

# TrailMark Tracks

Fall 2014

**TrailMark  
Volunteer  
Fire Brigade**

**HOLIDAY  
CELEBRATIONS**  
HOA updates

Photo by Robert Cannady

*Don't put the key to happiness in someone else's pocket.*

*Wishing you a wonderful 2015, Neighbors!!!*

## 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 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 February 6th for the February 13th target publication date of the winter newsletter.



## HOA UPDATE: Fences

As some of you may have heard, the Board is starting to explore the costs of fence replacement. Our fences are estimated to be in their last half of their useful life now, and the Board, to be proactive, is garnering information regarding replacement.

Some history: The 2010 HOA Board had a reserve study done which projected the community fencing replacement expense (shared by the TMMD and the Trailmark HOA) would need replacement beginning as early as 2022. The 2010 Reserve Study forecasted a 4-year phased replacement in the 2022-2025 timeframe. The study is posted on the HOA's website under the 2010 Financial Documents.



The current HOA board thought it wise to be proactive on this potentially large future liability. Accordingly, the Board is doing the due diligence on behalf of our neighborhood to determine: a) if the 2022 replacement projection still appears accurate, b) what options the HOA and the TMMD could employ to extend the life of the current fence and/or extend its replacement date, and c) what options besides wood exist for full replacement, and what are the associated costs and benefits of those options.

The board is currently waiting on an update to the original reserve study. It was requested a number of months ago, and we have not yet received it. Additionally, the board has asked for bids from 3 separate fencing companies, to get a general idea of costs in current dollars, and what other options exist (cement, composite). As of now, we have received only one bid, which is what we shared at the 11/13/14 meeting. The estimated cost of replacing the fences with like material (wood) in today's dollars was \$959K. Concrete was quoted at \$1.8M, and composite, which was only quoted for the privacy fences (not the split rail fences), was \$456K.

Once we have the updated reserve study in hand, and/or additional bid information, we will post it to the TM HOA website to keep you apprised of our findings.



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.



## South Suburban PARKS AND RECREATION

**Parents Night Out** Friday, December 19, 6-9 pm, Goodson Recreation Center Gymnastics facility. Kids 5-12 years enjoy a night out in a safe environment and are entertained in our state-of-the-art gymnastics facility. Please feed children before arriving at the gymnastics facility or send a snack. No food or beverages supplied. For more information, contact AshleighK@sspr.org.

**New Year's Eve Extravaganza for Youth** Wednesday, December 31, 8-11 pm, Family Sports Center.

Ages 8-13 celebrate the start of 2015 by enjoying laser tag, eXerGame Zone, inflatables, bumper cards, ice skating, toasting sparkling cider while watching the ball drop in New York's Time Square at 10 pm Mountain Time. Light snacks provided. Fee: \$15 online, \$20, class #4890012. For more information, contact Christina at 303-754-1052 or christinai@sspr.org.

**A Lone Tree New Year's Eve 2014** Wednesday, December 31, 2014, 8:00 PM to 1:00 AM, Lone Tree Golf Club & Hotel.

Dance the night away and ring in 2015, \$160 per couple, plus tax. Enjoy heavy hors d'oeuvres and an amazing dessert display, party favors, music and dancing, midnight champagne toast, two drink coupons per person and cash bar for \$160.00 per couple, plus tax and service. Reservations required.

And stay overnight on New Year's Eve which includes a New Year's Day hot breakfast and late check-out:

- Standard Room - \$129.00 per room, plus tax, max. two (2) guests
- Lone Tree Suite - \$199.00 per room, plus tax, max. two (2) guests

For more information and advanced reservations, call 303-790-0202.

**Holiday Pass Sale** November 21-December 31, Douglas H. Buck Community Recreation Center, Goodson Recreation Center, and Lone Tree Recreation Center.

10% off admission passes and punch cards, personal training (includes Pilates reformer) by certified experienced trainers, massages at Goodson and facials at Buck. Passes provide access to drop-in fitness classes, weight room, state-of-the-art cardiovascular equipment, running track, indoor cycling, & leisure pool and gym. For more information, call 303-347-5999.

### TRAILMARK NIGHT AT THE LIGHTS

**Denver Botanic Gardens  
at Chatfield**

**Tuesday, December 16th  
5PM - 8PM  
\$5 per person**

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



## **TrailMark Metropolitan District November 2014 Update**

The TrailMark Metropolitan District (TMMD) is a quasi-governmental entity comprised of five elected board members. The TMMD, which is a separate entity from the HOA, has many distinct responsibilities; it has the taxing authority to collect taxes to pay off bonds used to finance the neighborhood infrastructure and managing the water rights in the neighborhood. The District is also responsible for the maintenance and upkeep of the neighborhood ponds and cost sharing with the HOA for the community fence maintenance and repair. For more information about the TMMD responsibilities, check out our service plan on the TrailMark HOA website under the heading Metro District (TMMD) >TMMD-Legal/Compliance> Service Plan.

In September, there were reports of a strong odor at the Beaver Pond (Fairview Reservoir #2). We experienced heavy rains prior to reports of the odor. The rapid inflow of water into the pond likely stirred up the silt and muck from the pond floor, bringing the odorous organic materials to the surface. It was also observed that the spillway from the pond was clogged with debris impeding the overflow from escaping the pond.

To rectify the issue, a number of steps were taken. First, Aquatics Associates (the company TMMD uses to keep the ponds healthy and well maintained) applied an application of algicide to treat the algae blooms observed in the pond. Second, TMMD Board members, as well as a neighbor in community, removed the debris at the mouth of the spillway, thus improving overflow water drainage. Lastly, the aeration devices in pond were turned off for a short period of time to prevent the continued stirring of debris.

Looking forward, the TMMD is looking into adding metal plates (to be installed by Aquatics Associates) to further raise the aerators from the pond bed hopefully reducing any further instances of debris stirring. Work on this effort would likely occur sometime in the spring. The pond could use more/stronger aerators, but there currently is not enough power provided by the onsite solar system (there is not a direct power source at the pond). The TMMD will continue to monitor the aerators and may need to consider alternative power solutions should the odor return in the future. Finally, all pond aerators will be turned off for winter in the beginning of December through mid-March.

Also in September, board members from both the TMMD and the HOA met for a joint study session. Topics included brainstorming ways to improve communication between boards and with the community, website improvement, and the shared responsibility for the neighborhood fences. Both groups agreed there is a lot of value to continue to hold regular joint study sessions. The next session is tentatively planned for February.

At the most recent TMMD meeting, the board ratified the 2015 budget and certified the community mills at 30, the same mil assessment as 2014. The TMMD is planning to pay off the 2015 bond early, saving approximately \$21,000 in interest payments. Once paid, there are three remaining bond obligations outstanding which will be paid off in succession until 2018. More information on bond payment and taxes in TrailMark can be found on the TrailMark HOA website under the heading Metro District (TMMD) >Financial Docs.

Members of TMMD and other TrailMark residents meet with South Suburban Parks and Recreation (SSPR) semi-annually to discuss matters that involve TrailMark and SSPR. The last TrailMark meeting with SSPR was held on 9/18/14. Some of the topics covered included: a discussion to update signage at Fairview #1, the prairie dog community abutting parts of TrailMark, the playground port-o-let installation schedule and suggestions were solicited from the HOA's Common Area Committee representatives for projects SSPR could undertake for our community with the 2015 Jefferson County Grant.

TrailMark Metro District meetings are held on the third Tuesday of every other month (starting in January) at TrailMark Learning Center at 6:30pm. The next meeting is scheduled for January 1, 2015 at 6:30pm - residents are invited and encouraged to attend.

Thank you for all of the feedback over the past few months. The TMMD will be actively working to improve communication with the neighborhood and increase the transparency into the board's business. As a start, we plan to begin work to improve the TMMD section within the HOA website. Community feedback is welcomed and encouraged. Please email any suggestions to [board@tmmd.org](mailto:board@tmmd.org)



## **Common Area Committee Update**

**Landscaping Capital Project** Many of you may have noticed the removal of some bushes, including many overgrown junipers along Independence, in the medians and by the monuments on the Northern part of TM Pkwy. This is the first phase of a two phase project that will conclude next spring. We will continue removal of overgrown, old and unsightly bushes along TM Pkwy, and then commence strategic replanting (not overplanting) where necessary to maintain a more natural TrailMark Open Space appearance. The trimming of the tree branches in the medians was a result of the Safety Committee's suggestion to the HOA board for improving the sightlines by all our new crosswalks the Safety Committee requested be installed by the City of Littleton.

**The Port-o-Let Cover Project for the Playground Park** This project has been delayed by SSPRD from this December, until next spring. There have been many demands for a restroom facility at this park for a number of years. The Port-o-Let, though not ideal, was the most cost effective and common sense solution to this community request. This project will be installed by SSPRD as a cost sharing project on a grant from Jeffco and the balance paid by the TM HOA. The monthly rental/maintenance of the Port-o-Let will be paid up to \$100 per month by the TMMD with any balance paid by the HOA.

**Christmas Lights and Decorations at Entrance** The lights at the entrance have already been installed and turned on. The new wreaths and garland were installed by the Common Area Committee members on November 22nd. We hope you all enjoy the decorations and lights at the entrance to our very special TrailMark Open Space community.

**Trailmark.org** We encourage and appreciate all input from our neighbors, and would like to see more attendance at the bi-monthly HOA Board Meetings and bi-monthly TMMD Board meetings. All TrailMark Metro District documents and Trailmark HOA information is on the website at [trailmark.org](http://trailmark.org). Please visit the website weekly for any additions and notes that will help you keep abreast of the activities of the boards and the community.

Photo By Robert Canady



***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.***

# News from Star Canyon Condos

Star Canyon Condos annual meeting was held on November 18.

Cyndi Parazak was elected to the Board of Directors, replacing outgoing board member, Betty McGinnis.

As of January 2015,  
board officers will be:

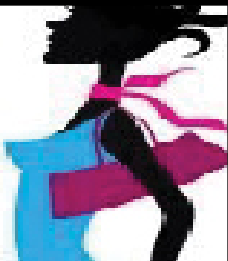
**Chuck Bringle, President**

**Chris Bader, Vice-president**

**Cyndi Parazak, Secretary-Treasurer**

## Happy Holidays!

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## Safety Committee

Since September, our community has demonstrated that safety is not just a committee. On November 7th, a fire started in the median near Holland and Trailmark Parkway. Nearby residents stepped up and quickly put out the fire. Thanks to the "TrailMark Volunteer Fire Brigade"!

Calling 911: It isn't always like how they portray it on T.V.! When you call 911 you are immediately connected to the fire or police department who will be coming to help you, and they automatically know your location based on your phone number, right? No, in fact, this perfect system is not how it really goes in real-life! For those of us in TrailMark, it is important to know that West Metro Fire and Rescue is our fire and medical emergency responder and Littleton Police is our law enforcement responder. If you have a medical or fire emergency and need to call 911, immediately tell the operator that "West Metro" is your fire district. If calling from a cell phone, expect to provide your address, because it will not be known automatically to the dispatcher. If you have a police issue, call 911 and ask for Littleton police. This information is also attached at the end of the newsletter - you may wish to print it and put it on your refrigerator, to have it handy.

Please look at the Trailmark HOA website for more information on the growing prairie dog colony and crosswalks. If you have a safety concern or want to join the safety committee, please contact [safety@TrailMarkhoa.org](mailto:safety@TrailMarkhoa.org).

**Due to each holiday falling on a Thursday, there will be no delays for trash pick-up around the holidays of Thanksgiving, Christmas and New Year's this year.**

**As a reminder, all trash and recyclables placed curb-side must be secured in a proper container to prevent the wind from blowing trash all over our neighborhood.**

**Additionally, to deter unwanted wildlife roaming our neighborhood, please keep trash and recyclables in a secured container and put trash out the morning of trash collection day.**





**Sapphire**  
Properties

## **HOMES DO SELL IN THE WINTER!**

**Don't be fooled into thinking otherwise. Last winter (December through February) FOUR Trailmark homes sold, with an average of only 14 days on the market, at 99% of the listed price! One even closed on 12/26/13, after only 5 days on the market, so don't worry about the holidays, people do buy homes all year round!**

### **Stacey Potts is YOUR personal and Professional Trailmark Realtor®!**

Not only does she have the experience of having lived in Trailmark, she consistently researches the market and knows all the statistics and details associated with buying or selling in this stunning neighborhood. If, or when, you are ready to sell or buy in Trailmark, Stacey is the Realtor® for you! 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—she loves each and every one of her clients, and it shows!

### **RECENT SALES IN TRAILMARK**

9580 S Field Way, sold 11/14/14 for \$569,000, 96% of list price—55 days on market  
6 bed/5bath, 5413 total sq. ft.

8905 S Field Court, sold 10/29/14 for \$486,450, 98% of list price—18 days on market  
4 bed/3 bath, 2404 total sq. ft.

9735 W Baden Drive, sold 9/23/14 for \$484,000, 98% of list price—21 days on market  
5 bed/3 bath, 4608 total sq. ft.

9731 W Unser Ave, sold 9/25/14 for \$320,000, 97% of list price—12 days on market  
3 bed/3 bath, 1937 total sq. ft.

9469 W Ute Dr, sold 10/3/14 for \$320,000, 98% of list price—11 days on market  
3 bed/4 bath, 1937 total sq. ft.

**Trailmark homes are still selling quickly and at top dollar!**

**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.

**STACEY POTTS, Realtor®, ABR, SFR, Employing Broker**  
**720-635-2110 (direct)**

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**Download our new “Home Scouting” app (for Android or iPhone) and search for homes on the MLS, just like an agent!**

**VIP Code: Sapphire**







## **Youth Baseball**

**SJSA Minor Baseball offers kids an opportunity play t-ball, coach pitch and kid pitch for 4 to 8 year olds. Start the foundation now by developing skills that are important being successful in baseball and in life. The 10 league games are typically played on Saturdays with 2 practices after school during the middle of the week in the Southwest area. We offer coaching clinics and practice plans if you're interested in coaching. Come get your picture with Dinger at our Opening Day Ceremony at Clement Park on April 11th.**

**Register today at [www.southjeffbaseball.org](http://www.southjeffbaseball.org)  
Email Bret Smith at [BSmith@southjeff.org](mailto:BSmith@southjeff.org)  
with questions**

### **Important Dates**

- **March 1<sup>st</sup> – Registration Deadline**
- **March 2<sup>nd</sup> – Rosters will be formed**
- **March 9<sup>th</sup> – Practices Begin**
- **April 11<sup>th</sup> – Opening Day**
- **May 23<sup>rd</sup> – May 25<sup>th</sup> - Midget Mania Tournament**
- **June 26<sup>th</sup> – June 28<sup>th</sup> End of Season Tournament**

**South Jeffco Sports Association**  
6657 W. Ottawa Ave., #D-2  
Littleton, CO 80128  
(303) 979-9239  
[office@southjeff.org](mailto:office@southjeff.org)



# 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



## MY CURRENT LISTING IN TRAILMARK:

9481 S JOHNSON CT  
TIMBER RIDGE MODEL 600 SERIES  
AMAZING OUTDOOR KITCHEN ON  
BRAZILIAN HARDWOOD COVERED  
DECK WITH CHIPPED EDGE GRANITE,  
SINK, FRIDGE, AN ENTERTAINER'S  
DREAM!! Contact me for a personal tour  
OR Take A Virtual Tour [HERE](#)



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





I might be able to insure this lovely home:..NOT !

Concerned about increasing homeowners rates and higher deductibles? There are options. Don't fall for an agent's response that everyone is forcing higher deductibles and you have little or no options. So far I am saving Trailmark residents 20-50% per policy or household. No matter which company you are with, we need to talk for your financial benefit. Over 90% of the people I meet with will save money, end up with better coverage or both. When was the last time you had your pricing and coverage checked?

## THE TRAILMARK INSURANCE BROKER EVERYONE SHOULD KNOW!

I have been a Trailmark resident since 2001. I have over 25 years of experience as an auto & home insurance agent. Just talk to me and you will quickly discover how I can help you with issues most people are not even aware of. I can come to your house or you can come to mine. We will discuss your insurance needs as friends & neighbors...just like it should be. No pressure, expectations or hassle. In plain English, you will learn enough about insurance to help make sound decisions, but not enough to make your head spin. Call me for assistance similar to what you would expect from your best friend (really). When was the last time you had your coverage and pricing checked?

Richard A Mooney

303-777-7767

E-mail 3037777767@gmail.com

# WELLNESS PACKAGE

3 Personal Training Sessions & 1 In Home Massage

Only \$150 (A \$280 value)

Hurry! Special  
ends Dec  
31st



## Introductory Offer

*Imagine - a healthier, stronger & less stressed you for the New Year. 3 Personal Training sessions with NASM Certified Personal Trainer, Deborah Flom and 1 60 min In Home Massage with Leslie Dziatkowicz CMT. All in the privacy of your own home. No space - no problem. You can train at Deborah's house.*



Call Deborah  
303-638-3452

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**Sunny Puckett**

303-904-4364

[www.sunnysdenverhomes.com](http://www.sunnysdenverhomes.com)

**If you, or someone you know, is looking to buy or sell a home, give me a call!**

**TrailMark**

**Market Statistics**

**January 1, 2014 – October 25, 2014**

STYLE	SQUARE FOOTAGE	FLOOR PLAN	AVG. SALES PRICE	AVG. DAYS ON MARKET	NUMBER OF HOMES SOLD	AVG. PRICE PER FIN. SQ. FOOT
2 Story	1676 – 2277	Huron	\$375,350	84	2	\$157
2 Story	1813 – 3285	Shavano	\$402,179	10	6 1 Backs To Open Sp	\$178
2 Story	1961 – 3484	Crestone	\$415,167	5	3	\$165
2 Story	2100 – 3781	Windom	\$431,250	23	2	\$141
2 Story	2567 – 4348	Rosewood	\$482,725	119	4 2 Back To Open Sp	\$130
2 Story	2667 – 4484	Edgewood	\$495,250	15	2	\$175
2 Story	2894 – 4545	Cherrywood	\$520,214	22	7 4 Back To Open Sp	\$150
2 Story	2780 – 3279	Hunter Bluff	\$525,000	11	1	\$121
2 Story	3098 – 5034	Timber Ridge	\$560,000	11	2 1 Backs To Open Sp	\$170
2 Story	3215 – 5152	Regal Meadow	\$586,100	20	2	\$105
<b>Star Canyon</b>						
Ranch	2091 - 3280	Patio Home	\$422,500	9	2	\$157
2 Story	2996 - 3293	Patio Home	\$449,950	8	2	\$136
1 Story	1292 – 1611	Condominium	\$250,000	2	1	\$168

**NEIGHBORHOOD OVERVIEW AVERAGE** (Excluding Star Canyon)

- ❖ SALE PRICE: \$406,977
- ❖ DAYS ON MARKET: 28
- ❖ PRICE PER FIN. SQ. FOOT: \$149
- Including Star Canyon
- ❖ TOTAL SOLD: 36 (8 Back To Open Space)
- ❖ ACTIVE LISTINGS: 8
- (3 homes presently under contract in TrailMark)

There are almost the same number of homes going under contract that come on the market.

Let me price your home correctly and it will sell quickly!

**Call Sunny.**

**303-904-4364**

[www.sunnysdenverhomes.com](http://www.sunnysdenverhomes.com)