TO SHOP AUTO & HOME INSURANCE LIKE A PRO, and save time as well as money.

- 1) Gather all of your auto & home declarations pages that show coverage, deductibles and policy effective dates (detailed renewal notices usually work).
- 2) Make a list of all household drivers with their DOB, full name and license number. Provide the social security number of the adult with the highest credit score. Make note of drivers under 25 with 3.0 or better GPA.
- 3) List all ticket(s) and at fault accidents for the last 5 years for each person. If dates are unknown just list as approximate (or guess). List any claims on auto & home for 5 years (If specifics are known).

Agents can run quotes without #3 but it may reduce errors and save time if #3 items are provided. Send all of this information to companies you would like a quote from (FAX or E-Mail). It's best to do it 3 weeks or more before renewal. Once you get the results back, pick the one you are most likely to sign up with and fax or e-mail the quote to your existing agent. This gives the old agent a chance to do whatever possible to tweak his policy and save the business. It also gets you an expert comparison opinion which should eliminate the chance for any existing coverage being overlooked (dropped or reduced). Agents writing new policies often delete coverage with or without your (or their) knowledge. Some may not tell you of specific shortcomings of their policy. Other than getting quotes from the major companies, it's a good idea to get quotes from an independent agent like myself. We have many companies to choose from which are often more competitive than the big name companies in part since they don't spend huge sums of money on advertising.

Richard Mooney is an independent agent, 26 years' experience and 14 years as a Trailmark resident.

Office/cell 303-777-7767 - Email: [3037777767@mail.com](mailto:3037777767@mail.com) - FAX: 720-398-3355

Introducing the

**Trailmark Neighbor Discount**

Over 65 Homes Sold  
in

**2015**

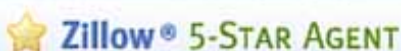
Moving is tough enough! As your neighbor, let me make the sale of your home as easy as possible.

Give me a call for more information on your discounted commission rate.

303.579.9428

[ryan.devin@realatlas.com](mailto:ryan.devin@realatlas.com)

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



## I Love to Do Laundry

I am a 14 year resident of Trailmark and have always had a passion for doing laundry. Clean laundry is an indulgence every hard working resident of Trailmark deserves! I have the time and the energy to keep you and your family in clean clothes and clean sheets. I offer return service within 1-2 days and am flexible to your needs. Unfortunately, I am not in the business of cleaning your "under business" so undergarments are up to you. Below you will find a detailed list of what I charge and what it entails. Thanks and I look forward to earning your business! Quick, reliable & cost effective!



Services include:

Product to be washed, dried, folded & returned to basket they were delivered in for pick-up within 1-2 business days depending on volume

Cost .95/ pound

Minimum order fee \$15

Same day service available for additional fee

Please provide detergent/softener for specific allergy/scent needs

No undergarments please

Mark any stains with safety pin

720-587-7625

t.haberkorn@hotmail.com

# Tami's Trailmark Laundry Service



Did you know there's something  
*magical* coming to your neighborhood?



## NOW PRE-ENROLLING:

Infants, Toddlers and Preschoolers!

Coming Soon: Monday-Friday 6am-6pm

### Distinctive Services Include:

\*Kiddie Cams™

\*LuvNotes™

\*Red-Carpet Service™

\*Proprietary curriculum

\*Double-secured keypad entry



LITTLE SUNSHINE'S  
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4780 West Mineral Ave. Littleton, CO 80128  
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# Discover

## Are you looking for Childcare or Preschool?

We are a NAEYC accredited childcare center right in your very own neighborhood.

Our curriculum is all inclusive and focuses on the whole child.

We focus on six domains; **Language and Literacy, Executive Function, Social Emotional Development, Physical Development, Cognitive Development and Creative Expression.**

Trailmark Learning Center is part of the CCLC Family, where we are passionate about creating a world of learning, joy, and adventure in a safe and nurturing environment. CCLC and Trailmark Learning Center are dedicated to bringing our working families peace of mind along with high quality child care and early education experience.

**6 weeks-6 years**

**Open 6:30am - 6:00pm**

**Full & part-time availability**

**Meals and snacks provided**

**Offer extra classes**

- Cooking Adventures
- Music
- Dance
- Jump Bunch
- Phonics
- Science



Please contact Kaley for more information or to set up a tour.

**Kmeagher@cclc.com**

**303-933-6947**

**9743 S. Carr Way**

