

TrailMark Tracks

November 2012

Is Your Retirement Planned?
Things To Do in Denver
HOA Budget and Elections

*Thanksgiving Day comes, by statute, once a year; to the honest man
it comes as frequently as the heart of gratitude will allow.*

~Edward Sandford Martin

Homeowners Association

trailmark.org

Board Of Directors

President.....Karen Millspaugh
Vice President.....Sally Janssen
Vice President.....Wayne Lupton
Treasurer.....Lesa Rangel
Secretary.....Jason Sporer

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Newsletter Editor, Lauren Filter
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Social Committee Chair, Juli Hill
Safety Committee Chair, Mark Rogers
Communications Committee Chair,
Kim McMahon

Management Company

Colorado Management, Inc.
13900 E. Harvard Ave., Suite 330
Aurora, CO 80014

Phone - 303.468.3746
Fax - 720.748.3021
Email - NHenricks@coloradomanagement.com

Community Manager, Natasha Henricks

Breakfast with Santa, sponsored by the Littleton Rotary

Children 10 and younger join Santa for a pancake breakfast at Douglas H. Buck Community Recreation Center, 2004 W. Powers Ave. Littleton on Saturday, December 1 at 8:30 or 9:30 am. Includes photos with Santa. For more information, call 303-797-8787.



Denver Nuggets Skills Challenge, FREE!

On Saturday, Dec 8 at the Douglas H. Buck Community Recreation Center, 2004 W. Powers Ave. Littleton boys and girls ages 7-14, test their dribbling, passing and shooting skills at the FREE Denver Nuggets Basketball Skills Challenge. Top boy and girl in each age group may have the opportunity to attend a statewide event. Pre-registration is not required. Please bring a copy of child's birth certificate in order to register; ages 7-10 register at 9 am; ages 11-14 register at 10:30 am.

Art for Sale by South Suburban Art Instructors

This is your lucky chance to purchase ceramics, greeting cards, hand-beaded jewelry, and other gift items from talented South Suburban art instructors. Sale held at Goodson Recreation Center, 6315 S. University Blvd., Centennial, Monday - Tuesday, December 10-11, 8 am-8 pm. For more information, call 303-483-7074.

New Years Eve "Winter White Out" Party

Dance the night away and ring in 2013 at Lone Tree Golf Club & Hotel, 9808 Sunningdale Blvd., Lone Tree, "Winter White Out" evening! On December 31, 8:30 pm-1:00 am for only \$150 per couple. Enjoy dinner, champagne toast, party favors, dancing, and cash bar. Dress in your all white cocktail attire. There are also a limited number of hotel packages for an additional \$110 per couple which includes an overnight stay in one of our guest suites and breakfast for two on January 1, 2013! Call 303-790-0202 for your required reservations.



Roundup November 2012

A combined TMMD/HOA meeting was held on Thursday, November 8th. This meeting was for the purpose of proposing budgets to the homeowners for the next year. There were about 40 homeowners in attendance.

We thank all of them for coming to the TrailMark Learning Center and enduring the small chairs for the evening. Your sacrifice was greatly appreciated□

The ratified HOA budget for 2013 reflects some savings with the production of this newsletter, in that, advertising for next year will help defray some of the cost of production. We are becoming an “aging” community and the cost of fence replacement and irrigation replacement will most necessarily go up. That said, there will be not be an increase in the cost of dues for the coming year. It will remain at \$96/quarter. The management company increased its cost per HOA Board direction so that from May to November there will be covenant inspections four times per month. The Board felt this would be an appropriate cost increase to insure the beauty and the pristine neighborhood that we chose to live in next to our Rocky Mountains, Chatfield Dam, the Denver Botanic Gardens and Hildebrand Ranch Open Space Park.

With the increased attendance at the meeting, a request from the HOA Board was made to the audience for some additional homeowners to get involved and join a committee. The Covenant Committee and Communications Committee are in need of additional members. If any homeowner is willing to give an extra hour or two per month, these committees would greatly appreciate your willingness to come on board. Simply, send an email to the board@trailmarkhoa.org. One of the Board members or the Community Manager will direct you to the contact person on that committee.

Elections were held to choose three new members of the HOA Board. Candice Cooledge, Sally Janssen and Frank Melara were chosen as new Board members and will serve two-year terms beginning in January, 2013. Former Board member, Lesa Rangel, will still serve on the Finance Committee and the Common Area Committee. Former Board Member, Karen Millspaugh, will remain on the Littleton Fire Response Task Force and the Common Area Committee.

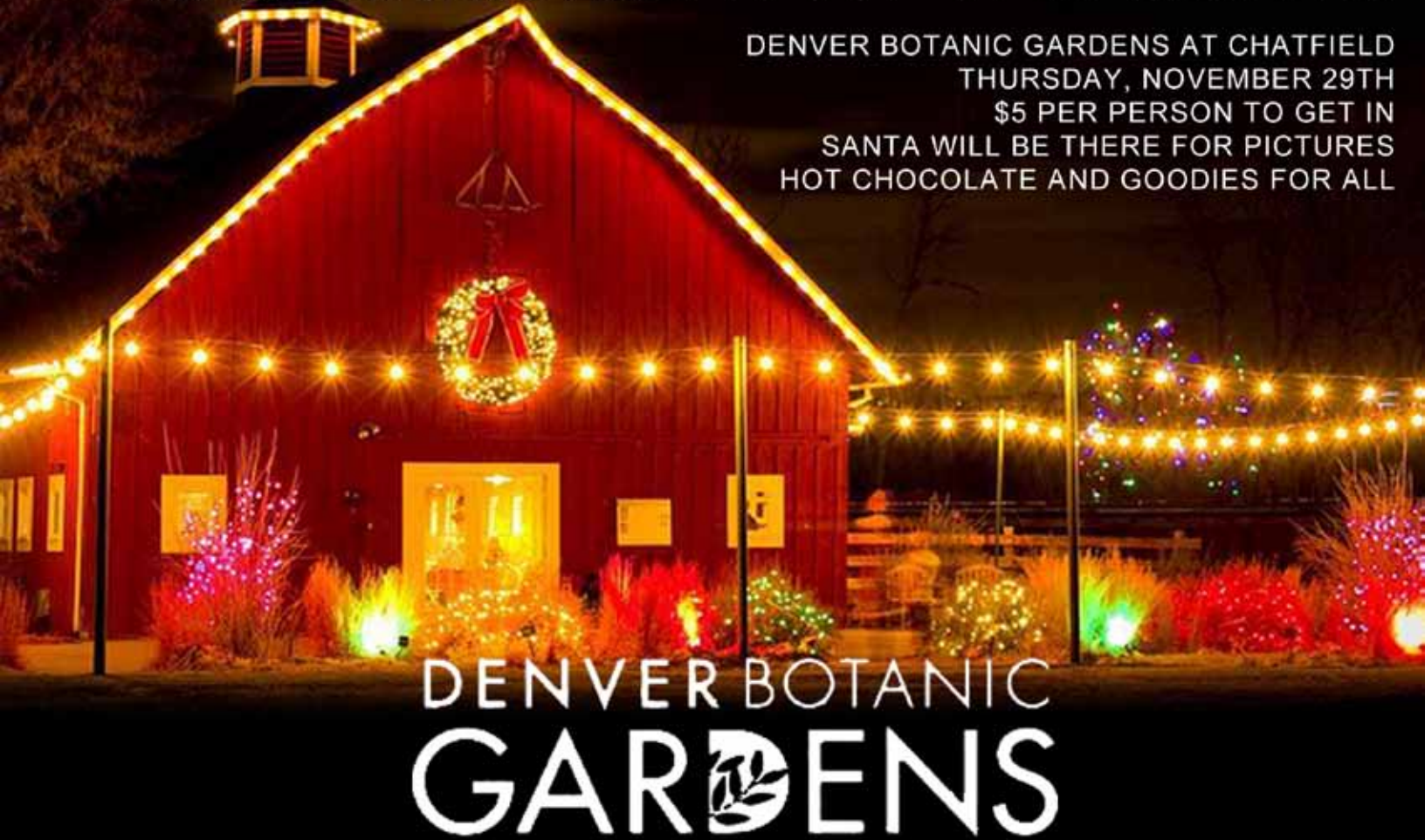
The HOA Board is still working to change the TrailMark Declarations to allow the Reserve Funds to be invested in something more than trust savings and trust checking accounts to earn more interest on the monies that are invested in the banks and receiving tenths of a percent at this time. If a homeowner still has the voter postcard that you received in October, please cast your vote and mail it in to the management company. If you would like another one mailed to you so that you can cast your ballot, please contact Colorado Management. The Board needs 75% of the homeowners or 600 yes votes to change the Declarations. Your vote is important to us.

The Board wishes you and your family Happy Holidays and a great 2013!

Sincerely, Wayne, Jason, Lesa, Karen, Sally, Candice and Frank

TRAILMARK NIGHT AT THE LIGHTS

DENVER BOTANIC GARDENS AT CHATFIELD
THURSDAY, NOVEMBER 29TH
\$5 PER PERSON TO GET IN
SANTA WILL BE THERE FOR PICTURES
HOT CHOCOLATE AND GOODIES FOR ALL



DENVER BOTANIC
GARDENS

Holiday's Eve at the Museum
December 9, 2012

5:30-8:00pm

Littleton Museum
6028 S. Gallup St.

Join the Friends of the Littleton Library and
Museum and the Littleton Historical Museum
for one of the museum's most popular events.

\$7/\$3; Non-Members \$10/\$4



*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, if you would like to
get involved.*



Southwest Rink at Skyline Park

Opening November 23

www.downtowndenver.com

The Southwest Rink at Skyline Park (Arapahoe & 16th St., Downtown Denver) returns in 2012 with ice skating and family fun. The rink is FREE and open to the public with the option to bring your own skates or rent a pair at a minimal cost.

Parade of Lights

November 30 (8 p.m.)

Dec. 1 (6 p.m.)

www.denverparadeoflights.com

The 9NEWS Parade of Lights is the signature event of the Downtown Denver holiday season. The countless sparkling lights, marching bands, giant balloons, majestic floats and delightful characters will once again wow hundreds of thousands. Viewing along the parade route is free, and grandstand tickets are sold for seating in front of the beautifully illuminated City & County building.

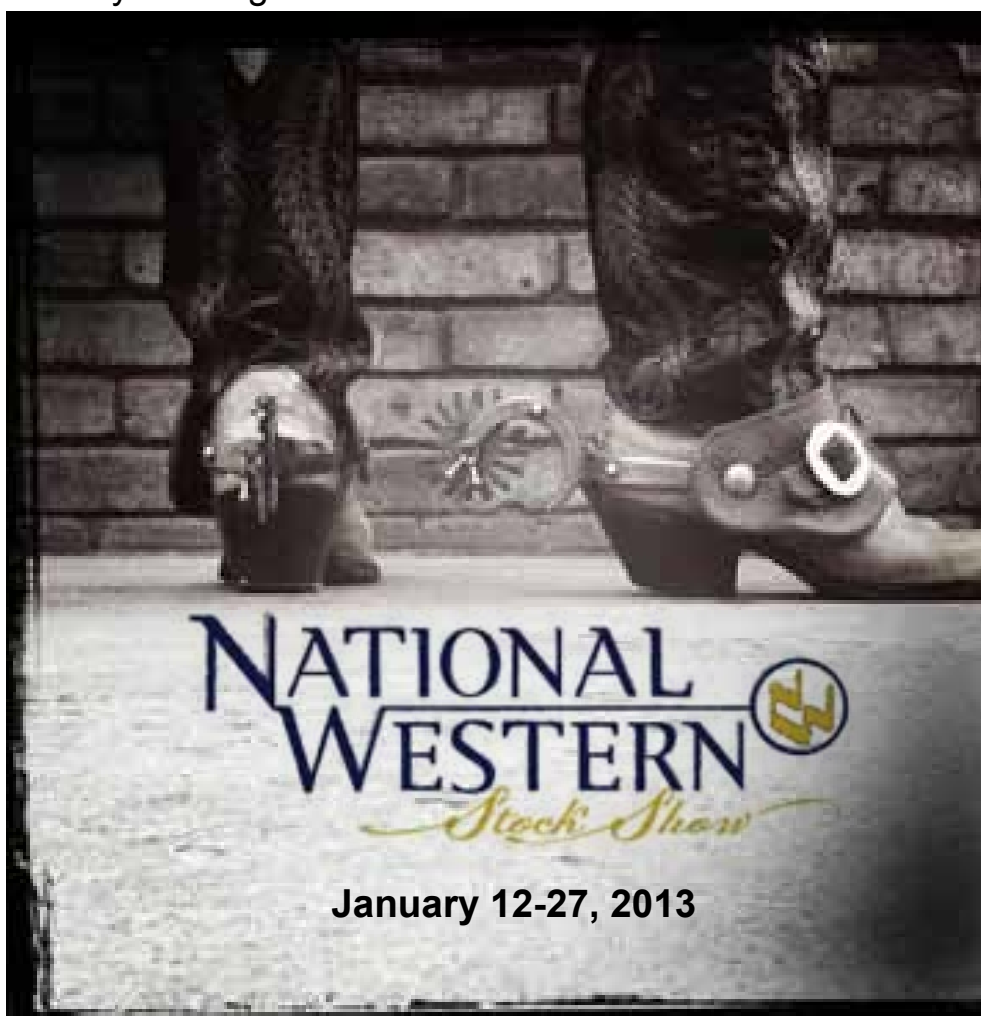


Georgetown Christmas Market

December 1-9

http://historicgeorgetown.org/Christmas_Market.html

Come celebrate 50 years of an Old World Christmas in quaint Georgetown. Georgetown has been hosting this marvelous outdoor European-inspired Market featuring handcrafted gifts, horse-drawn wagon rides, carolers, roasted chestnuts, appearances by St. Nicholas in his traditional robes, and the Santa Lucia Children's Procession.



TrailMark Metro District

Pond Maintenance: One of the TMMD's main responsibilities is to maintain Trailmark's ponds. Recent activities regarding this responsibility are: the vegetation and sediment around the outlet box at Pond G has been cleaned up and removed. This will help the pond draining to the designed water elevation at the intended flow rate. Additionally, a Seeding and Straw Erosion Control Blanket was laid at the pond's access area so as to promote revegetation.

Mosquito Management: Ottertail Environmental, Inc. was contracted to provide mosquito management for Trailmark in 2012. Approximately 8.4 acres of active breeding habitat was identified. From May through September, OtterTail performed 172 site visits and 9 treatments on larval habitat sites within the program area. The thorough larviciding program was a likely reason for keeping adult mosquito populations in Trailmark at low levels.

Newest Member Appointed to the Board: Following a vacancy created when Nominee Patty Durso moved from Trailmark, the Board appointed Lori Tolle as Assistant Secretary in July.

Recognition & Appreciation Bench: The board approved the purchase of a bench commemorating former TMMD board members. Through plaques listing former members by name, this recognition & appreciation bench intended as an expression of gratitude for all of those individuals who have invested time and effort on TMMD on behalf of Trailmark. This bench has been installed on the South side of Fairview reservoir.

Trailmark Fire Task Force: The task force has not met with the City Manager since the last newsletter, but it is expected another meeting will be scheduled in the relatively near future. Following the next meeting with the City Manager, the task force will provide an update on the efforts being made to improve the emergency response times to Trailmark as well as Trailmark's ISO rating which has negatively impacted homeowner's insurance premiums for some residents.

Budget/Mill Levy: The TMMD mill levy for 2013 will remain set at 35 mills. This is the same levy assessed in 2012. This assessment figure allows TMMD to continue to pay down its existing bond debt (another of TMMD's primary functions) as well as meet its other necessary functions. Additionally, TMMD has established an Asset Replacement Reserve in anticipation of longer-term and costly essential expenses such as complete fence replacement.

Meetings: The Metro District regular meetings are held on the third Tuesday in the months of January, March, May, July, September, and on Thursday November 8, 2012 at 6:30 p.m., at the TrailMark Learning Center. The meetings are open to the public. In an effort to provide residents with additional access to the board, the board also hosts Coffee in the Park on 2-3 Saturdays during the summer months. These gatherings are a good additional opportunity for you to ask questions about the Metro District, meet board members, voice ideas and provide feedback. (Look for the large signs next Spring with specific dates for the 2013 Coffee in the Park gatherings.)

If you have any questions regarding Trailmark Metro District business, you can contact our manager, Cathy Noon of Community Resource Services of Colorado at (303) 381-4960 or email us at board@tmmd.org.



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Littleton's BEST Car Wash

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Just East of 1st Bank)

www.LivingWaterCarWash.com

Is Your Retirement Plan Protected?

Planning for retirement is probably a top priority for you. Do you know how much money you need to retire? Are you concerned that you may outlive your money? Are you concerned about the burden a chronic health care need could have on your family and finances? Your retirement is the dream for you and your family's future. Proper planning and protection of that dream are crucial to help make it a reality.

Preserve you and your family's choices

Long-term care insurance can help protect and preserve your income and assets you have worked so hard to accumulate, and give you the ability to spend money for care. With the advances in home care services, many people needing long-term care are actually able to stay at home, with or near families, and still get the professional care they need. Long-term care insurance allows your family to be there to love you, instead of worrying about the financial, emotional and physical toll of providing care for you.

Whether at home, in an adult day care center or an assisted living facility, you and your family can maintain control of your options and your lifestyle.



Protect your retirement plan

As the population ages and Americans are living longer than ever before, the need for long-term care services has emerged as an important element to a comprehensive retirement plan. In 2012, nursing home cost averaged \$91,980 a year nationally¹, and these costs inflate every year. Do you have enough in your retirement to pay for the high cost of long-term care services? Without a proper long-term care plan in place, your assets and income can be significantly depleted. This could leave you and your family in a difficult financial situation. What would happen to you and your family if you have to pay out-of-pocket for your long-term care? With long-term care insurance, you will have peace of mind, knowing that you have taken control to protect your hard earned retirement assets.

Begin your plan now

The sooner you begin your long-term care planning, the better. The cost of waiting can be expensive in several ways. The younger you are when you purchase long-term care insurance, the lower the premiums will cost. As you age, premiums are higher if you purchase an equivalent policy and you may qualify for a lesser class rating due to health changes. You could pay thousands more in premium over the life of the policy, just by waiting a few years to purchase. Or, you may not be able to qualify for coverage at all. The worst part about waiting is that you may not have coverage in place when you need it most.

With long life comes long-term planning. Make a plan for you and your family today. For more information on long-term care insurance, please contact Doug Filter, High Point Financial Group, LLC and Agent, New York Life Insurance Company at dfilter@highpointgrp.com.



Star Canyon Patio Homes

Our **Star Canyon 10th Anniversary Party** was a big hit. We had around 70 in attendance. The delicious food was provided by **Exquisite Taste Catering**. A big thank-you to the social committee for all the hard work.

Return of Trailmark Trivia:

Each year about 2800 of these are left on NYC subway trains.....** see below

HOLIDAY PARTIES

Saturday, December 8, **Christmas Party** at Pinehurst Country Club

Tuesday, December 11, **Ladies Luncheon** at Gabriel's Restaurant

Our Holiday Open Houses will be Sunday, December 30. Stay tuned for more information.

These activities continue:

Book Club, 2nd Tuesday, 10:00 a.m.

Men's Breakfast

Bunko, 1st Tuesday, 6:45 p.m.

- STAR CANYON BOARD OF DIRECTORS

Harry Brunett, President hbrunett@gmail.com

Marilyn Hubbard, Vice President mchris1014@gmail.com

Ed Shans, Treasurer ws2ic@comcast.net

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

submitted by Joy Carlson; jcarlson1347@comcast.net

****SHOES!!** (thanks to Dom Testa and the Mindbender, Mix 100)

Play Winter Youth Basketball!

Recreational Boys/Girls Grades K-8

8 games played with weekly practices which begin week of Nov 19. Games start Sat, Jan 5. Fee: \$110/\$85 Resident

Competitive Boys Grades 5 & 6

8 league games plus playoffs. Team registration only available for teams that have been playing together at least 2 years. Practices begin week of Nov 19. Games start Sat, Jan 5. Individual Fee: \$117/\$94 Resident

Volunteer coaches needed!

Register online today!

www.sspr.org

or call 303-798-7515



**South Suburban Parks
& Recreation Athletics**



**South Suburban
PARKS AND RECREATION**

TrailMark

Market Statistics
January 1, 2012 – October 31, 2012

STYLE	SQUARE FOOTAGE	FLOOR PLAN	AVERAGE SALES PRICE	AVERAGE DAYS ON MARKET	NUMBER OF HOMES SOLD	AVERAGE PRICE PER FINISHED SQ. FOOT
2 Story	1813 – 3285	Shavano	\$356,433	80	12 4 Back To Open Sp	\$146.00
2 Story	1961 – 3484	Crestone	\$387,250	5	2 1 Backs To Open Sp	\$144.00
2 Story	2100 – 3781	Windom	\$393,460	188	5 3 Back To Open Sp	\$135.00
2 Story	2567 – 4348	Rosewood	\$490,000	90	1	\$132.00
2 Story	2894 – 4545	Cherrywood	\$412,001	123	2 1 Backs To Open Sp	\$138.00
Ranch	2063 - 4334	Sandalwood	\$362,000	215	2	\$98.00
2 Story	3222 – 4504	Savannah Falls	\$521,954	5	2 2 Back To Open Sp	\$160.00
2 Story	3215 - 5152	Regal Meadow	\$488,167	254	3 1 Backs To Open Sp	\$102.00

NEIGHBORHOOD OVERVIEW AVERAGE

- ❖ SALE PRICE: \$398,807
 - ❖ DAYS ON MARKET: 119
 - ❖ PRICE PER FIN. SQ. FOOT: \$133
 - ❖ TOTAL SOLD: 29 (12 Back To Open Space)
 - ❖ ACTIVE LISTINGS: 2
- (6 homes presently under contract in TrailMark)

HOA EVENT

What: Trailmark Night at the Lights
Where: Denver Botanic Gardens at Chatfield
When: November 29, 5:30PM – 8:30PM
\$4.00 per person

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

Compliments of:

Sunny Puckett

303-904-4364


RE/MAX Professionals, Inc.

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9622 S. Dudley Way



9826 W. Baden Drive

Looking for RESULTS?
Call Sunny Puckett 303-904-4364