



Photo by Randy McNitt

April 2022

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## April Calendar

**4/1 - News Update**

**4/1 - Quarterly Assessments due**

**4/7 - Food Truck Thursday**

**4/16 - Easter Egg Hunt**

**4/23 - State Park Pass orders due**

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

## Board Members

### President

Ken Colaizzi

### Treasurer

Phil Kinney

### Secretary

Bill Kuenning

### Member At Large

CJ Haberkorn

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

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

## HOA Board selects new Management Company



March 31, 2022

Dear TrailMark Residents,

After careful consideration of the needs of the TrailMark community going forward, the HOA Board has decided to transition from Worth Ross Management Company to 4 Seasons Management Company effective May 1st, 2022.

Although the Board hoped to avoid making another transition in management, we feel that 4 Seasons is better positioned to provide the services needed for TrailMark residents, our vendors, and the HOA Board.

If you have received a recent April HOA assessment from Worth Ross Management Company, please remit payment immediately according to their instructions so your account gets credited properly. If you haven't received your April assessment or you feel yours is incorrect, please contact Jenifer Reider at Worth Ross at [jenifer.r@worthross.com](mailto:jenifer.r@worthross.com). There will be no late fees imposed through April 30, 2022.

The Board has unanimously chosen to terminate Worth Ross Management Company's contract effective April 30th, 2022.

4 Seasons Management Company, located in Thornton, Colorado, will begin servicing TrailMark effective May 1st, 2022. Additional homeowner communication about the transition will be sent in the very near future. During the month of April, if you have further questions regarding the transition, please direct your questions to [board@trailmarkhoa.org](mailto:board@trailmarkhoa.org).

Our Board has already begun diligently working with 4 Seasons to make this a smooth transition for all. We appreciate your patience and cooperation as we work to provide top-notch management assistance for the TrailMark community.

Thank you,

Ken Colaizzi, President  
TrailMark HOA  
[president@trailmarkhoa.org](mailto:president@trailmarkhoa.org)  
<https://www.trailmark.org>





# TMMD Annual Update

## Happy Spring - 2022

Here's the annual update from the TrailMark Metro District (TMMD):

### **FOR THOSE NEW TO THE NEIGHBORHOOD – What is the TrailMark Metro District?**

The TrailMark Metropolitan District (commonly referred to as "TMMD") is a quasi-governmental entity and is a separate organization from the TrailMark Homeowners Association (HOA), a private organization. While the TMMD and HOA occasionally collaborate on some neighborhood issues, both organizations have their own Board of Directors and completely different purposes. The TMMD sets an annual mill levy for TrailMark property owners. As the District has no debt, taxes collected by the TMMD are primarily used to maintain the health and quality of the neighborhood's ponds and reservoirs; for the annual painting of split rail fencing; for TMMD general operating costs.

### **MILL LEVY (TAXES)**

It was a reassessment year and the TrailMark Taxable Assessed Valuation rose which enabled the Board to **lower the certified Tax Mill Levy to 2.25 mills for 2022**, a decrease of .25 mill from 2021. One mill is equal to 1/1000 of a dollar of the property's assessed value as determined by Jefferson County.

### **TMMD BOARD ELECTION**

The 2022 Board election was cancelled as there were not more candidates than openings on the Board. Wayne Lupton, Sandy Farish and Rick Handley were deemed re-elected to the Board until 2025. Ray Hallquist is midway through his first term until the 2023 election. Leaving the Board is Cathy LaClair who served from 2010-2022. The Board would like to thank her for her service, specifically her commitment to the lowering of taxes in TrailMark while maintaining the quality of the community.

### **RESERVOIRS AND PONDS**

TrailMark has 2 reservoirs and 2 ponds for which TMMD is responsible. TMMD contracts a specialist to maintain the quality of the water and health of these water bodies. Maintenance includes things such as algae monitoring and treatment, debris removal from outlet areas and aeration system maintenance. Fairview #1 is the largest body of water and is meant to be enjoyed by the neighborhood – from the shore (no boating, swimming or skating). Water releases are required per legal water agreements but the water depth allows for fishing and is stocked yearly. Fairview #2 is a shallow reservoir and therefore not a healthy environment for fish. Both reservoirs have aeration systems to improve the water quality.

Pond G (north of the 'sledding' hill) required outlet maintenance in 2020. Pond G was originally constructed to be a detention pond to slow TrailMark's water run-off as it flows to the Denver Botanical Gardens. However, during the past few years there has been a significant buildup of silt at the outlet effectively making the operation of the outlet ineffective. As a result of the reduced flow of water through this outlet, the water level in the Pond increased to a level never anticipated in its construction. At the request of the City of Littleton to restore the function of the outlet and lower the water level to its original design, the TMMD contracted a company to remove this buildup of silt during the early part of 2020. Residents have noticed a permanent reduction in the water level of Pond G consistent with its original design and unfortunately an increase in smells and mud. Weather is the greatest factor in how the pond will be at any given time.

*(continued on the next page...)*

## **FENCES**

The annual painting of the common area 3-rail fence (split rail) will continue as it has in past years. This painting is broken into **segments**: Filings 1 & 5 painted one year, Filing 2 the next year, Filing 3 & Star Canyon the next, Filing 4 the last. The TMMD is responsible for the annual fence painting while the HOA is responsible for as needed fence maintenance and repairs; the TMMD and HOA cost-share for these responsibilities.

This spring, Filing 4 will be painted by Gantner Painting with post and rail replacement by FenceUp. The painting crew will not need to enter yards but will instead shield your yard while painting the outside of the fence. The inside of the fence is the responsibility of the homeowner and may be painted according to [TrailMark Design Guidelines](#). Gantner crews may offer homeowner painting with this filing. Homeowners must contract with Gantner directly and information will be provided to Filing 4 homeowners. Please remove any vegetation or items attached to the fence so the crews can do a thorough job.

## **MANAGER CHANGE**

Cathy Noon has managed the TMMD since 2009 when Community Resource Services was chosen to manage the District. As of April 1, 2022, Cathy will be retiring and Michelle Parker ([mparker@crsolorado.com](mailto:mparker@crsolorado.com)) will be taking over our community. The Board would like to thank Cathy for her time spent in TrailMark.

## **UPCOMING MEETINGS**

The TMMD meeting calendar for 2022 is noted below. All meetings begin at 6:30pm and are held via Zoom for the time being. Agendas are posted to the TrailMark website with login information.

- January 18, 2022
- March 15, 2022
- May 17, 2022
- July 19, 2022
- September 20, 2022
- November 10, 2022 - Annual Budget Meeting held in conjunction with the HOA

**MORE INFORMATION REGARDING THE TMMD CAN BE FOUND UNDER THE TMMD TAB ON THE TRAILMARK WEBSITE AT [TMMD.ORG](http://TMMD.ORG).**

## **Recycle Stickers available**

If you need a sticker for your recycling can, email Ken Colaizzi at [president@trailmarkhoa.org](mailto:president@trailmarkhoa.org) and he will deliver it to your house. Please include your name and address.

One sticker per recycle container.

## **Please be "Bear Aware"**

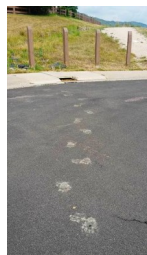


Photo by  
Jimmy Dean

Bears typically emerge from their dens in mid-March and will remain active until around November, according to Colorado Parks and Wildlife.

Please be vigilant - Keep your garbage cans locked up inside until the morning of garbage day. Repeat "visitors" may have to be put down by the city and we wouldn't want that!

# Letter from the President regarding Vandalism



March 25, 2022

Dear TrailMark Residents,

The Board has been made aware of the recent vandalism in TrailMark. We announced during the March 10th HOA Meeting that the Board is working side by side with the Littleton Police on a new program that they are doing with some of the neighborhoods within the City of Littleton.

This program is in the infant stages, but you will start to see more Littleton Police Officers patrolling our neighborhood at various times of the day. The Police Department is taking a proactive approach in working with Littleton neighborhoods. More details will be announced in the months to come during this exciting partnership with Littleton PD.

Dave Brueggeman at South Suburban Parks and Recreation returned my phone call today. I had called him and the South Suburban Park Ranger yesterday to discuss the repeat vandalism to the porta potty at TrailMark Park. Dave told me today that the porta potty company assured SSPR that it will be serviced soon.

Littleton Police reminded me to publish that if you see something, please report it immediately. The Board would like to give you some phone numbers to assist in reporting vandalism.

If you see porta potties vandalized in either park or any vandalism to the park equipment, you can report that to: South Suburban Parks and Recreation Ranger at 303-435-8227, or Dave Brueggeman at 303-953-7628.

Vandalism outside of our two parks, but within the confines of our neighborhood needs to be reported to Littleton Police at 303-794-1551, or 911 if it's an emergency.

It's going to take all of us to keep our neighborhood free from vandalism. Please keep your eyes and ears open and help your neighbors. We want to keep TrailMark the gorgeous neighborhood that it is.

Thank you,

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

# Please be aware! Looks like fire season is upon us

From South Metro Fire Rescue...

Saturday, March 26, 2022 – On this beautiful Colorado day, SMFR crews have been busy. Starting just before 6 a.m., firefighters have responded to various unrelated small fires throughout the district.

They have responded to a deck fire, a commercial structure fire, a multi-family structure fire, and most recently a vegetation fire. The quick responses from our firefighters kept these fires small and contained before they could extend and cause more damage. The various accidental causes of these fires varied from an improperly extinguished fire pit, an electrical malfunction in an HVAC unit, a cooking fire, and a spark from a lawnmower. This should remind our entire community that fires can happen to all of us. Please be vigilant and keep heat sources away from combustibles. Even a single spark or ember can be enough to start a fire.

Stay safe!



## Vehicle/Equipment Trail Access requires Permission

Permission is needed to access the trails with vehicles or equipment. This permission is from [South Suburban](#). There have been instances of trail damage, especially during times when trails are muddy. Even the contracted person who performs routine maintenance on the ponds must ask permission from South Suburban before accessing the trails.

According to the [Park Rules](#): No motorized vehicles are allowed on trails, walks, irrigated lawn areas or non-roadway areas unless required for District maintenance, District business or have been issued a permit allowing such use. Please contact South Suburban Parks and Recreation for more information at <https://www.ssprd.org/0/Contact-Us>

## Upcoming free Recycling/Disposal Events

### Free Paint Recycling fundraiser

Saturday, April 2, 1:00-4:00 pm

#### GreenSheen Paint

2201 E Dry Creek Rd, Centennial



### National Drug Take Back day

Saturday, April 30, 10:00-2:00 pm

#### Littleton Police Department

2255 West Berry Avenue  
Littleton

*These events are not sponsored by the TrailMark HOA.*



# Driving Classes are a Good Defense for an Inherently Distracting Activity



by Einar Jensen, Risk Reduction Specialist  
South Metro Fire Rescue

Although “distracted driving” remains a popular phrase and often is tied to cell phone usage, the act of driving is inherently distracting because of the hundreds of stimuli confronting drivers along every mile of roadway.

“For those of us who aren’t brain surgeons,” author Tom Vanderbilt wrote in his 2008 book *Traffic*, “driving is probably the most complex everyday thing we do.” Researchers in Maryland found that a piece of information—signs, striping, curbs—was presented to drivers every two feet. A driver along that road would receive 1,320 items of information per minute at 30 mph.

All those pieces of information are useful, but still distracting if a driver spends too much time pondering or interpreting them individually or collectively. New information also may cause the driver to forget information such as vehicles seen a few moments before in a mirror.

“If, while driving, we were to really process every potential hazard, carefully analyze every motion and decision, and break down each maneuver into its component parts, we would quickly become overwhelmed,” said Vanderbilt.

A good defense against overthinking each aspect of driving as well as focusing our attention on what matters is practice. Practice is best completed when the stakes are low such as in a classroom setting.

The South Metro Safety Foundation, a non-profit arm of South Metro Fire Rescue, offers several classes for drivers of all ages to practice their skills and improve their safety:

- Adult/Senior Driving Skills is a 4-hour hands-on driving class, perfect for new Colorado residents, senior citizens, and all other adults aged 22 and older who would like to improve their ability to handle challenging winter driving situations. \$60.
- The 4.5-hour Teen Driver Awareness Program allows teens to get their driving permit and provides parents an affordable driver’s education option. This class includes information in all areas of the learn-to-drive process, and coverage of material found on the DMV written test (taken at the DMV). Class also includes video driving simulations with a focus on safety. \$80.
- Crash Avoidance Teen Driving Skills class prepares young drivers with either a permit or license between the ages of 15 and 22 for the road ahead. This 6.5-hour class provides young drivers with a practical driving experience to develop car control and defensive driving skills. \$175.

Teen drivers without driving violations can apply for a State Farm Scholarship to offset the costs of the Crash Avoidance Class. This program is hosted by the South Metro Safety Foundation and South Metro Fire Rescue, and funded by a State Farm® grant.

Additional information about driving safety is available at [www.southmetrofoundation.org](http://www.southmetrofoundation.org), [www.southmetro.org](http://www.southmetro.org), and by emailing [ReducingRisk@southmetro.org](mailto:ReducingRisk@southmetro.org).

# HOA President gets a response from SSPR regarding Bike Park



March 10, 2022

Hello Ken,

As an update to Becky's email from November 4, we have wrapped the TrailMark Neighborhood Survey into the 2022 District-wide Master Plan Update. South Suburban hired Design Workshop to perform this work. An online survey will be issued to the TrailMark Community in July, which will include general questions about the District-wide Master Plan and specific questions about the TrailMark Community's desire for park and recreation improvements. There will be also questions about a bike park in TrailMark. Residents will have approximately 4 weeks to respond to survey. We are planning an in-person public input opportunity in July, likely as part of Littleton's Meet, Greet and Eat event. No dates have been confirmed at this time. Public input will be complete in August and this aligns with South Suburban's 2023 budget process.

We will kick off public outreach on the 2022 TrailMark Park Site Plan by the end of April. Residents will be invited to share their preferences for the park and playground updates through a virtual public outreach process. There will be opportunities to provide additional public input after the initial outreach. The format and timing of future public input opportunities will depend on initial comments received. There is a \$480,000 budget for improvements to TrailMark Park, funded equally by South Suburban and the City of Littleton. We anticipate a construction project starting in fall 2022. The playground needs be replaced due to age and condition. South Suburban has hired a surveyor to provide topographical and boundary surveys of the park, and there may be a surveying crew on site as early as next week.

For the Master Plan, the TrailMark Community survey, and the TrailMark Park Site Plan, we will ask the HOA to provide information to TrailMark residents through your e-newsletter. Additionally, notices will be sent to those TrailMark residents who have provided us their email addresses and will be posted to our website ([ssprd.org](http://ssprd.org)). Feel free to reach out to me with further questions or concerns.

Kind regards,



**Melissa Reese-Thacker, Planning Manager,  
ASLA, PLA**

South Suburban Parks and Recreation  
4810 E. County Line Rd. Littleton, CO 80126  
[ssprd.org](http://ssprd.org) | 303.483.7023



How We Work: Professional, Active, Innovative & Inclusive

# TrailMark Night at Skate City

A spring snowstorm didn't stop our TrailMark residents from coming out to roller skate at Skate City.

Several kids out-skated their parents and showed them how to speed skate. We have some fast roller skaters in TrailMark.

Our HOA President Ken Colaizzi, and our Communications Director Linda Jagiello, also enjoyed roller skating with the kids.



Photo by Ken Colaizzi

Thank you to our Social Committee for organizing a great indoor activity to help our community bond with each other.

## UPCOMING EVENTS

### FOOD TRUCK THURSDAY

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



Photo by Linda Jagiello

- All trucks offer walk-up ordering.
- Online option: If a 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 and other circumstances, events may be canceled.
- Please check the [Hand-to-Mouth food truck calendar](#) for real-time changes and cancellation information.

### HOA ASSESSMENTS DUE APRIL 1st

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

TrailMark HOA Board

### EASTER EGG HUNT

**Saturday, April 16th**  
9:00 am  
Hogback Hill Park



Photo by Phil Kinney



There will be coffee and Chick-fil-A ... and the Easter Bunny!

All ages welcome.

Sponsored by  
Secure-All Security Doors



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

If you have content that you would like to contribute to the newsletter, please contact [communications@trailmarkhoa.org](mailto:communications@trailmarkhoa.org) with requested copy for approval.