



Photo by Dave Soule

November 2022

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

November Calendar

- 11/1 - News Update**
- 11/3 - Food Truck Thursday**
- 11/8 - HOA Proxy/Ballot Submission Deadline (2pm)**
- 11/8 - HOA Annual Meeting**
- 11/15 - TMMD Special Meeting**

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

TRAILMARK HOA ANNUAL BOARD MEETING

HOA Annual Meeting Tuesday, November 8th

The 2022 Annual HOA Board Meeting is Tuesday, November 8th at 6:30 p.m. It will be held in person at Fire Station 19 in TrailMark.

The annual meeting is held to ratify the 2023 HOA budget as well as present the Board of Director candidates for the HOA. There are three (3) positions open on the Board this year. If you are interested in running for the Board, please contact the property manager at 4 Seasons Management Group - <https://www.trailmark.org/management-company.html>

The HOA board election will take place at this meeting. According to our CCR's, your current HOA dues must be paid in full in order for your vote to count. Please make sure your HOA dues are up to date.

A mailing with the meeting notice, 2023 budget, and proxy has been sent out in mid-October. If you did not receive yours, please contact [4 Seasons](https://www.4seasons.com). Proxies can be mailed back to 4 Seasons in the envelope that was provided, or you can drop your proxy off at 9946 W Baden Drive. PLEASE return your proxy.

The HOA needs volunteers to process and count ballots. In order to volunteer, you may not be related or affiliated with any of the HOA candidates running for a Board position. If you wish to help with this process, please contact the property manager at 4 Seasons Management Group - <https://www.trailmark.org/management-company.html>. All are welcome.

Board Members

President

Ken Colaizzi

Treasurer

Phil Kinney

Secretary

Bill Kuenning

Member At Large

CJ Haberkorn

Email the HOA Board:
board@trailmarkhoa.org

TrailMark Metropolitan District Meeting/Public Hearing



The Metro District will hold a Public Hearing on Tuesday, November 15th to consider the 2023 Budget. The meeting will be held via Zoom and begins at 6:30 p.m. (Zoom link: <https://zoom.us/j/91028834553?pwd=SHUybIB4dHRhVlhxSXJNeUVsTndrdz09>). We look forward to seeing you.

If you are interested in a copy of the TrailMark Metropolitan District 2023 drafted budget, please email Mat Birkeness at mbirkeness@crsofcolorado.com to request a copy.



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

Candidates: 2023 TrailMark HOA Board of Directors

(in alphabetical order)

- **CAROLE BROOKS**



Tell us about yourself:

"I first fell in love with TrailMark in 2001 when purchasing a home-build through Shea. Years later, I moved out of the neighborhood only to return 3 years ago. In the interim, I served on the HOA board at my previous neighborhood and enjoyed helping my community. I hold a masters in counseling and a PhD in Christian counseling. I've had the honor of working with people of all ages and backgrounds as the owner of a private practice."

Why do you want to be on the Board of Directors?

"TrailMark is such a wonderful and unique neighborhood. I love everything about it and would like to help keep it beautiful, safe, and enjoyable for generations to come. I work well with people of all backgrounds and views. I don't have a 'platform' and I will stay subjective and respect the opinions of my neighbors."

- **PHIL KINNEY**



Tell us about yourself:

"We have lived in TrailMark for 20 years. My wife of 55 years and I are both retired and love our home and neighbors in TrailMark. I have graduated from West Point, served as an infantry officer in the U.S. Army, and had two other careers over the last 40 years. BS from West Point, MA Central Michigan, and MBA Duke University."

Why do you want to be on the Board of Directors?

"I am currently on the Board and have served as the Treasurer for the last 21 months. I can continue to be a contributing member of the Board with all I have learned while serving as the

Treasurer."

- **ROBERT PADILLA** (withdrawn / no longer running)

- **TONYA SLOAN**



Tell us about yourself:

"Professionally I am a meeting professional, planning small and large conferences and trade shows. This also translates as a project manager; I have a bachelor's in business administration with a focus in marketing. Additionally, I hold an active real estate agent license, although it's not my primary focus. I enjoy the outdoors and challenging my mental and physical abilities."

Why do you want to be on the Board of Directors?

"We have lived in TrailMark for two years and I value the work that President Ken Colaizzi puts into the community. I currently sit on our townhouse board as acting secretary and architectural control. I know what it takes to participate on a board and would enjoy the opportunity to work with Ken Colaizzi and the other board members. I think this work would give me an even better understanding of our community and ability to contribute."

If you are interested in running for the HOA Board, you may write in your own name on the pink ballot that was mailed to you in the [HOA Annual Meeting Packet](#), or announce your candidacy at the Annual HOA Meeting on November 8th, at 6:30 pm, at Fire Station #19 in TrailMark.

Visit the [HOA BOARD ELECTION](#) page.

Last Call for Proxies

We need residents to please return [this blue Proxy](#) for our upcoming Annual HOA Meeting that is being held on November 8th at the Fire Station. Proxies were mailed out to every household in TrailMark as part of a packet* and they must be returned no later than 2:00 p.m. on November 8th, 2022 to be registered. Please help us achieve our goal!

You can return your Proxy in person to the Proxy box located at 9946 West Baden Drive - right here in TrailMark.

Or, you can mail it to:

TrailMark Homeowners Association, Inc.
C/O 4 Seasons Management Group
9351 Grant Street, Suite 500
Thornton, CO 80229

Some of you have already completed your Proxy and we appreciate your cooperation. We need 80 or more signed Proxies to satisfy the requirement of the Annual Meeting. We only need one Proxy per household - duplicates will be voided, so please just return one Proxy per home.



Proxy box at 9946 W Baden Drive

If you haven't already done so, please print out [this Proxy](#) today and return it in person to 9946 W Baden Drive. This is the quickest option. Or, you are welcome to mail it to 4 Seasons Management Company. Mail is slow these days - so please allow for delivery.

We'd love to receive more than 80 Proxies. Could this be the year where we soar over 100 Proxies? We sure hope so! On behalf of the entire HOA Board, we sincerely appreciate your participation in this annual Proxy count.

*It's been brought to our attention that the management company published a typo on page one of the packet that was mailed out in October. Our HOA dues will remain at \$135 per quarter. Unfortunately, the literature states \$135 per house, per month. Please note the costs of things have risen, but this Board chose to keep our QUARTERLY dues at \$135 per quarter, per home.



Garbage & Recycling Update

No garbage collection delays in November

Tuesday, November 15th and Tuesday, November 29th are regular garbage and recycling pick-up days. No delays due to the Veterans Day/Thanksgiving holidays.



Regarding the additional Flock Signs that homeowners requested

After the September meeting with Littleton Police, the TrailMark HOA Board of Directors installed the additional signs that residents requested.



The signs are an excellent deterrent to vandals and criminals who wish to prey on TrailMark. The photos that are captured are the back license plates of cars entering and exiting TrailMark.



Last month, some residents reported to Littleton Police a suspicious white van with a refrigeration unit on top entering TrailMark in the wee-early hours. We later found out from Littleton Police that they investigated this van on the Flock cameras with the tips that were reported.

The good news is Littleton Police confirmed that this suspicious van on Saturday mornings was an established business delivering pre-packaged meal kits. The company only delivers the meals on Saturday mornings and the Flock system captured the plates every Saturday morning.

Fortunately, this was a great example of the Flock cameras working for our residents. Please continue to report any suspicious activity to Littleton Police at [303-794-1551](tel:303-794-1551). Please be vigilant. We are all working together to keep crime out of TrailMark.

Photos by Phil Kinney

TrailMark Warning:

Flock Cameras and Community Safety - Update

POSSIBLE NEFARIOUS ACTIVITIES

Here, at the beginning of Fall, there is an uptick in nefarious activity in the surrounding communities, and it will assuredly try to spread into TrailMark.

Examples of these criminal activities are:

- Drive-through "casing" of neighborhoods or specific vehicles,
- Stealing cars—for export, for parts to re-sell, or to be used in crimes,
- Stealing cars for destructive "joy-rides" - especially Hyundais and Kias,
- Hijacking cars,
- Breaking into cars and garages,
- Stealing catalytic converters, ...

[READ FULL ARTICLE HERE](#)



Night example photos, illustrating the signs' EXTREME attention-getting reflective ability >

Photos by Bill Kuenning

Damaged Utility Boxes being replaced

Many residents have emailed the HOA Board about two damaged utility boxes here in TrailMark, located at South Carr Way and TrailMark Parkway, and West Cambridge Place and TrailMark Parkway.

Both of these damaged utility boxes belong to Lumen Communications, formerly known as CenturyLink Communications. Our HOA Board reported this damage back in March of 2022 when we noticed the discernible damage.



Cambridge & TrailMark Pkwy

The HOA secretary has been in weekly communications with Lumen since March about getting these two boxes repaired.

The HOA Board is pleased to announce that Lumen Communications FINALLY replaced the damaged utility box located at South Carr Way and TrailMark Parkway today. We've been told that the other damaged utility box, located at West Cambridge Place and TrailMark Parkway, will be replaced in the near future.



Carr & TM Pkwy—before



Carr & TrailMark Pkwy—after

Thank you Lumen Communications for fixing the damaged utility box. It looks great!

Photos by Ken Colaizzi

Keeping our Neighborhood Beautiful

In response to a growing number of poop piles, and a growing number of resident complaints, we have been asked to re-post the following public service announcement:

The Facts About Dog Poop

Dog Poop Doesn't Biodegrade Like Wild Animal Poop - Because we feed our dogs food that's different from the food wild animals eat, dog waste does not biodegrade quickly like wild animal waste. And due to the large number of pets in suburban neighborhoods and local parks, this hardy dog waste accumulates.

Dog Poop Contains Harmful Bacteria, Parasites - Dog waste can contain harmful organisms like E coli, Giardia, Salmonella, roundworms, hookworms, and Cryptosporidium. These can be passed on to you or your pet and may cause health problems.

Dog Waste Pollutes Groundwater, Water Bodies - Bacteria in dog waste can harm water quality in creeks and rivers and alter the ecosystems of these stream corridors. Humans who come in contact with creek water can also face health hazards.

County Ordinances Require Cleanup - Jefferson County ordinances make "failure to clean up dog feces in public places" a petty offense with a fine of at least \$30. Many local park districts have similar regulations and fines.

How You Can Help - Please share this message with your friends and neighbors. Together, we can debunk the poop fairy myth and clean up our county.



Source: <https://www.jeffco.us/416/Myth-of-the-Poop-Fairy>

HOA Shed is completed and occupied

The TrailMark HOA Board is pleased to announce that we were finally able to move into our new shed last month. The new shed was built this summer west of the fire station. It stores property owned by the HOA and its committees.

Since the HOA owns merely islands within TrailMark, we knew we couldn't build a shed on the islands. We explored other alternative options to store our property other than renting from an offsite storage facility.

Back in 2020, the HOA Board began researching if we would be able to build a shed for the HOA here in TrailMark. Fortunately, South Suburban Parks and Recreation gifted us the land just west of the fire station in order to build the shed.

A big thank you also goes out to these entities outside of the TrailMark HOA for making this a reality: The City of Littleton for helping us with the building permit process and inspections, The TrailMark Metro District for cooperatively working with South Suburban Parks and Recreation for the exact location, and LCS, our HOA landscaper, for designing a nice driveway to load and unload our goods, and to South Metro Fire Department for offering to keep an eye on our shed 24/7/365. South Metro Fire also gave us their input to have us build the shed to look similar to their fire house to make folks think that the shed belongs to the fire station and alleviate possible vandals.

Our Board also wishes to recognize and thank residents Sally Janssen and Mary Kreeger for getting this 2-1/2 year project completed once and for all. Both Sally and Mary were on the HOA Board back in 2020 and were gracious enough to still put in the numerous volunteer hours and dedication to get this project to the finish line. Sally and Mary did all the leg work with Tuff Shed, and were there for each inspection, and also coordinated the big move.

The Common Area Committee has provided the Board with plans to plant shrubbery and trees to help screen the shed. This will be a phased process due to the cost and will begin in 2023. This is a big win-win for TrailMark. We no longer will have to fund a monthly offsite storage shed. In addition, our committee members will be able to conveniently load and unload materials right here in TrailMark.

Finally, the Board would like to pat the following residents on the back for helping with the big move. Thank you to: Rick Handley, Sally Janssen, Mary Kreeger, Denny Kreeger, Ken Colaizzi, Laurel Konrad, Bretton Konrad, and Sandy Farish. Bretton was the best sweeper and heavy lifter of all of us. It's rewarding to see the positive efforts of our community working together for the good of all of us.

Photos by Ken Colaizzi



Photo by Ken Colaizzi

Request for Volunteers

The Social Committee is looking for volunteers for the TrailMark Night at the Lights event on Tuesday, December 6th at the [Denver Botanic Gardens Chatfield Farms](#). Please contact social committee chair Abby Fanshawe if you can volunteer! Alfanshawe@yahoo.com

UPCOMING EVENTS

FOOD TRUCK THURSDAY

Thursday, November 3rd
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.

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

HOA ANNUAL BOARD MEETING

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BOARD MEETING

Tuesday, November 8th
6:30 pm
Fire Station 19 in TrailMark

The annual TrailMark HOA Budget Ratification Meeting will be held to discuss the budgets for 2023 on Tuesday, November 8th at Fire Station 19 in TrailMark.

The annual TrailMark HOA meeting with board elections will follow.

6:00 pm - Early sign-in
6:30 pm - Budget meeting; HOA annual meeting to follow

[Meeting packet/agenda](#)

[Election information](#)

All are welcome.

TMMD REGULAR ZOOM MEETING

TRAILMARK
METRO
DISTRICT 

Tuesday, November 15th
6:30 pm

[Zoom Meeting](#)
or call in +1-346-248-7799

Meeting ID: 960 6216 7164
Passcode: 669726