

TrailMark Tracks

November 2013

Approved 2014 Budget

TMMD Updates

Holiday Events Around Denver

Grace isn't a little prayer you chant before receiving a meal.

It's a way to live. ~Attributed to Jacqueline Winspear

Homeowners Association

trailmark.org

Board Of Directors

President, Frank Melara

Vice President, Sally Janssen

Member at Large, Candace Cooledge

Welcome to our new board members, 2-year terms begin immediately:

Amy Stuart

Sandy Farish

A special thanks to Wayne Lupton (Treasurer) and Jason Sporer (Secretary) for their service to the TrailMark neighborhood:

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, Anne Warren

Newsletter Design 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 NIGHT AT THE LIGHTS

DENVER BOTANIC GARDENS AT
CHATFIELD

Mark Your Calendar for TUESDAY,
DECEMBER 10TH
From 5PM - 9PM

TAKE PICTURES WITH SANTA
IN THE RED BARN (There will be
a sign on the door of the barn for
TrailMark residents only)

FREE GOODIES, HOT CHOCO-
LATE AND COOKIES

Only \$5 PER PERSON TO GET IN

Please Note ***PAY AT THE WIN-
DOW THAT SAYS TRAILMARK
RESIDENTS***

Volunteer this Season at the Trail of Lights:

With the foothills as a stunning backdrop, more than one million twinkling lights illuminate a winding path through the Colorado countryside. Volunteers are needed to greet guests, help families in the children's craft area, and welcome visitors to the historic Hildebrand Ranch House while sharing the history of the 1880s homestead.

Time Commitment: Shifts are available nightly November 29 - January 1 from 5-9:45 P.M.

Positions:

- (2) Hildebrand Ranch House Volunteers, who will welcome visitors, monitor the house, and share the history of the site.
- (2) Children's Craft Volunteers
- (1) Line Control Volunteer

Training will be onsite the day of the event and will be geared towards each individual volunteer position. For questions please contact: Adam Fedyski at adam.fedyski@botanicgardens.org or 720.865.3565

Trailmark 2014 Budget

INCOME	2013 Budget	2014 Budget
Assessments	307,200.00	307,200.00
Late Charges	0.00	0.00
Violations	0.00	0.00
Legal Collections- Billed to Owner	1,000.00	3,000.00
Covenant Enforcement - Billed to Owner	0.00	0.00
Newsletter	1,000.00	1,000.00
Homeowner Reimb/Repair	0.00	0.00
	309,200.00	311,200.00

EXPENSES-ADMINISTRATIVE:

Master Insurance	1,771.00	1,607.00
Management Fee	33,000.00	33,000.00
Audit	0.00	3,000.00
Legal Collections	1,000.00	3,000.00
Covenant Enforcement	0.00	0.00
Legal - Corporate	2,500.00	2,500.00
Reserve Study	750.00	750.00
Taxes and Licenses	175.00	175.00
Income Taxes	300.00	300.00
Bad Debt	2,500.00	2,500.00
Bad Debt - Late Fees/Interest	2,000.00	1,000.00
Bad Debt - Collection Expense	400.00	400.00
Postage,Printing,Copies	7,000.00	7,000.00
Newsletter	2,000.00	2,000.00
Board of Directors Expense	1,000.00	1,000.00
Design Review Committee	1,500.00	1,500.00
Social Committee	18,000.00	18,000.00
Finance Committee	500.00	500.00
Common Area Committee	1,500.00	1,500.00
Communication Committee	1,000.00	1,000.00
Safety Committee	500.00	500.00
Storage Rental	0.00	1,850.00
Bank Charges	250.00	250.00
Miscellaneous	0.00	0.00
Contingency	954.00	768.00
	78,600.00	84,100.00

EXPENSES-GROUNDS:

Landscape Contract	20,000.00	20,000.00
Snow Removal	12,000.00	14,500.00
Sprinkler Repairs	10,000.00	8,000.00
Exterminating	500.00	500.00
Fences	12,000.00	5,000.00
Plants/Trees/Shrubs	5,000.00	5,000.00
Grounds Maintenance/Improvements	10,000.00	7,000.00
Holiday Lighting	10,000.00	10,000.00
	79,500.00	70,000.00

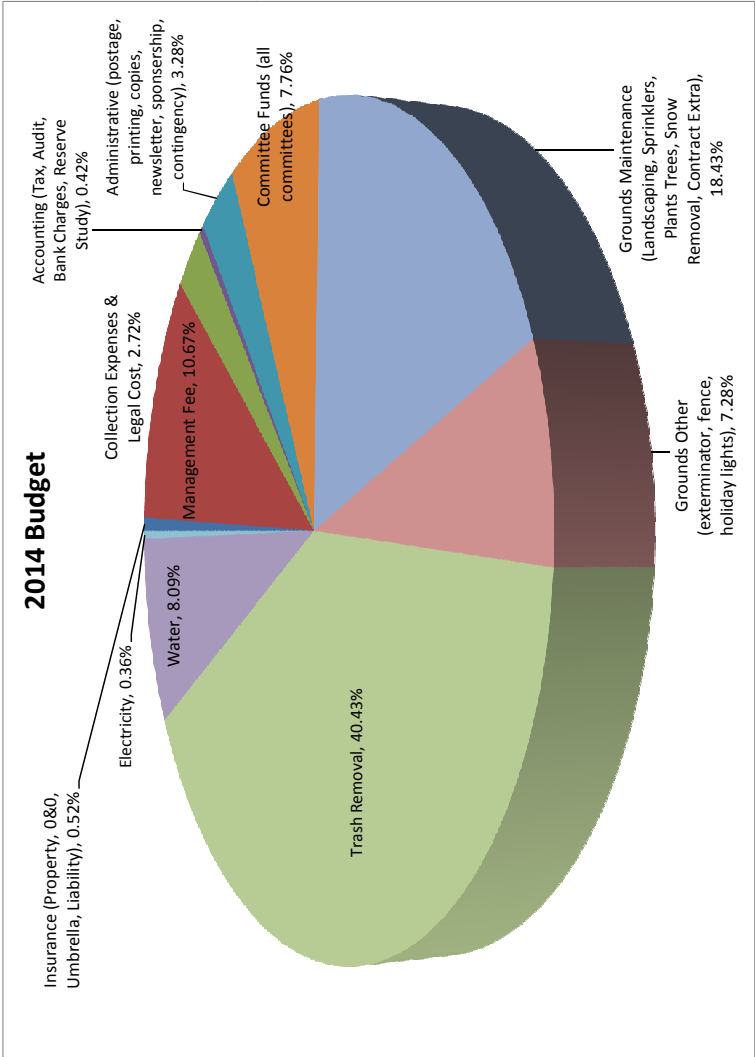
EXPENSES-UTILITIES

Gas & Electric	1,100.00	1,100.00
Water & Sewer	25,000.00	25,000.00
Trash	125,000.00	131,000.00
	151,100.00	157,100.00

	2014 Budget	% of Budget
Insurance (Property, 0&0, Umbrella, Liability)	\$ 1,607.00	0.52%
Management Fee	\$ 33,000.00	10.60%
Collection Expenses & Legal Cost	\$ 9,400.00	3.02%
Accounting (Tax, Audit, Bank Charges, Reserve Study)	\$ 4,475.00	1.44%
Administrative (postage, printing, copies, newsletter, sponsorship, contingency)	\$ 11,618.00	3.73%
Committee Funds (all committees)	\$ 24,000.00	7.71%
	\$ 84,100.00	27.02%

Grounds Maintenance (Landscaping, Sprinklers, Plants Trees, Snow Removal, Contract Extra)	\$ 54,500.00	17.51%
Grounds Other (exterminator, fence, holiday lights)	\$ 15,500.00	4.98%
	\$ 70,000.00	22.49%

Trash Removal	\$ 131,000.00	42.10%
Water	\$ 25,000.00	8.03%
Electricity	\$ 1,100.00	0.35%
	\$ 157,100.00	50.48%



Update on West Metro Fire & Rescue (WMFR) providing emergency response to TrailMark:

WMFR has been providing emergency response to TrailMark since early Spring of 2013. WMFR is providing these services as part of a Service Agreement with the City of Littleton. Prior to this agreement, Littleton Fire and Rescue (LFR) was providing emergency response to TrailMark. (LFR's closest station is approximately 1 mile further than WMFR's closest station.) To date, since WMFR has been providing emergency response to TrailMark, response times have improved by about 2.5 minutes. WMFR's response time (90th percentile) to TrailMark thus far in 2013 is 10:51, whereas LFR's response time (90th percentile) to TrailMark in 2011 was 13:19 minutes.

WMFR Chief Lombardi indicated that there is room for improvement on some of the response times to TrailMark thus far. Specifically, WMFR could improve upon the "turnout times" associated with some of its emergent calls (they should consistently be 1:10 or better.) Chief Lombardi indicated WMFR will be working on this issue with its crews.



Update on TrailMark's ISO rating and Homeowner's Insurance Premiums:

The ISO has been notified of the agreement between Littleton and WMFR wherein WMFR provides TrailMark emergency response services. Still, residents are encouraged to directly provide their insurance agents with information regarding the agreement, as a change in TrailMark's ISO rating may result in significantly lower premiums for some residents. The letter residents should provide to their homeowners' insurance agent can be found at: http://TrailMark.org/uploads/TrailMark_WMFPD_Letter.pdf

Goose dropping mitigation!

In an effort to mitigate the massive quantities of goose droppings that were experienced at the playground last year, the TMMD board will be temporarily placing coyote silhouettes near the playground in November. The silhouettes are designed to act as a deterrent to the geese, and the board is hopeful this experiment will help keep the playground from being over-run with unhealthy and unpleasant levels of droppings.

TMMD Board Meetings are Public:

The Metro District regular meetings are held on the third Tuesday in the months of January, March, May, July, September, and November at 6:30 p.m., at the TrailMark Learning Center. The Board has been working on the 2014 budget and will be presenting that budget at the November 14, 2013 meeting. The meetings are open to the public, and your attendance is welcome!

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.



Photo Courtesy of Steve Harbula

Star Canyon Condos

Welcome to new homeowners, Kevin, Tom and Ute!

Bears, Bears, Bears! This is just a reminder to refrain from putting your trash out on Monday nights for a Tuesday pick-up. Also, a few of our recycling bins are being overloaded and are sometimes unbalanced, causing them to tip over when the wind blows. Broken glass in the driveways isn't fun. **DON'T STOP RECYCLING!!!**...maybe additional containers are the answer!

The weather is changing and snow will not be far off. Please refrain from parking on Freiburg Dr., especially when it snows, as this prevents the removal company from clearing the street.

Thanks to Karen O'Keefe and the Fay's who hosted Happy Hours in September and October. We had great attendance and were delighted that some of our new homeowners attended. The next Happy Hour will be at Cyndi Parazak's on Saturday, Dec. 14. All residents are invited. Reminder flyers will be out the week prior to the event.



Two other social gatherings include a knitting group and a book club. Anyone interested in attending either of these should contact Sharon Elms (gambrellelms@aol.com).

The HOA annual meeting is scheduled for Dec. 3 at 6PM... **AND WE HAVE MOVED THE LOCATION!** The meeting will be held in the conference room at KC & Associates office, located at 10106 W. San Juan Way, Suite 210, Littleton, CO 80127. This building is located behind the Texas Roadhouse restaurant on Kipling Parkway.

We wish everyone a joyous and healthy holiday season!

You are Invited by Mayor Brinkman to a Littleton Celebration

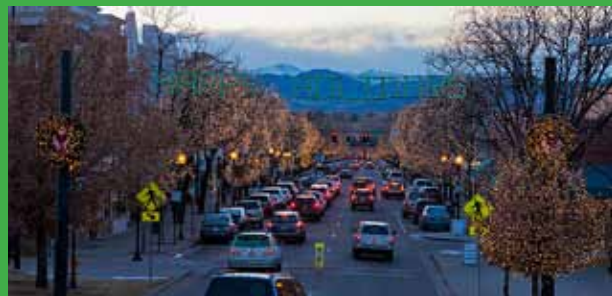
The Candlelight Walk returns Friday, November 29 at 5:30 p.m. in Downtown Littleton.

Santa will make his way down Main Street and 'magically' illuminate the lights on the trees as he reaches each block. Enjoy merchant open houses, musical entertainment, and bring your camera for a photo with Santa at Town Hall Arts Center.

Bring a flashlight or purchase candles for \$0.50. Free hot cider will be available at Town Hall Arts Center, Bega Park or Bradford Auto Body.

Main Street will close to traffic at 5 p.m. Santa will begin his march down the street starting at the courthouse at 6:30 p.m. The event culminates at the west end of Main Street when Santa calls one lucky child's name to help him throw the switch on the huge live trees next to Melting Pot.

Free parking is available at Arapahoe Community College. Call 303-795-3863 for more information.



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.



Star Canyon Patio Homes

Annual HOA Budget Ratification Meeting

Please mark your calendar so that you don't miss the annual Star Canyon Patio Homes HOA Budget Ratification meeting set for Wednesday November 20th at 6:30 to be held at Mortenson Elementary School located at 8006 S Iris Way.

In addition to ratifying the budget we will elect a new board member to a three year term, conduct a homeowner forum and most importantly munch on refreshments.

If you are unable to attend, please fill out a proxy authorizing another homeowner to cast your vote (your designee must attend the meeting). If you have misplaced your proxy, contact a board member and a replacement will be provided. It's important that you attend so that we attain a quorum (minimum of 14 homes represented) and so that you are able to express your views.

Arrive early to register, as the meeting will begin promptly at 6:30.

We look forward to seeing you on the NOVEMBER 20th.

Ed Schans ws2ic@comcast.net

Jim Vandewege jv-schoa@comcast.net

Jerry Mastenbrook jerry@schoa@yahoo.com

It was a dark and stormy night...Oh wait, different story. In mid-September one of our neighbors was up around midnight getting some water. As she looked outside she saw an unusual shadow across the street. It appeared to be nosing around a garage door. As the shadow moved she realized it wasn't a shadow at all but a large bear! It looked around a while longer, then ambled down the driveway and headed west. It's not known where it went - through the green space between the houses, toward the beaver pond, or further into the Shea homes. Apparently there have been quite a few sightings in TrailMark this fall so be aware. You never know!!!

* Dates for Star Canyon Social Events

The date for our annual **HOLIDAY PARTY** has been announced:

December 14, 2013

Pinehurst Country Club

6:00-9:00 pm

Watch your e-mail for the R.S.V.P date

These activities continue:

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

Men's Breakfast

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

submitted by Joy Carlson; jcarlson1347@comcast.net

Things To Do in Denver

40th Annual Turkey Trot

Washington Park
November 28

The Nutcracker

Ellie Caulkins Opera House, DCPA*
November 30 - December 28

A Christmas Carol

Stage Theater, DCPA*
November 29 - December 29

Mannheim Steamroller Christmas

Buell Theatre, DCPA*
November 30 - December 1

39th Annual 9NEWS Parade of Lights

December 6-7

Georgetown Christmas Market

Downtown Georgetown, CO
December 7-8 & 14-15, 10a-6p

*DCPA - Denver Center for Performing Arts



The Brass of Christmas Past

Newman Center
December 21-22

TubaChristmas

Skyline Park (Arapahoe & 16th)
December 22

New Year's Eve Fireworks

16th Street Mall
December 31

James Bond Ball

The Boulderado, Boulder, CO
December 31

Itzhak Perlman

Boettcher Concert Hall, DCPA*
January 9

National Western Stock Show

National Western Complex
January 11-26

First Friday Art Walks

December 6, January 3,
February 7



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Christmas Bird Count & Holiday Party!

December 14, 2013 9am-2pm
Audubon Center at Chatfield

Celebrate outdoors this holiday season! Learn how to identify birds. Learn to use binoculars. Be an extra set of eyes for birders and participate in ASGD's local Christmas Bird Count.

Drink hot chocolate and be merry! FREE for all ages & experiences levels! See website for more information:

<http://www.denveraudubon.org/programs/family-programs>



303.973.9530



**AUDUBON
SOCIETY**
of GREATER DENVER

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Kelly Littrell

9743 South Carr Way Littleton, CO 80127

303.933.6947

kittrell@cclc.com



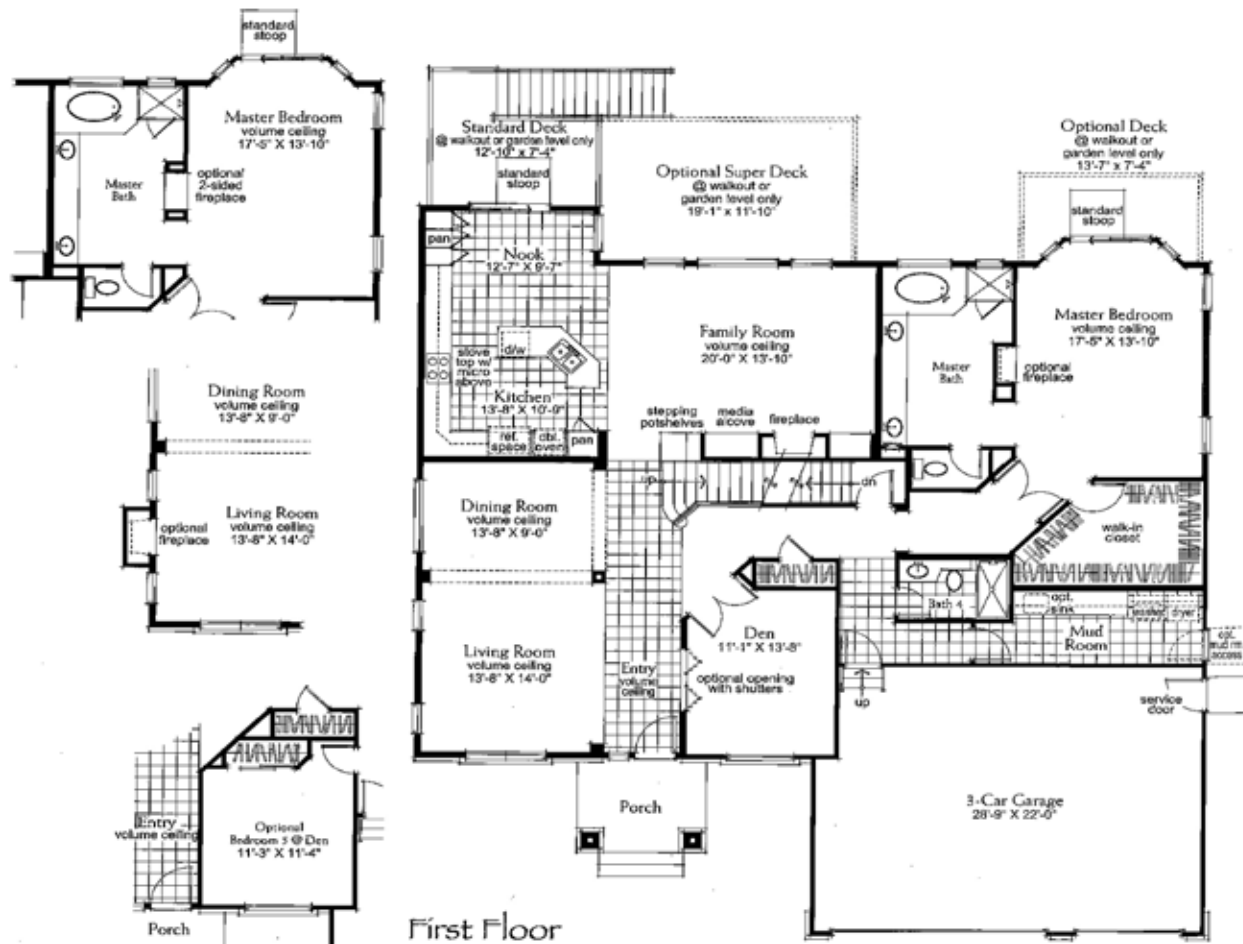
Sunny Puckett SOLD Another One!

UNDER CONTRACT IN 7 DAYS!!



9505 S. Field Way

Featured Floor Plan for Savannah Falls



If you would like to see the second floor, please email me!
Sunny Puckett at sunny@sunnysdenverhomes.com

303-904-4364

www.sunnysdenverhomes.com



TrailMark

Market Statistics
January 1, 2013 – September 30, 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	\$376,500	3	4 2 Back To Open Sp	\$161
2 Story	1961 – 3484	Crestone	\$431,333	15	3 1 Backs To Open Sp	\$130
2 Story	2100 – 3781	Windom	\$432,217	16	6 2 Back To Open Sp	\$153
2 Story	2567 – 4348	Rosewood	\$485,625	34	4 2 Back To Open Sp	\$153
2 Story	2780 – 3279	Hunter Bluff	\$438,500	19	1	\$155
2 Story	2923 – 4258	Willow Grove	\$505,000	22	1	\$107
2 Story	3215 – 5152	Regal Meadow	\$515,000	11	1 Backs To Open Sp	\$153

NEIGHBORHOOD OVERVIEW AVERAGE

- ❖ SALE PRICE: \$423,000
 - ❖ DAYS ON MARKET: 12
 - ❖ PRICE PER FIN. SQ. FOOT: \$149
 - ❖ TOTAL SOLD: 24 (8 Back To Open Space)
 - ❖ ACTIVE LISTINGS: 4
- (4 homes presently under contract in TrailMark)

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SOLD IN 0 DAYS!



9368 W. Gibraltar Place

SOLD IN 1 DAY!



9795 W. Freiburg Drive, #C

SOLD 7 DAYS!



8701 W. Cannes Drive

SOLD IN 18 DAYS!



9587 W. Trailmark Parkway

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www.sunnysdenverhomes.com

