

# TRAILMARK TRACKS

*Autumn 2011*

**Master Plans for TrailMark**

**Save Chatfield!**

**Christmas Celebrations in Denver**

**and other fun activities for the winter months**

*If only for a second, appreciate that you are alive.*

## Fall Roundup

The leaves and snow have fallen. We are happy to see a new season come to TrailMark. The TrailMark Metropolitan District and the HOA will hold their **Annual Joint Meeting** on Thursday, November 10th. Both budgets will be presented and South Suburban Parks and Recreation District will join us to start the discussion on ideas that we would like to include in the Master Plan for TrailMark. There will be snacks and beverages served at the meeting at the Daycare beginning at 6:00 pm for registration. We are encouraging neighbors to join us as we need 81 households there for a quorum.

The HOA was able to keep the **dues the same as last year** by going to an electronic newsletter and saving mailing costs. More importantly, all of our subcontractors for services, such as trash and landscaping, have kept their prices the same as last year. We were even able to increase the Social Budget to include the **Santa and the Lights** at Chatfield Botanic Gardens. Make sure you mark your calendar for this wonderful event which is early this year on December 1st from 5-8 pm.

Given the economic uncertainty of our country, the **Change of Declaration** that many of you voted for at the Concerts in the Park and was also mailed to you this summer, will go back to the Finance Committee for revision and for further explanation. The HOA will work on better language that puts more neighbors at ease. Expect another version to be sent out in about six months.

So what's going on at **Hogback Hill Park**? South Suburban is working on a new enclosure for a handicapped-accessible toilet facility that will join the port-o-lets for sports and social events at the park. They have poured the concrete pad and have changed the path a bit. Learn more about this from South Suburban at the Annual Meeting on November 10th.

With the Littleton City Council Elections complete and a new City Manager hired, it will be a new and hopeful year to work together on **response times to TrailMark and the ISO ratings** for our neighborhood. A Taskforce has been formed that includes Council Members and TrailMark HOA and TMMD members. We will keep you informed via the websites for the HOA and the TMMD and also on Facebook.

Lastly, **TrailMark is only as strong and as vibrant as its neighbors and its volunteers**. The HOA and the TMMD will be actively searching for new Board members. The HOA will ask for nominations for and will elect two Board members for 2012-2014 at the Annual Meeting on November 10th. If you are interested in running for a Board member position, please email us at [trailmarkhoa.org](mailto:trailmarkhoa.org). We can answer questions as to time commitment and responsibilities. The TMMD needs to have the declaration of intent to run in by February.

Submitted by your HOA Board Members: Lesa, Doug, Wayne, Mike and Karen

## Homeowners Association

[trailmark.org](http://trailmark.org)

### Board Of Directors

President.....Karen Millsbaugh  
Vice President.....Mike McMahon  
Vice President.....Wayne Lupton  
Treasurer.....Lesla Rangel  
Secretary.....Doug Filter

### TrailMark Committees

Common Area Committee Chair, Karla Rogers  
Newsletter Editor, Kim McMahon  
Layout Editor, Lauren Filter  
Design and Covenants Committee Chair,  
TrailMark Staff  
Finance Committee Chair, Lesla Rangel  
Social Committee Chair, Juli Hill  
Safety Committee Chair, Mark Rogers  
Communications Committee Chair,  
Kim McMahon

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Community Manager, Tina Lamar



## Common Area Committee

**Hogback Hill Park:** You may have noticed the construction at Hogback Hill Park. South Suburban Parks and Recreation District (SSPRD) has commenced construction of the Port-o-Let enclosure that will shelter one handicap-style port-o-let during the spring/summer/fall months when the part is used extensively. This effort was funded in part by grants from Jefferson County, your HOA and SSPRD. It is one more step at subtle improvements to our neighborhood. What else needs to be done or could be done to improve the esthetics, function and enjoyment of our parks and open space in TrailMark?

**Master Plan for TrailMark:** The Common Area Committee of the TrailMark HOA, and SSPRD are requesting your input and feedback on what you would like to include in a Master Plan for TrailMark. There is a joint HOA/TMMD/SSPRD meeting scheduled for November 10th. The primary issues are approvals of the budgets for the new year, but there will be some time spent with a representative from SSPRD in getting preliminary input into a Master Plan. This process will continue in earnest in the first few meetings next year as well.



**Plan for new Shelter/Picnic table overlooking Pond G:** This area has no shelter in case of storms, nor a good way to enjoy the view of Pond G and the Botanic Gardens. The preliminary design should mimic the shelter on the SW corner of TrailMark and give some continuity to the Hildebrand Ranch Trail that leads to TrailMark.

**New Trail Signs:** SSPRD will be putting up new trail signs at strategic locations within our trail system to direct any Hildebrand Ranch trails hikers to navigate our trails in the most convenient and shortest manner. Our trail completes the loop of the Two Brands Trail, and is just one of the reasons we have been able to secure matching grants from Jeffco for many of our small projects.



**Christmas Lights & Wreaths:** We will put up the Christmas lights and wreaths in November and turn them on just after Thanksgiving. Each year we improve our wreaths and we add lights as necessary to enhance our entrance to TrailMark for Christmas and New Years. Enjoy the Holidays!

If you notice anything on the trails in the common areas that require attention you can contact the Common Area Committee at [commonarea@TrailMarkHOA.org](mailto:commonarea@TrailMarkHOA.org), or SSPRD directly at [scottg@sspr.org](mailto:scottg@sspr.org).

*Remember to attend the Meeting: **November 10, 6:30PM @ the Day Care Center.** You may want to bring your own chair. We need at least 81 households represented!!*

Do you have some ideas about future park, open space and trail improvements or amenities within TrailMark? Great! South Suburban Parks & Recreation Planning Staff will be seeking input from residence at the annual HOA and Metro District meeting on November 10th. This will be the official “kickoff” meeting needed to start the Park Master Planning process for the TrailMark community. A Park Master Plan will serve as a valuable planning tool and visual guide of what the long-rang vision is for future development and what is required to get there. Your input and participation is essential to help identify the needs, desires and local issues important to the TrailMark community. We hope to see you there!



**South Suburban**  
PARKS AND RECREATION

### **Great Skate Month 2011**

Purchase an afternoon public skating admission on Saturdays in November and receive a FREE 30-minute lesson that same day from an experienced coach. Family Sports Ice Arena, 6901 S Peoria, Centennial; South Suburban Ice Arena, 6580 S Vine St, Centennial. For exact dates and times, visit [www.sspr.org](http://www.sspr.org). For more information about skating lessons, contact GerryL@sspr.org (303-798-7881). All Ages. Fee: \$7.75/\$5.75 Resident. Skate Rental: \$3.50/\$2.50 Resident.

### **10 % Off All Passes and Punch Cards**

South Suburban offers 10% off all daily admission & personal training, annual & monthly passes, 15 & 30 Punch Cards (not gymnastic punch cards), Nov 24-Dec 31. Available at Goodson Recreation Center, 6315 S University Blvd, Centennial; Buck Recreation Center, 2004 W. Powers Ave, Littleton; and Lone Tree Recreation, 10249 Ridgeway Circle, Lone Tree. Includes drop-in classes, weight room, state-of-the-art cardiovascular equipment, running track, indoor cycling, leisure pool and gym. For more information, contact the Registration office at 303-347-5999.



### **Breakfast with Santa**

Santa will hand out goodies, bring holiday cheer, pose for pictures, and enjoy a pancake breakfast with you. Ages 10 years and younger. Sat, Dec 3, 8:30 or 9:30 am seating at Buck Recreation Center, 2004 W. Powers Ave. Littleton. For more information, please contact MikeK@sspr.org (303-730-4613). Fee: \$5/\$4 R, under 10 years \$2. Presented by Littleton Rotary.

### **Skanson and Hansen Concert**

This talented duo returns to South Suburban with their standards, some new music and new twists on some favorites. Expect the unexpected. Sat, Jan 17, 7 pm, at The Theater at Buck Recreation Center, 2004 W. Powers Ave. Littleton. For more information, contact VickieW@ssp.org (phone at 303-483-7072).

For more information and events, visit [www.sspr.org](http://www.sspr.org).





### ***T-Rex Encounter***

Denver Museum of Nature & Science  
September 16, 2011 - January 8, 2012

### ***Candlelight Walk & Tree Lighting***

Downtown Littleton, Main Street  
November 25, 2011, 6:30pm  
Free parking is available at ACC. For more info call 303-795-3863.

### ***A Christmas Carol***

The Stage Theatre  
at Denver Center for Performing Arts  
November 26 - December 24

### ***Trailmark Night at the Lights***

Denver Botanic Gardens at Chatfield  
December 1st, 5pm - 8pm  
\$4 per person  
Bring your camera to take pictures with Santa

### ***The Promise with Michael Card***

Denver First Church  
December 3rd at 6pm & December 4th at 2pm  
For more info and tickets, visit  
[denverfirstchurch.com](http://denverfirstchurch.com)

### ***Georgetown Christmas Market***

6th Street in Georgetown  
December 3, 4, 10, & 11, 10am-5pm

### ***Christmas at the Ranch***

Cherry Hills Community Church  
December 9-11, 2011

### ***New Year's Eve Fireworks***

Downtown Denver, 16th Street Mall  
Shows at 9pm and Midnight

### ***National Western Stock Show***

January 7-22, 2012  
For more info, visit [nationalwestern.com](http://nationalwestern.com)



## *TrailMark Metro Board*

**Coffee at the Playground** – The TMMD and HOA Boards feel the Coffee at the Playground meetings have been a great success. These meetings provide opportunity for those residents who are unable to attend either of the regular board meetings to get questions answered or bring items to the attention of the boards. We hope to see you at next year's meetings! Look for more information Spring 2012.

**2012 Budget** – The 2012 TMMD budget is posted on our website at <http://trailmark.org/TrailMarkMetroDistrict.html>. Your TMMD has added a new reserve fund, the Asset Replacement Reserve. This reserve will help with potential costs associated with fence replacement, aeration replacement and other large projects associated with replacement type of maintenance items. The initial funding of this reserve will be \$175,000 with \$25,000 of funding scheduled each year. The budget will be presented to the community and ratified at the joint HOA/TMMD meeting on Thursday November 10th at 6:30 in Trailmark Learning Center. Please review the posted budget and send questions to the TMMD via email [board@tmmd.org](mailto:board@tmmd.org) or present your questions at the meeting.

**2011 Meeting Schedule** – The last meeting of 2011 will be a budget meeting on Thursday November 10. This meeting is held jointly with the HOA and is scheduled for 6:30 PM at the Trailmark Learning Center. The 2011 TMMD budget will be ratified at this meeting. Please note that there will not be a December meeting. The first meeting of 2012 is Tuesday January 17th.

**2012 Board Election** – There are two seats on the TMMD opening next May. If you are interested in running for one of these seats here are some important dates for you to note:

**February 9 – March 2, 2012** Self-nomination forms will be available on our website and are due by 3/2/2012.

**May 8, 2012** Election Day!

Contact information – please direct 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.

## *Star Canyon Condos*

We have a new board member. Chris Bader has replaced Trent Meisner who moved. Tom Moulton and Petra Turpin are the other two board members.

Welcome to new homeowners Darrel Lee, Denise and David, Anita and Ken, and Mandie.

A property management review committee was appointed by the HOA board. Members of the committee include Lynn Ester (Chr.), Toni Linenberger, Marcia Marquez, and Karen O'Keefe. The committee developed a survey that was given to homeowners in late August. Survey questions were related to property management by both the HOA board and the management company (Caron Realty). The plan is to present the results of the survey to the board in November.

By the time you get this, sand buckets with a mixture of salt and sand will have been placed in both garage areas of each building and are for your use. Please replace the lid tightly after using one of the buckets.

Just a reminder...street parking on Freiburg Dr. is primarily for visitor parking. It is not for overnight parking by homeowners. Please see the Rules & Regulations for the Star Canyon Condo's. If you don't have a copy, contact Caron Realty ([communityquestions@att.net](mailto:communityquestions@att.net)).

The monthly "Happy Hour" continues to be a successful venue and has given "newbies" a chance to become acquainted with some of their neighbors.

We now have two canasta groups going and a book club. It looks like a euchre group is going to be forming next. If anyone is interested in joining one of these groups, contact Betty McGinnis ([blmcginnis2@aol.com](mailto:blmcginnis2@aol.com)).

DID YOU KNOW...there is a "Star Canyon" drop down menu on the TrailMark website? Go to [trailmarkhoa.org](http://trailmarkhoa.org) and at the top of the page you will find a heading "Star Canyon". Click on the heading and you will find a listing of documents pertinent to the condos.

HAPPY FALL!!!!



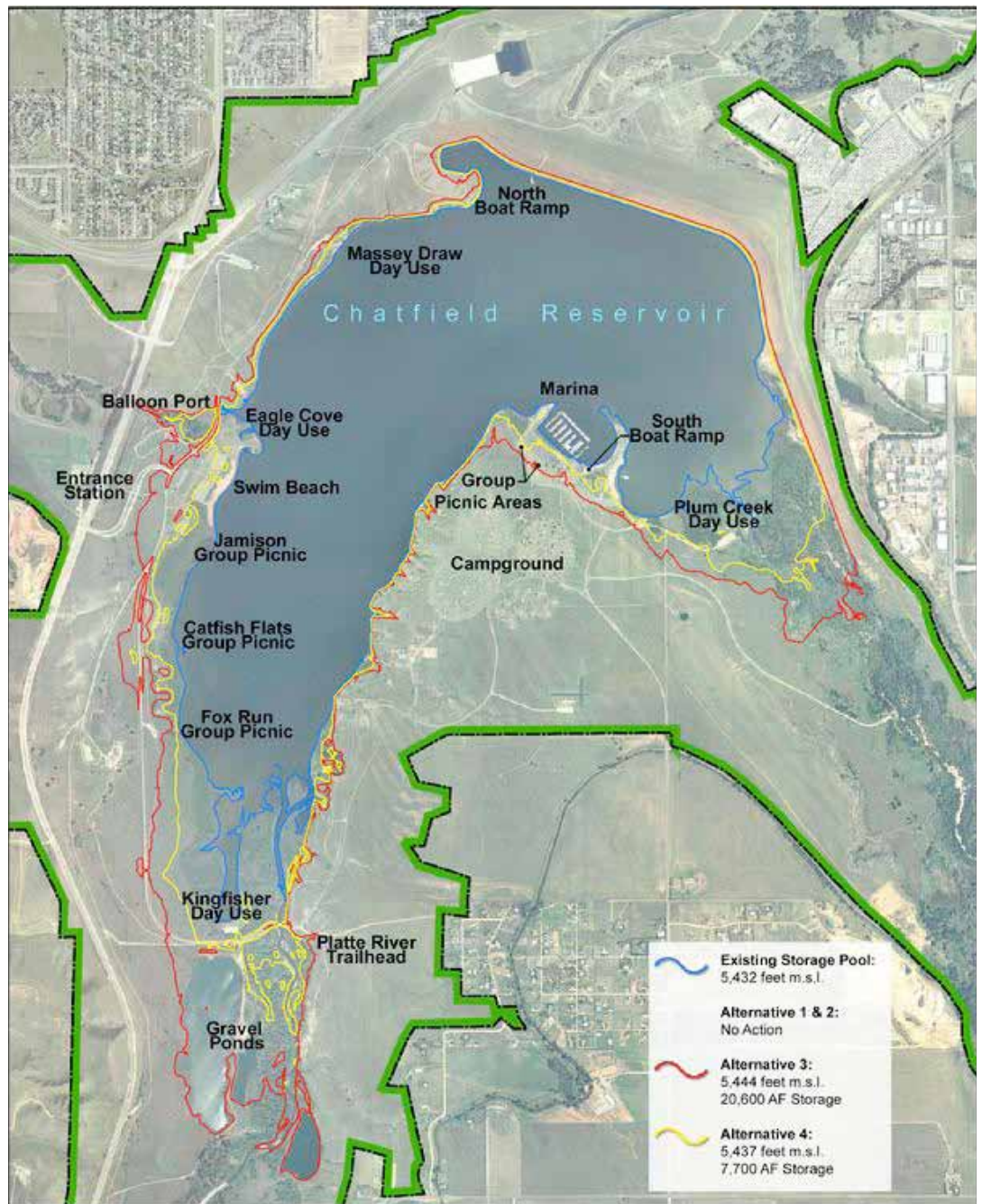
# Save Chatfield

One of the great features of living in Trailmark is the proximity to Chatfield State Park and all that it offers. But Chatfield could change considerably if a suggested plan goes through. Currently a study (<http://chatfieldstudy.org/>) is being conducted by the U.S. Army Corps of Engineers to flood Chatfield to increase water storage capacity. The main benefactors of this plan would be residential and agricultural users downstream who have ever increasing water demands. The side effect is that Chatfield's cottonwood shores would become mud flats affecting wildlife habitats and recreation areas alike.

As shown in the map that goes with this article, many parts of the park would be flooded including the north and south boat ramps, the balloon port, the swim beach, many of the shore side ground picnic areas and the gravel ponds would cease to exist as a stand-alone boat free area. In fact most of the road that circles the reservoir would end up under water. Despite the fact that Chatfield experiences over 1.5 million visit days annually, the primary stakeholders represented in the study are all down stream and up stream water users with only a few environmental groups (e.g. the Sierra Club) addressing the environmental issues. The extensive numbers of people who use Chatfield annually for recreation do not have a voice. An illustration of the bias is that the study sites newsroom only includes two dated articles from 2004 and 2009 while failing to include a more recent and more critical article ([http://www.denverpost.com/news/ci\\_18118214](http://www.denverpost.com/news/ci_18118214)).

In casual discussions with fellow Trailmark residents, it became clear that not many folks were aware of this study and the possible impacts to our neighbor across the street. So towards that end this article was written, an online petition was just started to get the attention of the study group and Colorado Governor John Hickenlooper (<http://www.change.org/petitions/the-governor-of-co-save-chatfield>), and a Facebook page was established to share information as it became available (Like the page <http://www.facebook.com/Save-Chatfield>). So please sign the petition, monitor the Facebook page, and then join me in making your voice heard when an opportunity presents itself to help Save Chatfield.

Submitted by Todd Mosher



# Star Canyon Patio Homes

## Board Banter

You should have received the e-mail about snow removal procedures for this winter. Here it is again if you need it.

Last winter we recommended several changes to Schultz Industries, our snow removal contractor, regarding snow removal in Star Canyon. Following are the changes that will be implemented this year:

- The sequence of plowing & shoveling will be changed from snowfall to snowfall. Thus, if your street is cleared last during the current snowfall, it will be first during the subsequent snowfall.
- The direction of plowing the streets will be alternated so that the piles of snow will be more evenly distributed on both sides of the street.
- We will have 5-6 men hand shoveling the driveways and sidewalks rather than 3 in order to speed the process.
- To the extent feasible (depending upon when the storm starts and the snow depth) we will make every attempt to have the streets plowed by 6:30 AM. Shoveling the driveways and sidewalks may take somewhat longer.

As always, for prompt attention to your concerns contact Milagros Matos at [MMatos@associacolorado.com](mailto:MMatos@associacolorado.com) or (303) 232-9200.

## SOCIAL HAPPENINGS:

### Ladies Luncheon

Again this year we are combining the monthly lunch and the December meeting of the Star Canyon Book Club. This year it is *Tuesday, Dec. 13* at Gabriel's in Sedalia. Guests are definitely welcomed.

### Dinners:

Mark your calendars for *Saturday, December 10* for our annual **Holiday Dinner**. It will be at the always beautiful Pinehurst Country Club.

### These activities continue:

- Book Club
- Men's Breakfast
- Bunko
- Mahjongg - Has changed to the 3rd Wednesday at 1:00. If this works better for your schedule and you would like to play, contact Joan Flenner.

submitted by Joy Carlson, [jcarlson1347@comcast.net](mailto:jcarlson1347@comcast.net) (Go Avs!)



***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.***



# TrailMark

## Market Statistics

January 1, 2011 – October 23, 2011

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	79	1	\$130.00
2 Story	1813 – 1952	Shavano	\$348,780	105	4	\$138.00
2 Story	1961 – 2144	Crestone	\$364,750	304	2 1 Backs To Open Sp	\$127.00
2 Story	2100 – 2662	Windom	\$410,431	75	1 Backs To Open Sp	\$122.00
2 Story	2567 – 2807	Rosewood	\$431,000	78	1	\$99.00
2 Story	2667 – 2877	Edgewood	\$482,000	7	1 Backs To Open Sp	\$107.00
2 Story	2894 – 3112	Cherrywood	\$433,500	98	3 2 Back To Open Sp	\$145.00
Ranch	2063 - 3815	Sandalwood	\$417,000	81	3 2 Back To Open Sp	\$138.00
2 Story	2923 – 3231	Willow Grove	\$470,000	98	1 Backs To Open Sp	\$110.00
2 Story	3098 – 3428	Timber Ridge	\$415,000	50	1	\$124.00
2 Story	3215 - 3717	Regal Meadow	\$525,000	74	1 Backs To Open Sp	\$104.00

#### NEIGHBORHOOD OVERVIEW AVERAGE

- ❖ SALE PRICE: \$406,000
  - ❖ DAYS ON MARKET: 107
  - ❖ PRICE PER FIN. SQ. FOOT: \$126.00
  - ❖ TOTAL SOLD: 19 (9 Back To Open Space)
  - ❖ ACTIVE LISTINGS: 14
- (4 homes presently under contract in TrailMark)

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Based on information from Metrolist, Inc., for the period of January 1, 2011 through October 23, 2011. 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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# Trailmark

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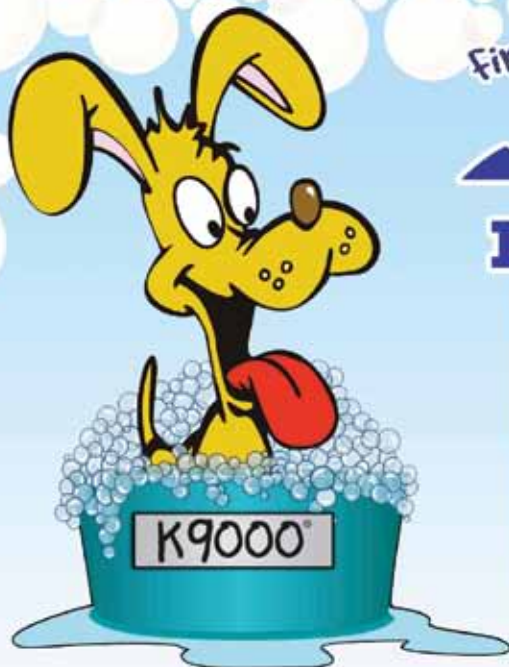


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South Suburban Winter Youth

# Sports



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South Suburban Parks  
& Recreation Athletics



**South Suburban**  
PARKS AND RECREATION

Shaker Painting painted our house in March 2011. The project was finished in 4 days. The team was professional, courteous, and proactive. If they identified something that should be repaired or painted, they brought it to my attention. As a result, my house looks perfect! I highly recommend the Shaker painting crew and will use them for my indoor as well as future outdoor projects.

I can't say enough nice things about this company and their crew. I highly recommend them for your paint projects. Their pricing was competitive and I think the end product we received exceeded the quality I've seen on other paint projects in the neighborhood.



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9650 S. Johnson Street



9613 S. Dudley Way



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**AMC Gift Card Drawing will take place on December 19th. Just in time for Winter Break!!!**

*Your email address will be kept confidential and will not be shared or distributed.*

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