



Photo by Eric Siegler

January 2021

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## January Calendar

- 1/1 - News Update
- 1/1 - HOA Fees Due
- 1/7 - Food Truck Thursday
- 1/14 - HOA Board Meeting
- 1/19 - TMMD Meeting
- 1/21 - Food Truck Thursday

Visit [TrailMark.org](http://TrailMark.org) for the most current neighborhood news.

## Welcome 2021 Board!

### Ken Colaizzi, CJ Haberkorn, Sally Janssen, Phil Kinney, and Bill Kuenning!

Discussions are underway regarding officer positions and committee liaisons. These will be formally voted on by the New Board at the January 14, 2021 Board Meeting!

The next Board Meeting will be January 14, 2021 at 7:00 pm.

Zoom Information: <https://zoom.us/j/94985971951>

OR: Call in at 346-248-7799

(meeting ID: 949 8597 1951)

## Board Members

**Position TBD**  
Ken Colaizzi

**Position TBD**  
CJ Haberkorn

**Position TBD**  
Sally Janssen

**Position TBD**  
Phil Kinney

**Position TBD**  
Bill Kuenning

Email the HOA Board:  
[board@trailmarkhoa.org](mailto:board@trailmarkhoa.org)

## TrailMark continues to be offered Resident Rates at Recreation Facilities in 2021



Per the **South Suburban Parks & Recreation (SSPR)** Business Support Supervisor, district residents can continue to use the SSPR facilities into 2021. Who is a District Resident? Anyone who rents or owns property within the South Suburban Park and Recreation District boundaries is a District Resident. TrailMark falls within the SSPR district. For more information or to get questions answered, go to <https://www.ssprd.org/About/Residency/Residency-Checker>.

The HOA Board has confirmed continuation of the special arrangement with **Foothills Park & Recreation District**, which allows TrailMark residents to receive Foothills resident rates. This means a continuation of reduced rates on all Foothills admission fees, passes and classes. For more information or to get your questions answered, visit the Foothills website at <https://www.ifoohills.org/about-foothills>

[Click here](#)  
for a list of  
TrailMark's  
Websites &  
Pages

## Friendly Reminder about Holiday Decorations

All exterior holiday decorations utilized as season displays must be removed and properly stored by February 1, 2021. Non-season-specific colored light displays, for COVID, are welcome any time during the Pandemic.

# New Facebook Page for TrailMark!

The **FREE IN TRAILMARK** page was created by the TrailMark HOA after sponsoring a trash drive where so many useful items were disposed of. We encourage all residents of TrailMark to use this page when you have anything around the house to give away for FREE.

[JOIN "FREE IN TRAILMARK" ON FACEBOOK](#)

## Carbon Monoxide is a Secretive Enemy in Our Homes

*By Einar Jensen, Risk Reduction Specialist  
South Metro Fire Rescue*

Carbon Monoxide (CO) is a product of incomplete combustion. Although it is a component of smoke, it is odorless and colorless and difficult to notice in small quantities without mechanical detectors. Burning any fuel -- natural gas, propane, heating oil, kerosene, coal, charcoal, gasoline or wood -- produces the gas. Chimneys and other ducts generally expel the unburned gases outside the home, but faulty ventilation of furnaces, hot water heaters, fireplaces, cooking stoves, and grills allow it to accumulate inside.

Firefighters refer to CO as a narcotic or asphyxiant gas because it depresses the central nervous system, which results in reduced awareness, intoxication, loss of consciousness and, in the worst cases, death. In fact, CO causes more deaths in fire situations than any other toxic product of combustion.

Normally, the blood's hemoglobin combines with and carries oxygen in a loose chemical combination called oxyhemoglobin. Too much or too little oxygen is toxic to our cells, but oxyhemoglobin delivers just the right amount for our cells to produce the energy they need to survive. Inhaling CO creates carboxyhemoglobin instead. In fact, it forms 200 times more readily than oxyhemoglobin and remains in the bloodstream for many years continually interrupting our cells' ability to produce energy. Concentrations of the gas in our blood above five-hundredths of one percent (500 parts per million) are considered dangerous. When the level increases above one percent, unconsciousness and death can occur without physiological signs.

Install detectors in sleeping areas because most CO poisonings outside of firefighting situations occur while people are sleeping and not aware of feeling sick. Kitchens and locations near cooking appliances are not good sites because grease and smoke accumulations can clog the sensing elements. Steam and water vapor can damage the sensing elements of detectors placed in bathrooms, saunas, and greenhouses. The volume of exhaust from most vehicles makes garages unsuitable for detectors.

If a CO alarm activates in your home, **go outside and call 911**. It is an emergency. South Metro Fire Rescue's firefighters will respond, treat any patients, and try to determine the source.

If you have questions, please contact us at [ReducingRisk@southmetro.org](mailto:ReducingRisk@southmetro.org).

# What's the DRC up to?

Check the newsletter each month to see how the DRC is updating our design guidelines to address the aging of the neighborhood.

With this cold weather, you might be considering replacing your front door or installing a storm door. This is a great time to check out the updated styles that have been approved for both types of doors. A selection of front doors with windows have been included as well as a variety of storm doors. Check out the complete update [here](#).

The Design Review Committee reviewed 5 home improvement request forms during the month of December. This month's lull in homeowner applications offered the committee the perfect time to put the last finishing touches on swimming pool standards which will be presented to the HOA Board. The DRC also used this opportunity to continue in the development of a list of minor repairs to the exterior of our homes which will not require DRC approval. The committee foresees this list being available to the public in the near future.

## Video Recording of HOA Election Results Special Meeting

December 3, 2020

[Video recording of Zoom meeting](#)

Passcode: 4jAUtPe^

## Garbage & Recycling Update

### Christmas Tree Recycling

Littleton and South Suburban Parks and Recreation (SSPR) will again be collecting and mulching Christmas trees from **December 26 through January 10**.

#### TREE RECYCLING INFORMATION

*The following information has not been confirmed: A TrailMark resident notes that you may bring your tree to the Jefferson County Road and Bridge South Shop to be recycled (near Kipling and C470). This is done at no cost to residents - but remember, only real trees with no decorations will be accepted. You have until **January 31** to drop it off. There is a 24-hour drop location outside the main gate of the shop, located at 9509 West Ute Avenue in Littleton.*

### Xcel Energy Recycles working Refrigerators

Plus, you may receive a \$50 rebate.

#### REFRIGERATOR RECYCLING INFORMATION

Check out TrailMark's list of Recycling Businesses on our [Garbage & Recycling](#) page.

## Alpine/GFL Automated Sustainability Report for TrailMark November 2020



# HOA Feedback/Survey results



*A short survey was posted on October 9th, 2020.  
This survey is now closed.*

## Summary of responses:

18 homeowners returned a response: equaling .02% of owners in the TrailMark HOA.

## Question #1

**Please outline your top concerns and thoughtful inputs, as they relate to TrailMark HOA. Please be specific and provide as much detail as possible.**

### Answers: summarized

- Covenant concerns - Appreciate Boards work to enforce covenants – reason they bought into the HOA. (5 comments) - Asking for more consistent covenant enforcement (1 comment) - Concern about comments to relax covenant enforcement and this will hurt property values (3 comments)
- Board needs to listen to homeowners and take their suggestions to heart and act on some of the suggestions. Examples provided: allow more design freedom for exterior work (screen/security doors, garage lights, concrete walkway designs, and landscaping); design review process is too cumbersome, and therefore people 'skirt the process.' (4 comments).
- Seeking change of leadership (Asking board to be kinder to homeowners, and less threatening, from HOA). (5 comments)
- Concerns that candidates running for the Board will not enforce covenants and their personal agendas will harm HOA. (6 comments)
- Concerns that people can bully others on social media, degrade the Board, speak rudely about the Board and HOA, or make unkind comments against other homeowners. This rhetoric hurts the feeling of community in TrailMark. (8 comments)
- Purchase property from Shea (since payoff of note). (1 comment)
- Disbanding the HOA entirely. (1 comment)
- Too many cars parked on the streets. (1 comment)

## Question #2

**What specific solution(s) would you like to offer for the above noted concern(s)?**

- Enforce HOA regulations as outlined: the way homeowners agreed to when purchasing their home. Remind people about the rules that are in place and were agreed to when purchase was made.
- Elect new Board members
- Revise the DRC process for pre-approved paint colors or other common items (roofs, solar panels, etc). Submit a notice of work so the HOA is aware of the change. Answers via email, not by post mail.
- Make articles in newsletter more positive, instead of negative.
- Update DRC guidelines every 5 years.
- Clarify what needs approval and what does not need approval – DRC item.
- HOA should ease up during pandemic.
- Make a rule that a homeowner with a violation within the last 3 years cannot run for the Board.
- Remind people who are upset about having to follow covenants what a community looks like that is not governed by covenants.
- Disband the HOA – only keep trash and common area.
- Disband the DRC and hire outside firm to manage. Revoke \$250 fine.
- More transparency of the Board decision-making processes.
- Stop being so restrictive, allow more leeway for design preferences.
- Make it easier for homeowners to remedy an infraction.
- More recycle days/events
- Better parking, no parking signage, more parking enforcement.
- Increase transparency of DRC.
- Keep the covenant company and do not listen to those who are not following the rules and want to complain about it.

# Ice Safety is Simple: Stay Off

*By Einar Jensen, Risk Reduction Specialist  
South Metro Fire Rescue*

It's a chilly winter morning and you are walking your dog, Annie, around the neighborhood. Suddenly the dog sees a goose on the ice on Fairview Reservoir, begins barking and pulls away from you. Midway to the goose, the ice breaks and Annie splashes into the water.



Photo by Charlie Waltman

Sound familiar?

Your role, as a resident or bystander is simple. Stay off the ice and call 911. South Metro Fire Rescue's firefighters are trained and equipped to rescue people and pets from icy lakes and ponds.

You are not. You don't have the training or the special equipment.

If your dog runs onto the ice and falls in, stay on shore and call 911. If you see a person after they fell through the ice, call 911.

An ice rescue has four deliberate stages:

**Self-Rescue:** If you fall through the ice, find the ice edge where you fell in because it is the strongest. Put your elbows on the ice surface, kick your legs so they float behind you, kick harder to push yourself forward and climb onto ice. Once on the ice, roll on your side to safety.

If you can't kick hard enough to get onto the ice, your arms will freeze on the ice, which will keep your head above the water if you pass out from hypothermia or exhaustion.

If someone else has fallen through the ice, coach them through a self-rescue while reminding them that help is on the way.

**Reach:** When they arrive, firefighters will attempt to reach the person or animal with a branch, pole or ladder.

**Throw:** If reaching doesn't work, firefighters will throw a life ring, life vest, or rope to the person.

**Go:** If needed, firefighters trained and equipped for ice rescue crawl onto the ice to rescue the person or animal. They have special protective suits and equipment, including a rope that connects them to rescuers who remain on shore.

Although a sheet of ice may appear strong, it often hides cracks, air pockets and weaker layers that can surprise even the most prepared among us.

The best advice: **Stay Off the Ice.** If a person or animal falls in, call 911.

**From the Social Committee...**

*Look for a calendar of 2021 events in February's letter!*

# UPCOMING EVENTS

## TRAILMARK EVENTS AND COVID-19 RESTRICTIONS

TrailMark will continue to offer social events to contribute to our sense of community. As previously published, with the COVID-19 pandemic, these events will continue provided all participants do so in a safe, responsible manner. This means observing social distancing and wearing face coverings.

We understand that some may feel uncomfortable attending these events given the uptick in COVID cases. However, if you wish to participate you must agree to "play by the rules" – Participants must wear a face covering and observe 6-foot social distancing between family units.

- Children 10 years and younger are not required to wear masks because the evidence so far has shown that children in this age group are much less likely to spread COVID-19 than older children and adults. It is also less likely that children of this age will wear a mask correctly.
- Children ages 2 and under should NOT wear masks or cloth face coverings.

If you're comfortable, come out and enjoy yourself – listen to some summer music and/or indulge in food truck offerings. If you are concerned with being in a crowd, or are uneasy about participating, please stay home.

Please be reminded that the TrailMark HOA assumes no responsibility for any illness caused by attending our events. If families, including children, do not observe social distancing and wear face coverings, you will be asked to leave. Failure to leave when asked, or if it is determined that attendees are not observing our simple rules, then for the safety of all TrailMark residents future events may be cancelled.

If you attend our events, PLEASE, enjoy yourself and do so responsibly. We all thank you.

## HOA ASSESSMENTS DUE JANUARY 1st

As a reminder, HOA Assessments are due January 1st. If you have any questions, please contact Angie Kelly at [Community Resource Services](#).

## TMMD REGULAR MEETING

**Tuesday, January 19th**  
6:30 pm

[Join Zoom Meeting](#)  
or join by Phone: 1-346-248-7799  
Meeting ID: 960 6216 7164  
Password: 669726

## FOOD TRUCK THURSDAYS WITH ONLINE ORDERING

**Thursdays, January 7 & 21**  
5:00-7:30 pm near TrailMark Park  
PLEASE ORDER AFTER 5 PM



Photo by Linda Jagiello

### Social Distancing is Mandatory.

- Order food at home
- Send 1 person to pick it up
- Stand 6 feet apart
- Go home to eat
- Please, no congregating at the park
- Respect those who live on that street
- For trucks that use Truckster: Download the Truckster app, hit magnifying glass at the bottom, type in the truck name, click on menu button
- Other truck links: Go straight to the ordering button. (Some ice cream trucks don't have an online ordering option.)
- Links will go live at 5pm. You can't order until the truck turns the ordering system on.
- The truck will message you back and tell you when your order will be ready. Then come pick up your food while adhering to social distancing.
- Food truck selections subject to change.
- Due to weather, events may be canceled. Please check [trailmark.org](http://trailmark.org) for cancellation information.

**COVID-19 GUIDELINES** will be strictly followed for everyone at this event.

## HOA ZOOM BOARD MEETING

**Thursday, January 14th**  
7:00 pm

ZOOM: <https://zoom.us/j/94985971951>  
or CALL IN: 346-248-7799  
(meeting ID: 949 8597 1951)

All are welcome.