



Photo by Eric Siegler

May 2022

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

May Calendar

- 5/1 - News Update**
- 5/5 - Food Truck Thursday**
- 5/7 - Pick up Park Pass vouchers**
- 5/17 - HOA Board Meeting**
- 5/17 - TMMD Regular Meeting**
- 5/21 - Senior Potluck BBQ**
- 5/22 - Kids' Bike Ride #1**

Visit 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

GFL Garbage Truck Fire

On April 12th, it appeared a resident threw something away that was combustible. Unfortunately, throwing away combustible rubbish caused the trash truck's load to catch on fire.



Photo by Charlie Waltman

GFL mentioned that once the driver notices the load has combusted, they are ordered to dump the load as safely as they can, notify the fire department, and their supervisors. All of these procedures were safely performed.

South Metro Fire Station #19 safely put out the fire. GFL supervisors cleaned up the situation. GFL stated that everything was under control and they resumed their normal trash and recycle pick-up.

New HOA Meeting dates and times

HOA Board Meetings are now on Tuesdays. Please update your calendars. The May 17th meeting will be held via Zoom. Zoom/locations for the rest of the meeting dates are to be determined.

MAY 17th, 6:30 pm (Zoom)

JULY 12th, 6:30 pm

SEPTEMBER 13th, 6:30 pm

NOVEMBER TBD, 6:30 pm (Annual Meeting in conjunction with the TMMD Special Meeting)

Did you order a State Parks Pass?

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



Voucher pick-up is Saturday, May 7, 2022 from 9:00 am to 12:00 pm at 9831 S Flower Ct. Call or text Deahna with questions: 720-201-0311. (Sorry, ordering deadline has passed.)



Update to Management Company transition

May 1, 2022—Our HOA Board is pleased to announce that as of today 4 Seasons Management Company is taking over our management and covenant compliance contract.

We have been working with 4 Seasons to change all of our DRC forms to reflect their mailing address, and the email address that will be used to submit home improvement project applications. Our Communications director updated and posted the revised DRC forms on the TrailMark website (www.trailmark.org).

It appears that most of the transitional items have successfully transferred from Worth Ross to 4 Seasons. All payments that you have made regarding your April assessments will also transfer from Worth Ross to 4 Seasons. Our Board is aware of a few homeowners who have had some trouble with their HOA accounts. Please save your receipts. 4 Seasons has assured our Board that they will work with each homeowner who alerts [4 Seasons](#) or our [HOA Board](#) of any billing discrepancies.

The Board has also requested that 4 Seasons not charge any late fees during the month of May - so we can assure each homeowner the opportunity to make sure that their April assessments were credited properly. Now that 4 Seasons is fully set up, they are the best resource to ask questions regarding the status of your HOA accounts.

In the past week you should have received a welcome letter from 4 Seasons Management Company. The letter has your new account number and password. The letter also has phone numbers and email addresses to our 4 Seasons Management Company representatives who have been very helpful in setting up this smooth transition. Please refer to the welcome letter for directions on assessment billings and how to set up your HOA account for payment options. The next quarter's assessments are due on July 1, 2022.

On behalf of our entire HOA Board, I invite you to our May 17th HOA meeting at 6:30 p.m. to welcome 4 Seasons to our neighborhood. During this May HOA meeting you will be able to ask 4 Seasons any questions that you may have for our new management company. The Board has been really pleased with the sensational service we have been given over the past 20 days. It has truly been a breath of fresh air with the professionalism and superior service. I feel that most of you will be pleased that we have selected such a top notch management company to assist TrailMark.

Thank you for your patience during this transitional time. We appreciate all of you who have been so supportive.

Welcome Letters by 4 Seasons mailed out

In the past week, our new management company 4 Seasons has mailed welcome letters to each of you.

Please set up your account and password as directed in the welcome letter. Log into the 4 Seasons website (www.4SHOA.com) to set up your account. If you've already paid your April assessments, the next assessments are not due until July 1st.

There is also a second page in the welcome letter titled, "Homeowner Information Sheet." Please fill that sheet out and either email it into 4 Seasons (hello@4shoa.com), or mail it via USPS to the 9351 Grant Street, Suite 500, Thornton, CO 80229 address.

Thanks again for your continued patience.

Common Area Committee Doings

This year your CAC has several projects in the works. The first one you will notice is a replanting of the north bed at the entrance to TrailMark.

Committee members will reposition some of the existing plants first and then plant new perennials in the bed. The new plants that have been selected will require little moisture once they become established. We have our very own Pene Yerigan to thank for the beautiful design and planning of this bed.

In June, LCS will complete the median renovations by updating medians on Independence and the west portion of the entrance median.

CAC will also work to have tree stumps removed and dead trees replaced on medians.

Long term goals include replacing the turf on medians with rock and earmarking shrubs/trees that need replacement within TrailMark property, these will be projects that are executed in phases.



OUR CAC HARD AT WORK
Photos by Phil Kinney

Fire Restrictions Implemented

Effective at 5:30 p.m. on April 20, 2022, Jefferson County Sheriff Jeff Shrader implemented temporary Stage 1 Fire Restrictions for all lands in Unincorporated Jefferson County.

Pursuant to the Annual Operating Plan regarding the implementation of Fire Restrictions and Fire Bans; and due to the continuing high fire danger condition within Jefferson County, Stage 1 Fire Restrictions are being enacted. This temporary Fire Ban becomes effective at 5:30 p.m. on April 20, 2022, and shall remain in effect until superseded or repealed.

Information about what is prohibited and allowed during a fire restriction can be found on the fire restriction detail webpage: <https://www.jeffco.us/511/Fire-Restrictions-Bans>

Press Release and Newsflash will be available on the JCSO website www.jeffco.us/sheriff at <https://www.jeffco.us/CivicAlerts.aspx?AID=498>

[Fire Restriction Details](#)

(Although TrailMark is part of Littleton, we are surrounded by unincorporated Jefferson County. Please be vigilant.)

Reporting Nefarious Activities in TrailMark

by Bill Kuening, TrailMark HOA Secretary

Reason & Goal:

The Littleton Police Department believes that TrailMark might be an inevitable, new target for increased questionable and criminal activities.

The TrailMark Board of Directors also recognizes that costly, risky, and dangerous criminal, vandal, and area misuse behaviors are likely increasing in our TrailMark Community. Therefore, the Board wishes to find long-term solutions for the reduction and avoidance of these issues, and You can help.

Fortunately, the Littleton Police Department has responded positively to our request to explore standard, and innovative ways to help better secure our Community.

Approach:

To that safer, and preemptive end, we previously announced that we will be working with the Littleton Police Department to then develop some appropriate strategies, specifically for TrailMark's unique location and risks.

Under-Documented and Under-Reported:

While exploring possible dangerous, and questionable activities and their mitigation -or avoidance, there are a lot of rumors, and hearsay floating around -about problem incidents, which are not documented, and/or not reported to the Littleton Police Department. The Littleton Police want to learn about all of the actual problem incidents/activities.

With better, and more accurate reporting, we can develop a clearer assessment, of what the correct range is, of occurring incidents, and what can be done, or innovated, to address our safety.

Your Help Documenting and Reporting:

If You, as TrailMark Residents, witness -and have direct evidence (not hearsay) of illegal, and/or nefarious activities, right here in TrailMark, please call the Littleton Police Department. By reporting those problems, and sharing the direct evidence, which you have, of such -video, damage, date/time, etc..., our security needs will become clearer.

In this way, the "ifs, whats, whens and whys" of what must be addressed, now and for the long-run, will guide the appropriate: responses, mitigations, and efforts to proactively preempt unwanted, unsafe activities in our Community.

Reporting and Documentation:

Unfortunately, the Littleton Police Department says that they do not hear about most of the illegal incidents, which Residents have described, on for instance, social media.

Our Littleton Police have recently stated that they need concrete information to act upon, to differentiate hearsay from fact, to plan preemptive approaches to safety.

In the next couple of weeks, and regularly thereafter, we will be meeting with the Police Department to explore possible safety strategies for our unique Community.

Again and consequently, observed incidents and documentation -of such, should be reported directly to the Littleton Police Department.

- Littleton Police Department 24 hr. Non-Emergency Number: (303) 794-1551
- Emergency Number: 911

Together, we can build a far clearer picture of the potential and current criminal activities, here at TrailMark.

Other Safety Thoughts and Concerns:

Please address your thoughts and concerns to: sec@trailmarkhoa.org.

Your help is appreciated.

Kind regards,
Bill

Lessons Learned: Homeowners, Renters should verify they're Properly Insured

by Einar Jensen, Risk Reduction Specialist

South Metro Fire Rescue



Homeowners who lost their homes in the Marshall, Cameron Peak, East Troublesome and other recent wildfires have learned tough lessons regarding their insurance policies. It's essential that we also learn those lessons, preferably without having to lose a home.

The cost to rebuild a house is not the same as the value of the house before the structure fire, wildfire, or other disaster.

Two-thirds of wildfire victims in the U.S. are underinsured, according to United Policyholders, a homeowner's insurance advocacy group. Today is a great day to fix that problem.

The declarations page of your policy should identify the limit of what will be paid if you need to rebuild. Has that amount changed to reflect the mushrooming costs of home construction?

Your policy may have extended replacement-cost coverage, but it's optional. Colorado law requires insurance companies, when offering or renewing a policy, to offer extended replacement coverage of at least 20% above the limit of insurance in Coverage A. Will that total be enough to cover reconstruction of your home in your neighborhood?

Another type of coverage is called Coverage B. It covers other structures on the property such as fencing, sheds, and detached garages. Make sure it has adjusted over time.

Your policy may be based on "prevailing market rates," according to the Colorado Department of Insurance, but who sets those rates and when were they set? The market value of a home includes the land under it and its location, but it doesn't account for the costs of labor and materials. Those seemingly rise daily.

Another optional type of coverage is law and ordinance coverage. It covers increased costs for demolition, construction, renovation, and repair associated with updates in building codes and other local requirements.

To get reimbursed for your home's contents, it's best to provide your insurance company with a complete inventory of those contents. Colorado law requires insurance companies to cut a check for 30 percent of a homeowner's total coverage without requiring any documentation, but that's a significant loss for someone who lost her property in the fire. Providing documentation can increase the return on your insurance investment.

Renters should also look at their coverage, particularly for personal property. This coverage helps reimburse you if personal belongings are stolen or destroyed by a fire or other covered peril. It can cover clothing, furniture, electronics, and other belongings.

For other preparedness and safety questions, please visit www.southmetro.org or email us at reducingrisk@southmetro.org.

TrailMark Garage Sale

The word is out and garage sale shoppers all over the metro area know where to find the **BEST COMMUNITY GARAGE SALE** of the season... Right Here!!! Start gathering your stuff and don't forget to **GET ON THE MAP!!!!** You provide the stuff, our sponsor Lori Ross will provide the buyers.



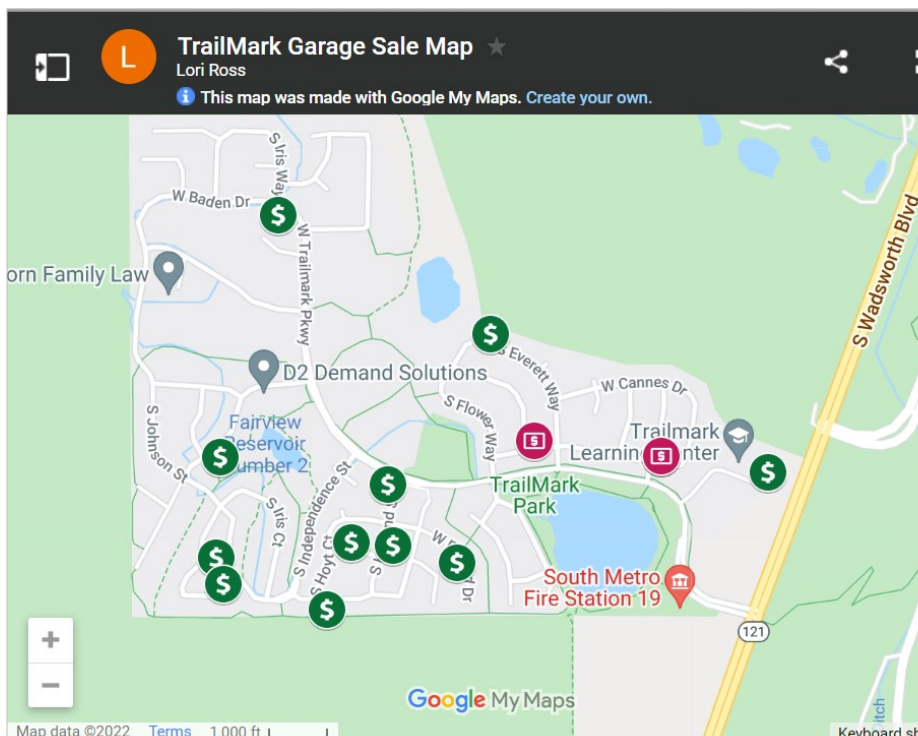
June 3rd & 4th, 7:30 am-2:00 pm

Participate one or both days.

- Remember there is a [digital map](#) this year that is being updated until the days of the garage sale. Everyone is able to share on their social media accounts, and shoppers will be able to upload on their phones using a QR code found on signs around the neighborhood as they come to shop. You can even list your sale items so shoppers know where to find what they are looking for. Google maps will lead them right to your sale.
- Shoppers can win prizes and will have incentives to shop in TrailMark first. Watch for more info on that coming soon after you sign up.
- Paper maps will also be available at the entrance of TrailMark for those less tech savvy.
- **DAV** will be swinging by the neighborhood on the Monday after garage sale weekend. Using the garage sale map they will know just where to find your unsold items that you would like to donate. So if you didn't sell everything, don't worry about putting it all away or loading it in your car and driving it to a donation site. You are covered and they will pick up your stuff!!
- Kids, don't forget to [GET ON THE MAP](#) too. Doing so will automatically enter you in the contest to win \$100 to [The Main Event](#). Sign up on the map and then get creative! Come up with your best sale ideas. Lori's secret shoppers will visit your sale and decide the winner!

The Garage Sale sign up link is here: https://form.jotform.com/rosslori1914/GARAGE_SALE_SIGN-UP

The map is looking good but we need more participation. **CLICK ON THE MAP NOW TO TRY IT OUT!!!** Then click on the Green Dollar Icons for **Garage Sales**, or the Red Dollar Bill icons for **KIDZ MARKET** sales.



Call, text or message Lori Ross if you have questions (303) 437-4563.

Sponsored by Lori Ross
(303) 437-4563



Easter Egg Hunt at Hogback Hill Park

The HOA Board wishes to thank our Social Committee for organizing and planning one of our best Easter Egg hunts ever orchestrated in TrailMark. Approximately 150 attendees found over 2000 candy stuffed eggs. The kids had so much fun today!!

A special thanks goes out to Secure-All Company for donating the Easter Eggs and donuts. Thank you to residents Kaci Imus and Janet Weyhmiller, and the Chick-Fil A team at Kipling and C470 for delivering the chicken minis and coffee. Also, thank you to all of the Social Committee members who volunteered their time and dedication to make this event so successful!

The biggest hit of the day was that each kid who attended was able to high five and take pictures with the Easter Bunny and Mr. Cow from Chick-Fil A. Thank you to the Easter Bunny and Mr. Cow for making each kid smile and truly enjoy this Easter tradition.

On behalf of our entire HOA Board, we wish each and every one of you a very Happy Easter with your families. Thank you for attending this very special day.

Respectfully,
The TrailMark HOA Board of Directors

[Visit the Easter Egg Hunt photo page](#)



Photos by Kara Brautigam, Harold and Ellyn Colaizzi, Ken Colaizzi, Kaci Imus, Linda Jagiello, Phil Kinney, Wayne Lupton, Deahna Visscher, and Janet Weyhmiller.

HOA would like to thank LCS

On Friday, April 1st, our landscape contractor LCS came out to TrailMark and cleaned up our medians, bushes and trees. LCS did an excellent job cleaning up, trimming, raking up branches, and overall cleaning up all of our TrailMark HOA property.

The Board sent a huge thank you to LCS expressing our gratitude. This means Spring is here and LCS crews will be here more often doing mowing, trimming, etc. Please watch for their crews and trucks.

Again, thank you to LCS for a job well done.

TrailMark HOA Board of Directors



Garbage Pick-up delayed due to Memorial Day holiday

TrailMark's garbage & recycling pick-up will be delayed from Tuesday, May 31st to Wednesday, June 1st due to the Memorial Day holiday.



UPCOMING EVENTS

FOOD TRUCK THURSDAY

Thursday, May 5th
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 ZOOM BOARD MEETING

Tuesday, May 17th
6:30 pm

[Join Zoom Meeting here](#)
or dial +1 346 248 7799

Meeting ID: 894 7761 7507
Passcode: 843706

All are welcome.

TMMD REGULAR MEETING

Tuesday, May 17th
6:30 pm

via [Zoom](#)



TRAILMARK SENIOR POTLUCK BBQ

An Evening of Fellowship and Games

Saturday, May 21st

5:00 pm
9946 West Baden Drive

- Plenty of on-street parking available.
- Enter through the side gate to the back yard.
- You are asked to bring your own meat to cook on the grill and a dish to share.
- Please bring your own adult beverages—BYOB
- Soft drinks, iced tea, coffee and paper products will be provided.
- There will be tables and chairs, but you may want to throw an extra lawn chair in your car just in case the group is larger than anticipated.
- Indoor “facilities” available. ;)

KIDS' BIKE RIDE #1

Sunday, May 22nd

9:00 am
TrailMark Park



Photo by Rob Donovan

Rob Donovan will be leading a Kids' Bike Ride through the trails of TrailMark. The kids' bike ride starts at 9:00 am. Mr. Donovan requires helmets on all bike riders.

- Please be at the park a few minutes early.
- Helmets are mandatory!
- Only pedal bikes will be allowed on the bike ride. No scooters, or electric scooters permitted.
- This is a fun kids bike ride - not a race.
- This bike ride is designed for kids only. However, if parents would like to join the ride, you are more than welcome and encouraged.
- The ride will be approximately 60-90 minutes.
- Cold drinks will be provided for all bike riders at the end of the bike ride which will conclude at TrailMark Park. Please make sure all finished drinks end up in the park trash cans.



Event sponsored by
[Rob Donovan Coaching](#)

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