



Photo by Eric Siegler

October 2021

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## October Calendar

**10/1 - News Update**

**10/1 - HOA Fees due**

**10/2 - Movie Night &  
1st annual Chili Cookoff**

**10/7 - Food Truck Thursday**

**10/23 - TM5K & Fun Run**

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

## Board Members

### President

Ken Colaizzi

### Vice President

Sally Janssen

### Treasurer

Phil Kinney

### Secretary

Bill Kuenning

### Member At Large

CJ Haberkorn

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

## HOA IS LOOKING FOR A FEW GOOD RESIDENTS

Ladies and Gentlemen, our TrailMark HOA Board is taking a line from Uncle Sam. We are looking for a few good residents to consider running for the HOA Board on November 11, 2021.

Qualifications are: You must be a TrailMark registered homeowner, and be in good standing with respect to your HOA dues. You must be able to attend bi-monthly meetings, respond to multiple emails and phone calls daily, as well as be an active member of our community. It's a volunteer position and involves approximately 2 to 20 hours a week on average.

Board members Ken Colaizzi and Bill Kuenning's seats are up for election/re-election in November. Both Ken and Bill may choose to run for re-election. As a point of clarification, any and all candidates run for the board individually, not as a team.

If you are interested in running for the HOA Board, please fill out this [self nomination form](#) and email it to Mat Birkeness at our management company at [mbirkeness@crsofcolorado.com](mailto:mbirkeness@crsofcolorado.com), or fax it to 303-381-4960 before our November 11th meeting.

If elected, you will serve a two-year volunteer term to the HOA Board. The election will begin on November 11th at the annual HOA meeting. Our current HOA Board will be discussing and advertising the details of the upcoming election very soon. Once the new Board is elected, the five Board members will sit together and determine which positions each Board member will hold for the 2021-2022 year.

This November, you will get to choose which neighbors you wish to fill the two seats on the HOA Board. Will one of these candidates be you? Will you be the next resident to step up and help TrailMark be the outstanding community it is? This will be a great election in November.

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

[Self Nomination Application](#)



Photo by Greg Akers

## Bobcat Sighting

A bobcat has been roaming the neighborhood. Please be safe. Should you encounter a bobcat, you should keep as much distance between you and the animal as possible: Immediately protect children and pets. Back away from the bobcat slowly. Avoid running away because that could trigger a pursuit response.

## A letter from our HOA President

September 22, 2021

Dear TrailMark Residents,

On Tuesday, September 21st, our Social Committee planned a very fun night at the Corn Maze at the Botanic Gardens at Chatfield Farms. We had a little over 400 residents attend this annual Fall event. The Social Committee deserves a huge pat on the back for organizing the extremely talented face painters, wonderful hay rides, and yummy kettle corn. Most families thoroughly took advantage of the beautiful fall evening and embraced the corn maze.

Today, the manager of the Botanic Gardens at Chatfield Farms notified our HOA of some damage that some of our residents caused to the corn maze. Our Board was very embarrassed to receive this kind of feedback because these actions have definitely blemished our reputation as a great neighbor to the South.

The manager reported to us today that our HOA will be responsible for \$200 worth of damage to the Botanic Gardens at Chatfield Farms because of this...

“Kids were seen removing corn, throwing it up and over the maze (this could have seriously hurt someone). They were also removing entire stalks and caught inside the pumpkin patch. At Chatfield Farms, we hold our clients accountable for any and all damages.”

If any of you know of any of these children who caused these damages, our HOA would appreciate you talking to these kids about this destructive behavior. Our Social Committee has already discussed raising the cost next year to cover security deposits that are out of our control. The Social Committee has also considered changing the rules next year to no kids under 16 allowed without an adult.

For the record, I have sent a personal apology on behalf of our entire neighborhood to the manager at the Botanic Gardens of Chatfield Farms in hopes to rectify this situation. Hopefully, we can work together as a great community and mend these wounds. We don't want a few bad apples to ruin it for the whole neighborhood.

Thank you,

Ken Colaizzi, President  
Social Committee Liaison  
TrailMark HOA  
Littleton, CO 80127  
[president@trailmarkhoa.org](mailto:president@trailmarkhoa.org)  
<https://www.trailmark.org>



TrailMark residents enjoyed wonderful hay rides, yummy kettle corn and impressive face painting.

Photos by Ken Colaizzi

# In Memory of Curt Fankhouser

Curt Fankhouser, our friend and neighbor, left us suddenly on September 2, 2021. He was a true humble servant, whose service on the TMMD Board saved our community residents hundreds of dollars in taxes.

Curt served on the TMMD from 2012-2020 and during his time, the tax levy went from 35 mills/year to 3 mills/year. At Curt's suggestion, and approved by the board, the debt was paid off with interest savings each year by using reserves to make the payment early in the year and thereby avoiding 11 month's worth of interest. The fund balance was also used to make a portion of the debt payment, so more savings for the residents of TrailMark.



Curt was a great board member who cared deeply about the neighborhood. His oversight and attention to the detail in the district made TrailMark a great place to live as well as more affordable by lowering taxes. When it was time to replace the privacy fence, he did a great job of leading the project; negotiating a good contract and following up throughout the work.

Curt also served on the Star Canyon Patio Homes Board from 2002 - 2005, as their second HOA president. He and his wife, Mariel could be seen walking the trails daily. We will all miss his friendship and wonderful smile!

# Light the Night for Fallen Firefighters

All of us in TrailMark are fortunate because we have a fire station here in our neighborhood. Many of us have no idea the sacrifices that these firefighters and their personal families undertake to keep all of us safe on a daily basis.

The National Fallen Firefighters Foundation is asking citizens countrywide to light up our homes in **red** from **September 26th to October 3rd** in honor of all of the fallen firefighters.

<https://www.firehero.org/events/memorial-weekend/about/light-night-fallen-firefighters/>

This article hits one of our residents exceptionally hard this year. HOA President Ken Colaizzi and his wife Brooke will be attending this year's National Fallen Firefighters Memorial Weekend, October 1st-4th in Emmitsburg, Maryland. Unfortunately, Brooke's father, Chuck Albrandt, passed away in 2019 in a line of duty death as a firefighter with Poudre Fire Authority in Ft. Collins. After serving nearly 42 years with Poudre Fire, Chuck's name will be inscribed on the fallen firefighters memorial this year because the ceremony was canceled last year due to Covid.

In honor of all of the fallen firefighters, and to pay respect to all of the firefighters who sacrifice their lives every day to keep us safe, please consider lighting up your house in red.



Fallen firefighter Captain Chuck Albrandt and his family. Photos by Ken Colaizzi

# Driving: Knowing when to say when



By Einar Jensen, Risk Reduction Specialist  
South Metro Fire Rescue

For many Coloradans, driving is a sacred form of independence. Surrendering that privilege can feel sacrilegious, but there may come a time when choosing not to drive is the better choice. Ideally, we will make such a decision ourselves, but it takes courage to acknowledge our limitations as we age. Solid self-management can maintain and improve our independence and trust while also reducing risks to ourselves and others.

Aging comes with expected changes to our health: reduced vision, reduced hearing, weakening joints and muscles, and slower reflexes, for example. Each of these changes impact our ability to drive safely. It's essential that we recognize and act on signs that a loved one is no longer able to drive safely. It's also essential we consider whether these signs apply to us.

Approximately 90% of the critical information needed to drive safely relates to vision, according to Driver's Alert, the company that created the 1-800 number to report unsafe driving practices among companies with fleets of vehicles. Cataracts, glaucoma, and other conditions reduce the efficiency of our sight as we age. Annual eye exams are a good way to monitor changes to vision.

Walk around your loved one's vehicle and look for scratches or dents that could indicate minor collisions with buildings, poles, and other vehicles. If such scratches or dents are present, respectfully inquire about them.

Watch for some of the following changes in driving behavior:

- Does the driver sit comfortably at the wheel or lean too far forward?
- Is she distracted easily?
- Is he aware of road signs, pedestrians, and the actions of other motorists?
- Does she tailgate often?
- Does the vehicle drift into adjacent lanes?
- Does he wait too long to respond to traffic lights or other signals?

When it's time for this potentially awkward conversation, approach it with respect and curiosity. Ask the driver about her comfort level while driving or if he's noticed any changes to his or other's behavior. Discuss your observations but without being accusatory. Focus on future solutions rather than past problems.

One solution may be a driver safety class. The South Metro Safety Foundation offers several classes for drivers of all ages including Adult/Senior Driving Skills and an innovative Skid Car Class that utilizes a vehicle engineered to simulate winter driving conditions.

According to the Centers for Disease Control and Prevention, at least 700 drivers aged 65 and older are injured and twenty are killed each day. Don't let yourself or your loved one become another tragic statistic.

When it's time to stop driving, make the courageous choice.

For more safety information, visit [www.southmetro.org](http://www.southmetro.org). Register for driver safety classes at [www.southmetrofoundation.org](http://www.southmetrofoundation.org).

# HOA/TMMD Annual Meeting - Thursday, November 11th

## Save the date! November 11, 2021

TrailMark Residents, the Budget Ratification meeting and annual joint meeting of the TrailMark HOA and the TrailMark Metropolitan District (TMMD) will be held to discuss the budgets for 2021 on Thursday, November 11th. The TMMD meeting begins at 6:30 pm with the HOA meeting immediately following the conclusion of the TMMD meeting, approximately 7:00. If you want to know where your taxes and fees are being spent and managed, please attend the meeting.

## Call for Proxies

To have a quorum (required for the HOA meeting) necessary for ratification we need representation by proxy of a minimum of 82 households! You will receive, in the mail, notice of this meeting with a proxy form. If you cannot attend the meeting please return your proxy. Every year the HOA struggles to get enough proxies back to meet the quorum requirements set forth in the Governing Documents. If a quorum is not reached, the meeting must be rescheduled and costs the HOA a lot of money as all of the items must be mailed again and additional meetings must be called. Please send back your proxy when you receive it in the mail. This year the proxy is more important than ever. Be sure to indicate who you are assigning your proxy to. Do not leave the proxy blank. You may still complete the proxy for quorum only. This means that nobody gets to vote on your behalf, but that your proxy counts towards the quorum requirement for the meeting. If you would like to ensure someone votes on your behalf, you can either assign your vote to a Board member or to someone else in the community. Don't leave it blank! If you think your neighbor already sent it, they probably didn't! So please, if you are not going to attend the meeting, send your proxy back. Thank you!

## Call for Candidates

The Annual Meeting also means that Board elections are coming up. Please contact the Property Manager, Mat Birkeness ([mbirkeness@crsofcolorado.com](mailto:mbirkeness@crsofcolorado.com)) if you are interested in running for a position on the Board of Directors. More information about Board duties is included in the newsletter and will be included with the items mailed to you. This year we have to hold the meeting virtually. While this is not an ideal situation, we want to be sure the safety of all residents is taken into consideration. The meeting information will be included in the items mailed to you and posted on the TrailMark website prior to the meeting. With the meeting as virtual, the process will look a bit different also.

## Election Season

As election season is upon us, it is time to remind TrailMark homeowners and residents of TrailMark's signage rules: TrailMark Homeowners Association **cannot** prohibit the placement of political signs on property which is owned by a resident of the HOA or in the window of a unit. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Any political sign shall not be on display earlier than 45 days before an election and shall be removed no later than 7 days after an election. The political sign may be no larger than thirty-six by forty-eight inches in size. Each home or unit may only have one (1) sign per political office or ballot issue that is contested in an upcoming election.

Please adhere to these rules to avoid a covenant violation.

Reference: CCIOA (C.R.S 38-33.3106.5(1)(C)) – (Colorado Common Interest Ownership Act)

# Common Questions about running for the Board of Directors for the TrailMark Homeowners Association

## Q: What are my duties on the Board?

A: The Board is responsible for maintaining and honoring the Declarations, Bylaws, and Design Review Guidelines of the community. The Board reviews/approves all contracts for work done in the common area. The Board receives emails from residents who voice concerns, complaints and/or ideas. The Board is responsible for holding homeowners accountable to the standards set in the covenants. The Board is responsible for the financial state of the Association in which they set dues, approve all invoices, and maintain a balanced budget. The Board is ultimately responsible for the trash contract, social events, maintenance and upkeep of Association property, and all things administrative (insurance, reserve study, etc.). Each Board member is assigned a committee for which they are the liaison between the Board and that committee. In this capacity, the Board member attends committee meetings and advises the Board on on-going committee activities. The Board currently meets every other month, in the odd number months, on the 2<sup>nd</sup> Tuesday at 7pm.

## Q: What are the qualifications for being on the Board?

A: As outlined in the Association Bylaws: "A Director may be any natural person and need not be an Owner of a Lot within the Community Area; provided, however, that upon the expiration of the Declarant's Control Period, at least a majority of the Directors shall be Owners..." It is important to keep in mind that the qualifications to be a Director and the qualifications to vote vary. To cast a vote for Association issues, the Lot for which the vote is being cast must be in good standing, that is, no outstanding fines or dues are allowed, in order to vote.

## Q: How much time does it take to be on the Board?

A: Typically, Board members spend about 10-15 hours each week dealing with HOA items: emails; phone calls; visits from neighbors; reviewing and overseeing contracts; performing site visits; attending various meetings with agencies such as City of Littleton, JEFFCO, SSPR and/or fielding and responding to issues presented by these entities; provides guidance to our committees; etc. During the week when there is a Board meeting, the time spent on HOA issues is approximately 15-20 hours to facilitate meeting preparation and meeting attendance.

## Q: How long is my term on the Board? And are there term limits?

A: Terms are 2-years in length. This is to ensure not all five Board members change at once, to allow consistency in governance. There are no term limits for how many times a person can sit on the Board.

## "Sleigh Hello" Holiday Get Together

Kick off the holidays with a neighborhood get-together Saturday, November 20th at TrailMark Park (map below)!

Join us from 5:00 to 7:00 pm for a horse-drawn wagon ride complete with a complimentary family photo next to the festively appointed horses just in time for holiday cards. We will have free cocoa and refreshments in the warming hut and even a holly jolly surprise guest mingling and taking early orders from all kiddos on the "nice" list.



Photo by Deahna Visscher, 2019

Sponsored by TrailMark residents:

- Lori Ross - Realtor at [Revv Realty](#)
- Ryan LeClair - Mortgage Broker at [Fit Lending](#)
- Lauren Woodin - [WFG National Title Insurance Company](#)

# Movie Night and 1st annual Chili Cookoff Fundraiser

## Saturday, October 2nd

6:00 Chili Cookoff

7:00 Princess Bride

Hogback Hill Park

Since our last movie night was so rudely interrupted by the sprinkler system, we'd like to make it up to you with a Sprinkler-Free Make Up Movie Night featuring TrailMark's very close 2nd choice winner: The Princess Bride

Additionally, please plan to participate in the 1st Annual Chili Cookoff Fundraiser in support of the National Fallen Firefighters Foundation. As previously posted, Sept 26 - October 3 is [Light the Night for Fallen Firefighters](#). By lighting your porch or yard in red during this designated week you can show your support and honor these heroes. We'd like to take this a step further and cap this tribute week off by hosting a fundraiser with 100% of the proceeds going directly to the National Fallen Firefighters Foundation.

Enter the TrailMark Chili Cookoff for your chance to win one of 3 - \$50 gift cards or the grand prize "Fan Favorite" for your chance to win a \$100 gift card. Firefighters from our very own Station #19 here in TrailMark will be there to judge the competition. Additionally they will have their Fire Engine with them for engine demos as well as having fire hats, tattoos and glow sticks for the kids.

The Chili cookoff starts at 6:00 with the feature movie to follow at 7:00. Dress warmly, bring a lawn chair, a blanket and a cozy sweater! Popcorn will be provided, and Cub Scout Pack 4 will also be selling their delicious popcorn!

Don't have a winning recipe? That's OK. We need tasters too! Make a donation to the Foundation and participate in "tasting" the entries, then cast your vote for "Fan Favorite." There will be bread, hot beverages and chili toppings for all of you tasters out there. Suggested donation is \$5 for 2 chili choices or \$10 for 4 chili choices but a donation in any amount will gladly be accepted.

There is no cost to enter the Chili cookoff with your recipe.

[Click here](#) for contest rules and to enter for a chance to win.

**ENTRIES ARE DUE BY TONIGHT, OCTOBER 1st!**

Just want to be a chili taster? Make your donation [here](#) with credit card or PayPal OR pay with cash at the event. We are expecting 18-20 different chilis!



Sponsored and Hosted by TrailMark realtor and resident  
Lori Ross, Dubrova & Associates at [Revv Real Estate](#)

# Garbage & Recycling Update

## No Delay due to Cabrini/Columbus Days

Garbage and recycling will be picked up on its normal days, October 5 & 12.  
No delays due to the Cabrini or Columbus Day holidays.



## Please... BE BEAR AWARE

The bears are all around TrailMark and are only interested in YOUR WONDERFUL GARBAGE—YUM! Please... the rule is **no overnight trash containers**, because that is their favorite feeding time. Thank you.

# 2nd Kids Bike Ride with Rob Donovan was fun for all

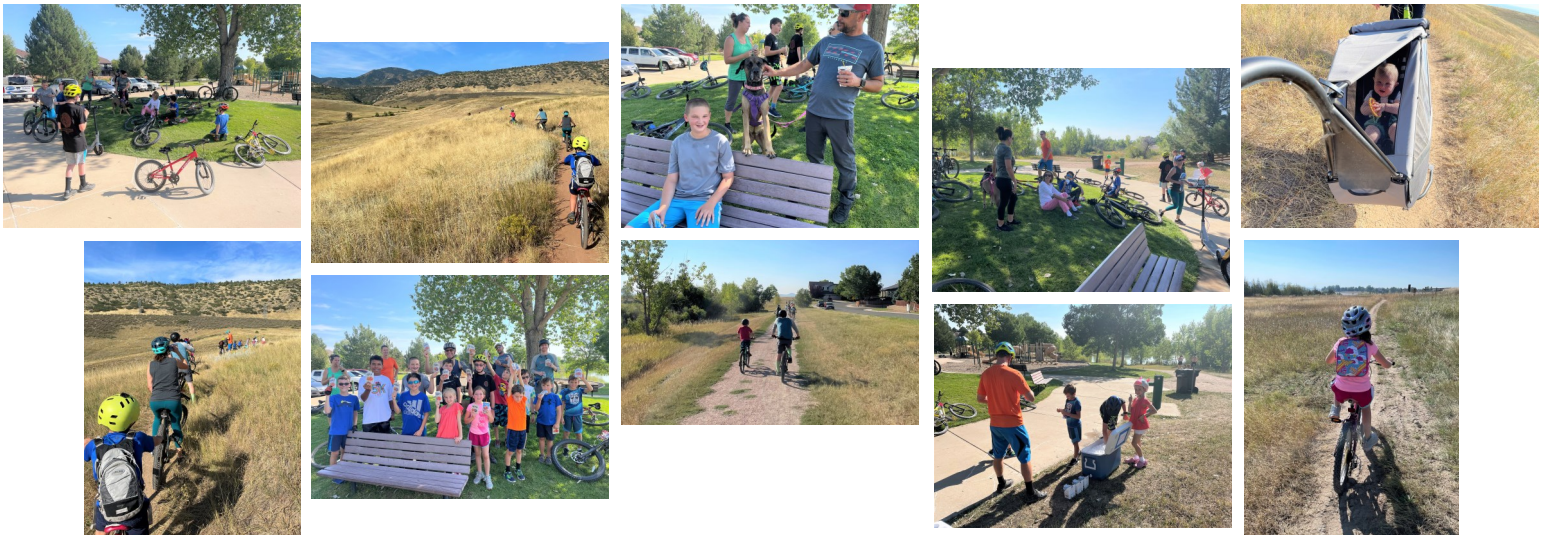
Resident Rob Donovan sponsored the 2nd TrailMark Kids Bike Ride on Saturday, September 11th. Approximately two dozen kids and parents participated in the bike ride.

On the first bike ride in June, the kids expressed that it wasn't long enough. Thanks to the kids' input, Rob was able to make the bike ride longer today and the kids were able to go for a long bike ride around TrailMark on the Two Brands Trail.

The bike ride was nearly an hour long and covered 5 miles. Board President Ken Colaizzi supplied Capri Suns and ice cold water at the end of the ride. Rob donated amazing peanut butter and jelly pouches to regain some more energy after the ride.

Needless to say, the bike ride was a huge success. Rob Donovan has offered to approach the HOA Board and the Social Committee so we can plan more Kids Bike Rides in 2022. Thank you, Mr. Rob Donovan, for a job well done with the children of TrailMark!

Photos by Ken Colaizzi - View larger images at [trailmark.org](http://trailmark.org).





# Senior Citizen Happy Hour rocks Hogback Hill

HOA Treasurer Phil Kinney and his wife Joy sponsored a senior citizens happy hour for our TrailMark seniors on Saturday. Joy decorated all of the tables with homemade fall decorations.

Each resident who attended brought an appetizer to share. Approximately two dozen senior citizens jumped in and ate some tasty goodies and shared some good stories.

Our Social Committee will continue to work with our HOA for more senior citizen get togethers in 2022. A big thank you to Phil and Joy Kinney for putting on such a memorable event. Our HOA sure appreciates our senior citizens and would like to thank each of you for attending today. All of you brighten our neighborhood!

Photos by Phil Kinney and Ken Colaizzi



## UPCOMING EVENTS

### HOA ASSESSMENTS DUE OCTOBER 1st

As a reminder, HOA Assessments are due **October 1st**. If you have any questions, please contact Mat Birkeness at [Community Resource Services](#).

TrailMark HOA Board

### FOOD TRUCK THURSDAY

**Thursday, October 7th**  
5:00-7:30 pm  
TrailMark Park

- Order at the Truck.
- Please respect those who live on that street.
- If garbage cans are full, please bring your trash home.
- Food truck selections subject to change.
- Due to weather, events may be canceled. Please check [trailmark.org](http://trailmark.org) for truck, time and cancellation information.



Photo by Linda Jagiello

CONTINUED ON NEXT PAGE...

## UPCOMING EVENTS CONTINUED

### MOVIE NIGHT AND 1st ANNUAL CHILI COOKOFF FUNDRAISER

**Saturday, October 2nd**

Hogback Hill Park

#### 6:00 CHILI COOKOFF FUNDRAISER

100% of the proceeds are going directly to the National Fallen Firefighters Foundation.

Enter the TrailMark Chili Cookoff for your chance to win one of 3 - \$50 gift cards or the grand prize "Fan Favorite" for your chance to win a \$100 gift card. Firefighters from our very own Station #19 here in TrailMark will be there to judge the competition. Additionally they will have their Fire Engine with them for engine demos as well as having fire hats, tattoos and glow sticks for the kids.

Don't have a winning recipe? That's OK. We need tasters too! Make a donation to the Foundation and participate in "tasting" the entries, then cast your vote for "Fan Favorite." There will be bread, hot beverages and chili toppings for all of you tasters out there. Suggested donation is \$5 for 2 chili choices or \$10 for 4 chili choices but a donation in any amount will gladly be accepted.

There is no cost to enter the Chili cookoff with your recipe. [Click here](#) for contest rules and to enter for a chance to win. DEADLINE TO ENTER OCTOBER 1st.

Just want to be a chili taster? Make your donation [here](#) with credit card or PayPal OR pay with cash at the event. There will be 18-20 different chilis!

#### 7:00 PRINCESS BRIDE MOVIE

Bring a lawn chair, a blanket and a cozy sweater!

Sponsored and Hosted by TrailMark realtor and resident [Lori Ross, Dubrova & Associates at Revv Real Estate](#)



### TM5K & FAMILY FUN RUN



Photo by Hal Sports

**Saturday, October 23rd**

9:30 & 11:00 am

Hogback Hill Park

Runners, walkers, and strollers please join us for the 4th Annual TM5K Run/Walk and the Mike Elbeck Family Fun Run on October 23rd at Hogback Hill Park.

#### Event Schedule:

9:30 AM - 5K Start

11:00 AM - Mike Elbeck Family Fun Run Start (approx 1 mile)

#### The Fun:

- Enjoy the beauty of fall and TrailMark
- All participants receive a custom long sleeve shirt
- Surprise gift to all participants
- Refreshments
- Face painting
- Free Photos and More!!!!

#### REGISTER HERE



Event sponsored by  
[Armour Roofing & Exteriors](#)

#### Wanna promote your business?

Contact [social@trailmarkhoa.org](mailto:social@trailmarkhoa.org) for sponsorship/booth opportunities. Net proceeds will be made in honor of Mike Elbeck to the American Heart Association.

*All TrailMark events will follow whatever current [CDC](#) and [Jeffco](#) COVID-19 guidelines are in place.*