



March 2022

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

March Calendar

- 3/1 - News Update**
- 3/3 - Food Truck Thursday**
- 3/10 - HOA Board Meeting**
- 3/15 - TMMD Meeting**
- 3/16 - Skate City Night**

Visit 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

**Click here
for a list of
TrailMark's
Websites &
Pages**

City Of Littleton Road Work in TrailMark

The City of Littleton will be performing work in TrailMark to install underdrains and repair sidewalks. This will be in the area of Belfast and TrailMark Parkway and is



tentatively scheduled to begin in the coming months. Another update will be given when a definitive schedule is established.

Wildfire Mitigation resources

Einar Jensen, our Risk Reduction Specialist from South Metro Fire Rescue, is available to provide a home wildfire risk assessment for TrailMark residents. The assessment takes 20-30 minutes, is free, and provides you with recommendations, but not requirements, for modifying your landscaping or home. To schedule a home assessment, email Einar at enar.jensen@southmetro.org.

- As individuals conduct wildfire mitigation on personal property, a percentage of expenses may be subtracted from state taxable income. The details are outlined in §39-22-104(4)(n), Colorado Revised Statutes and www.taxcolorado.com, but the quick version is that the mitigation applies to vegetation rather than structural changes. The total amount of the subtraction may not exceed \$2,500.

An important request from our Star Canyon neighbors

We are once again having bike riders going up and down the landscaped area of Star Canyon. They are riding over the rocks and into the gully, which is VERY dangerous.

We ask that bicyclists stay on the trail when riding their bikes thru Star Canyon.





Transition Update with Worth Ross Management Company



As WRMC continues to make progress and finalize the transition from prior management, we do want to acknowledge that important financial information has not been received from CRS. We are working diligently with the Board and our legal team to obtain the remaining items to move forward.

If you have prepaid or mailed your payment to CRS, your credit has not been received for WRMC to credit your account. New statements will be sent for the 2nd quarter assessment due April 1, 2022, in mid-March and all owner payments will be reflected with that statement. Please remit your payments by April 1, 2022. Remember HOA dues have increased to \$135 per quarter as of January 1st, 2022.

No late fees will be assessed for the 1st quarter.

We are also auditing all homeowner files to ensure names and addresses (units) are matching the appraisal district, as we have found a large number are incorrect in the owner listing we were provided.

Now that we are nearing the end of transition, we are excited to introduce Beth Rossi as the manager for TrailMark. Beth can be reached at beth.r@worthross.com or at 720-780-2561.

Please reach out to Beth with any outstanding items or questions you have.

TMMD / HOA Fences

Some residents have TMMD/HOA fences surrounding their back yards/front yards. The fences are split rail, with 6" x 6" posts (see picture included). Recently, the HOA has been made aware of homeowners dismantling these types of fences to perform work in their back yards. In each case reported, the homeowners did not have permission to dismantle the fence.

In order to perform approved work in your back yard, which includes removing TMMD/HOA fencing, you must fill out a [Yard Access Form](#), include a \$1000 check for potential damages, and submit it to designreview@trailmarkhoa.org. When residents don't follow these rules, and contractors and/or homeowners damage the TMMD/HOA fence, the members of our association have to pay for the damages that are left behind.

Please understand that if [this form](#) is not submitted by homeowners, then you do not have permission to take down the TMMD/HOA fence, nor perform work over the fence. The HOA will strongly enforce damages to the TMMD/HOA fence. The HOA will be discussing this issue at the March 10th HOA meeting. We appreciate your cooperation with keeping our fences in great shape.

Thank you,
TrailMark HOA Board of Directors



YARD ACCESS FORM only

Web page with ALL FORMS

Many Home Fires are Linked to Electrical Causes

by Colleen Potton, Risk Reduction Specialist

South Metro Fire Rescue



Did you know that many of the home fires in South Metro Fire Rescue's district are caused by faulty electrical outlets, frayed cords, or improper charging techniques? With all of our electronics, we need to ensure we use them safely to prevent fires and keep our families safe.

Charging devices

As we charge our cell phones, tablets, and laptops, we should place them on a solid nonflammable surface. As those devices charge, they produce heat. If you charge your devices on your bed, couch, or other soft surface, air is unable to flow around the device. As a result, the soft surface and the charging device could heat enough to start a fire.

Loose outlets

Do plugs fall out of your outlets? This is a clue that an electrical fire could be started inside of your wall. A loose outlet is a sign that your outlet is not making a solid connection with the rest of your power in your home. When electrical connections are not solid, sparks can be created starting a fire inside your wall. Quit using that outlet until you can have it replaced.

Damaged electrical and extension cords

Are your cords showing signs of wear and tear? If you see electrical cords in your home that are fraying, pulling away from the plug, or the plastic has worn off enough that wires are showing, it is time for a new cord. Do not try to fix the cords; replace them.

Outlets and power strips

Outlets and power strips can be overloaded. When you have multiple items plugged into one outlet, the outlet can pull more electricity than it was designed for. Plugging power strips into each other and plugging extension cords into power strips also directs too much electricity through one outlet. This situation can result in an electrical fire. The danger with this type of electrical fire is the fire may start behind the wall and go unnoticed until it has consumed much of the wall.

Other helpful hints

- Appliances need to be plugged directly into the wall. Large appliances like refrigerators require a lot of power and frequently cycle on and off, which can [easily overload a power strip](#).
- Not all extension cords are the same. Some are not designed for use outside. Make sure the extension cord is designed for your needs.
- As a reminder, never put water on an electrical fire.
- Know how to turn off electricity to your home.
- If you want to learn about volts, amps, and watts, check out this video from NFPA. <https://youtu.be/RI7JcaigBAM>

For information on other safety issues, visit www.southmetro.org or contact us at ReducingRisk@southmetro.org.

DESIGN REVIEW

From the Design Review Committee (DRC)

HOMEOWNERS:

Although snow is on the ground and cold temperatures persist, now is the perfect time to consider your spring and summer exterior home improvement projects – decks/patios, landscaping, painting, roofing, windows, etc. As a gentle reminder, per Article 4 of TrailMark’s Declaration of Covenants, Conditions and Restrictions, Design Review Committee (DRC) review and approval is required for exterior property improvements prior to project initiation. Please submit your completed Home Improvement Request Form and all project planning documents to designreview@trailmarkhoa.org, or mail to:

Worth Ross Management Company
999 18th Street, Suite 3000
Denver, CO 80202

The DRC reviews requests the 1st and 3rd week of every month. To ensure that your project receives a timely review, complete requests must be received not later than 12:00 noon the Friday **prior** to a scheduled DRC review week.

Find the required forms, guidance, and contact information on the HOA website: <https://www.trailmark.org/hoa-documents-amp-forms.html>

TrailMark’s Philosophy: In accordance with our CCRs and TrailMark Design Guidelines, TrailMark’s planning and design philosophy is to maintain a consistent, quality design expression by maintaining the original high prairie and foothills environment. By adhering to this philosophy, your request will receive a more expeditious review and approval.

Home Painting: For those planning exterior painting, TrailMark has paint sample books with forty-nine (49) approved paint schemes. Contact the management company at designreview@trailmarkhoa.org to review our paint schemes. In accordance with TrailMark’s design philosophy, TrailMark’s paint schemes are centered on brown, earth tones. As a point of clarification, you must submit the Homeowner Request Form and identify the specific paint scheme you have selected prior to initiation of your paint project.

Worth Repeating:

The DRC reviews homeowner requests the 1st & 3rd week of each month. Please ensure that your request is received by the management company the Friday prior to the DRC review week, so your complete request can be reviewed without delay. If you have any questions, please send them to designreview@trailmarkhoa.org.



A Letter from the President regarding Snow Removal on TrailMark Streets

February 3, 2022

Dear TrailMark Residents,

Over the past month, our Board has taken many emails regarding the snow removal on the streets here in TrailMark. With the exception of the homeowners in Star Canyon, who have private streets, the snow removal on the streets is ultimately maintained by the City of Littleton. Unfortunately, the snow removal is not under the direction or authority of the HOA.

The City of Littleton usually hires a subcontractor to plow and de-ice the streets here in TrailMark during the Winter season. Typically, the snow removal covers just the arteries of TrailMark which consist of TrailMark Parkway, West Baden Drive and South Johnson Street. The side streets and cul-de-sacs rarely get plowed and/or sanded.

This morning, I spoke to a representative at the City of Littleton Public Works Department regarding the complaints that some of you have emailed our Board. Many of you have told us about icy streets, snow plows piling the snow onto your sidewalk multiple times, and streets that could use some extra help from the city snow plows. The City of Littleton is willing to listen and help us residents.

Our HOA has a great relationship with the City of Littleton and we are trying to direct many of you to the right resource to get help regarding snow removal. If any of you have concerns regarding the snow removal on our city streets, please contact the City of Littleton Public Works Department at [303-795-3863](tel:303-795-3863). You may also email the director of Public Works, Keith Reester at pwkr@littletongov.org

Hopefully Mother Nature will help us all out in the weeks to come. The good news is, spring is right around the corner.

Thank you,
Ken Colaizzi, President
Social Committee Liaison
TrailMark HOA
Littleton, CO 80127
president@trailmarkhoa.org
<https://www.trailmark.org>

2022 bulk Colorado State Park Pass purchase



Save 30% on your Annual State Park Pass (regularly \$80) by sending payment of \$57* by April 23, 2022 to Deahna Visscher at 9831 S. Flower Ct, Littleton, CO 80127. Make

checks payable to **Deahna Visscher**. Please include your **full name, home address, and phone number** with your order.

*Payment includes a \$1 handling fee to cover Deahna's time, gas, and efforts.

IMPORTANT DETAILS:

1. Vouchers will only be ordered for those whose payment has been received by the due date of April 23, 2022.
2. Deahna will deposit checks and purchase the bulk vouchers after the due date.
3. Pick up for vouchers will be Saturday, May 7, 2022 from 9:00am to 12:00pm.
4. Your purchase is for a voucher that you will redeem at the state park visitor center for your park pass.
5. Vouchers can only be redeemed once.
6. Vouchers are non-refundable.
7. Vouchers cannot be replaced.
8. Vouchers are not valid for entry to a park past the initial redeeming for park pass.
9. Once the voucher is redeemed for an annual pass, the customer must adhere to the rules and regulations of that pass type.
10. Vouchers will expire at the end of the month a year from the date of purchase. Example: a voucher purchased March 3, 2022 expires March 31, 2023.
11. The pass, for which the voucher is exchanged, is valid until the end of the month a year after redemption. Example: a voucher was purchased March 3, 2022. It was redeemed May 1, 2022. The pass is valid until May 31, 2023.
12. Detach the receipt from the voucher and keep it. This can be used if you need a new pass if a car was stolen, or if you need to have your windshield replaced, etc. Replacement cost of the pass is the same as any other pass, currently \$5.00.
13. The sticker affixes on the inside of your windshield on the passenger side.
14. You still have to pay the normal fee at the gate for the dog park pass for Chatfield and/or Cherry Creek reservoirs.
15. Vouchers are ONLY for the Annual Affixed Vehicle Pass. Visit the link below to purchase family, senior and specialty passes.
16. For more information on the Colorado State Park Rules and Regulations, visit <https://cpw.state.co.us/buyapply/Pages/ParksPassInfo.aspx>

NOTE: Additional passes for the same household can be purchased at any [state park](#) entrance for \$40.00. Bring your pass and the registration for the second vehicle with you to any park entrance for purchase. Do NOT pay Deahna for additional passes for your household.

Questions? Call or text Deahna at 720-201-0311.

Helping Yourself after a Fall

by Einar Jensen, Risk Reduction
South Metro Fire Rescue



Specialist

As our fire district's population continues to grow—and age—our collective needs are changing. Over the last year, South Metro Fire Rescue's Community Risk Reduction Bureau (CRRB) performed a strategic analysis of our services and found we needed to expand our educational outreach for older residents. In 2020, roughly 40% of SMFR's Emergency Medical Services (EMS) calls were for patients aged 65 and older. Additionally, falls and lift assists were approximately 20% of the total EMS calls in the fire district. Nationwide, falls are a leading cause of death for people aged 65 and older, and more than half of patients who suffer a hip fracture never regain their previous level of independence/functioning. Clearly, falls can be devastating, but some falls don't cause any physical injuries.

You've Fallen; Now What?

After a fall, assess your condition. Hopefully you remember why you fell: maybe you stumbled over the cat, slipped on ice, missed a step, or didn't see the bump in the sidewalk. Do you feel pain anywhere? Do you see blood? Can you move all your joints?

If you are able, roll onto your side and check your condition again to make sure that movement didn't expose any injuries.

Roll or scoot to a sturdy piece of furniture and use it to move into a kneeling position. Move into a kneeling position on your hands and knees. Do that self-assessment again. Take your time so your blood pressure can stabilize and you can prevent yourself from fainting.

While kneeling, bring one leg forward and put that foot on the floor. Place your arms on the furniture and push up with your arms and legs so you can sit on the furniture. Self-assess and rest for a moment. Almost done.

Finally, scoot to the edge of the furniture and lean so your nose is over your toes. Use your leg, core, and arm muscles to stand. Self-assess and rest. Congratulations, you self-lifted after a fall.

If you are with someone who falls, you can coach them through that same process. You can watch SMFR's Captain lift Assist video for tips, too: https://youtu.be/g_N0f3LHA18.

Sometimes 911 is the Best Reaction

Some falls are worse than others. We definitely want you, a loved one, or a caregiver to call 911 if the person who fell meets any of the following conditions:

- She bonked her head.
- He feels neck or back pain.
- She is taking blood thinners.
- He fainted or fell for no apparent reason.

When in doubt or you aren't sure what to do, call 911. Our firefighters will respond promptly to take care of you.

Starting this spring, SMFR and the South Metro Safety Foundation are offering new risk reduction programs for older adults and family members. Initiatives include:

- Monthly Safety Skills for Older Adults Class
- Monthly Caring for Older Adults Class
- Quarterly newsletter with classes, events, and resources for older adults
- Volunteer opportunities to reduce isolation and provide resource packets

If you would like to sign up for this newsletter or check out the classes available, visit <https://smfrsenior.org/> or add your name to our contact list at <https://lp.constantcontactpages.com/su/pc6QJfy/olderadults>.



Letter from the HOA President thanking the City of Littleton

February 15, 2022

Dear Keith,

On behalf of all of our residents in TrailMark, our entire HOA Board wanted to send a big THANK YOU to all of the Public Works employees at the City of Littleton for taking the time to come to TrailMark today to help our residents with the ice and snow problems.

A couple weeks ago, I spoke directly with your snow removal department and was told that TrailMark would be added to your to do list. Today, your team made several TrailMark residents happy because they can now see asphalt instead of the winter gloom of layers of ice. You gave us hope that Spring is near!

We know your department has many neighborhoods to attend your services, but we wish to extend our most sincere appreciation for helping all of us in TrailMark. Your crew's hard work is very much appreciated. Thank you for a job well done!

Many thanks,
Ken Colaizzi, President
TrailMark HOA
Littleton, CO 80127
president@trailmarkhoa.org
<https://www.trailmark.org>

City of Littleton snow removal crews at work



Reminder: TrailMark ponds are unsafe

On February 13th some people were spotted on the ice on Fairview Reservoir. There are signs around the water warning to stay off the ice. The danger is real and it would be a tragedy to have someone or a pet harmed.

Social Event Updates

- The date and time of the **TM5K and Family Fun Run** has been changed to Sunday, October 30th at 2:00 pm.
- The **Holiday Lights Parade and Contest** will be Sunday, December 11th at 6:30 pm.

Visit the [Social Committee page and calendar](#) for updated social event information.

UPCOMING EVENTS

FOOD TRUCK THURSDAY

Thursday, March 3rd
5:00-7:30 pm
TrailMark Park



Photo by Linda Jagiello

- If the truck is offering online ordering that night, it will be turned on and available. If it isn't turned on, they are not offering online service. Online and window service start at 5:00 pm.
- 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 for truck, time and cancellation information.

HOA ASSESSMENTS DUE APRIL 1st

As a reminder, HOA Assessments are due April 1st. If you have any questions, please contact Stephanie Gantt at [Worth Ross Management Company](#).

TrailMark HOA Board

HOA ZOOM BOARD MEETING

Thursday, March 10th
7:00 pm

Zoom Meeting

All are welcome.

TMMD REGULAR ZOOM MEETING

Tuesday, March 15th
6:30 pm

Zoom Meeting

or CALL IN +1-346-248-7799
Meeting ID: 960 6216 7164
Passcode: 669726



SKATE CITY NIGHT

Wednesday, March 16th
6:00-8:00 pm
Skate City, Littleton

\$3 per skater.

Concessions will be available for purchase.



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