



Photo by Peter Rondinone

January 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter



January Calendar

- 1/1 - News Update
- 1/1 - HOA Quarterly Assessments Due
- 1/5 - Food Truck Thursday
- 1/10 - HOA Board Meeting
- 1/17 - TMMD Regular Meeting

Visit TrailMark.org for the most current neighborhood news.

First Quarter HOA Assessments are due January 1st

(no later than January 30th, 2023)

Online and AutoPay:

- You should have received an activation link from 4 Seasons Management Group at the end of November, for the [online portal](#) to your email address on file. Please let 4 Seasons Management know if you did not receive it.

Mail: 4 Seasons Management Group
 9351 Grant Street Suite 500
 Thornton, CO 80229

Phone: 303-952-4004
 E-mail: Hello@4shoa.com

- The November email will have TrailMark Homeowners Association as the subject.
- Once you access the email you will select "Activate Now." It will then take you to create a password.
- Once you create a password, you will be logged in and able to set up your auto pay or pay online.
- Please reach out to [4 Seasons](#) if you need any assistance when setting up your auto pay.

Mailing your First Quarter Assessment Payment:

TrailMark residents who want to mail in their First Quarter Assessment using a check need to do the following:

1. Make the check payable to TrailMark Homeowners Association, Inc.
2. Be sure to include your five digit account number on the check. It can be found on your assessment statement recently mailed out by 4 Seasons Management. This will insure your check is credited correctly.
3. Be sure to include the lower portion of the Assessment Notice so that your check will be deposited in the correct account.
4. If you have a copy machine, make a copy of the invoice and your check for your files before mailing.
5. Checks should be mailed no later than January 23, 2023 to insure posting before the late payment deadline.
6. Send your completed check and the bottom portion of the notice to the new Dropbox address for sending checks which is different than the address above:

TRAILMARK HOMEOWNERS ASSOCIATION INC. - 9351
 PO BOX 173638
 DENVER, CO 80127-3638

Board Members

President

Ken Colaizzi

Vice President

Carole Brooks

Secretary

Bill Kuenning

Treasurer

Phil Kinney

Member at Large

Tonya Sloan

Email the HOA Board:
board@trailmarkhoa.org



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

Delinquent Notices

Some of you recently received delinquent notices regarding your HOA dues. As we've mentioned before on August 10th, 2022, the Colorado state legislature passed House Bill 1137 (https://leg.colorado.gov/sites/default/files/2022a_1137_signed.pdf) which specifies that every HOA in Colorado must strictly follow this new state law. These are really cumbersome laws, but we are forced to comply.



If your HOA account is past due, you will be notified in several different forms which include, a certified letter, a processor posting your notice to your residence, and either an email or a First Class letter in the USPS. Again, this is not a 4 Seasons or TrailMark HOA decision, this is a State of Colorado state law.

Nearly a month ago, our HOA Treasurer published an article begging folks who have delinquent HOA accounts to please get your dues paid (<https://www.trailmark.org/1-19-past-due-trailmark-assessments.html>). At that time, 4 Seasons had alerted our Board that there were 80 accounts considered delinquent.

Unpaid notices now carry a collection cost and a processor fee. We don't want to see anyone have to pay these kind of fees so we encourage you to connect with 4 Seasons Management Company to make sure your account is not in delinquent status.

Our Board doesn't make these state laws, but we must adhere to them and follow them accordingly. We even had to change the TrailMark Collections policy back in August of 2022 in order to meet these requirements. If you are interested in reading our collections policy, please visit this link, (https://www.trailmark.org/uploads/1/4/2/0/142002170/collection_policy_20220807.pdf)

If you've received a delinquent notice, please contact 4 Seasons Management Company to get your account in good standing. Board members do not have access to individual accounts, therefore contacting 4 Seasons Management would be your best option of correcting this issue.

We recommend that you contact our HOA manager Chad Rohr at crohr@4shoa.com, and our Assistant HOA Manager Katie Madrid at kmadrid@4shoa.com. You can also reach them by phone at 303-952-4004 (<https://www.trailmark.org/management-company.html>). Chad and Katie will assist you in getting your account in compliance.

Please understand that our Board is just as frustrated with this new state law as many of you are, too. The good news is our HOA attorney is working with another attorney to testify in front of the Colorado State legislature in 2023 against this new law. Our attorney recently asked me if I would agree to testifying on the impact that this law has caused our HOA and our residents. I gladly accepted his invitation and will definitely be speaking up for TrailMark residents when the time comes.



Friendly Reminder about Holiday Decorations

All exterior holiday decorations and lights utilized as season displays must be removed and properly stored by February 1, 2022.

DESIGN REVIEW

From the Design Review Committee (DRC) New Member Solicitation

The Design Review Committee (DRC) is soliciting new volunteers to join this very important committee. As posted on the TrailMark website the DRC's vision/philosophy/purpose:

- Encourage consistent quality and design expression throughout TrailMark's boundaries, while allowing for owner individuality of improvement expression.
- Facilitate restoration of the original high prairie and foothills environment through a distinctive native prairie landscape design. This design uses a combination of traditional sodded lawns, unmowed native grasses, wildflowers, sage, rabbit brush, pine, many other prairie natives, and native moss rock field stones and rounded granite river boulders.
- Define the means by which homes built at TrailMark can be compatible with each other and with TrailMark's unique setting. This establishes the basis for The DRC's decisions - compliance with the spirit of TrailMark's original design to facilitate mutual enhancement and protection of the TrailMark's qualities.
- Review and approve/approve with conditions/disapprove/request additional information, all Home Improvement Requests submitted by TrailMark homeowners.

As a DRC member, one must commit to the following:

- Active participation in DRC meetings the 1st and 3rd week of each month, year-around. Active participation requires:
 - ◇ Receipt and review of all submitted homeowner requests prior to each meeting;
 - ◇ Individually post preliminary decisions on Google Drive prior to each meeting;
 - ◇ Attendance at each meeting (currently via ZOOM) ready to discuss and render thoughtful decisions on each submitted request;
 - ◇ Routine daily/weekly email monitoring to respond to emergency requests.
- Become knowledgeable of and be able to apply the TrailMark Covenants, Conditions and Restrictions (CCRs) and Design Guidelines;
- Participate in developing new TrailMark property improvement standards. Doing so requires research, writing, editing, and presenting potential standards to the HOA Board for their review and decision;
- Other potential responsibilities, shared amongst all committee members:
 - * Documenting all homeowner request decisions;
 - * Receive submitted paint chips and other relevant materials required to support homeowner requests;
 - * Maintain and track the issuance of the TrailMark paint sample books;
 - * Develop and submit relevant news articles for the TrailMark newsletter, website, and/or Facebook page;
 - * Occasionally conduct any required homeowner on-site visits to review and get a better understanding of homeowner requests.
 - * Conduct post-completion projects to determine their compliance with that which was DRC approved.

DRC time commitment varies by the time of year. Generally:

- March-October: Minimum 2-4 hours weekly. Review requests, participate in DRC meetings.
- November-February: 1-2 hours weekly with meetings often cancelled.

If you are interested in volunteering for the DRC, please submit the following to designreview@trailmarkhoa.org :

- Name
- Address
- Contact Info – phone; email address
- Any relevant qualifications that might contribute to the committee's stated vision/philosophy/purpose.

Please submit your interest to designreview@trailmarkhoa.org as soon as possible but not later than January 15, 2023.

Coffee with the
Chief

Join your neighbors and LPD to connect over coffee and a casual conversation about issues that matter most to you in your community.

THURSDAY, JANUARY 12 2023



8:30 a.m.-10 a.m.
1510 West Littleton Blvd.
Littleton, CO 80120



LPCAAA Academy

(Littleton Police Citizen Academy Alumni Association)



March 2, or March 9, 2023

The next Citizen's Academy, which is a precursor to CSV, starts in March. (A person must graduate from the Academy and join LPCAAA before they are eligible to take the CSV class.)

This is an 11-12 week series of classes for the public to get a peek into the inner workings of our Littleton Police Department (LPD). Some of the topics: SWAT, crime scene investigations, DUI, traffic enforcement, Drugs and gangs, Victim Assistance, Ride-along with an officer, firearms simulator, meet the K-9 officer and much more.

They occur Thursday nights at 6 pm and dinner is provided. Graduation is on the last night, and family and friends are invited.

Participants must be 16 years or older, live or work within the Littleton city limits, or belong to a city-wide service club or organization.

We also have sessions that begin in September.

More info: Littleton Police Department, (303) 795-3875

Recommendation:

I just finished the Littleton Police Department's Citizen's Academy, and I can attest to the fact that it is incredibly informative and surprisingly a great deal of fun. Not only do the instructors take you through the workings of the LPD, but they also make themselves available, at all levels—from the streets to the Chief, to continually answering any questions and exploring any interests in depth. Their classes are not a "sell job" but rather an honest sharing of what they do and how they do it. If it was not enough that these classes are a lot of fun, they also feed you, every night, with great local business offerings! I encourage anyone, regardless of age, to take advantage of this great opportunity to once a week have your head filled with interesting things from these friendly professionals, who protect our Community. By the way, another outstanding detail is that there are no tests!

*William Kuenning, Secretary
TrailMark HOA Board*

Regarding Architectural (DRC) Reviews



When logging onto 4 Seasons Management Company's new portal, several of our residents noticed a section that stated that there was a new \$25 fee for submitting a DRC request. Our Board reported this to 4 Seasons when the new portal was revealed on November 28th. 4 Seasons has since corrected this error.

Our HOA Board is very diligent in making sure that our residents are protected and informed of the details. When requesting to perform a project in your front or back yard, please continue to go to the TrailMark website and print out the Home Improvement Request form from our website. Here's a link for easy access - https://www.trailmark.org/uploads/3/9/0/8/39089355/hoa_home_improvement_request_yd_access_202204.pdf. **To ensure a timely request review, please submit your Home Improvement Request Form and all applicable documents, by noon, the Friday prior to the scheduled meeting. Submit to hello@4shoa.com.**

We will continue to keep you posted of any changes. For Home Improvement questions, please contact the Design Review committee at designreview@trailmarkhoa.org, or the management company at hello@4shoa.com.

Photos from TrailMark Night at the Lights

Denver Botanic Gardens at Chatfield Farms, December 6, 2022

Photos by Phil Kinney and Ken Colaizzi

THE LIGHTS



HANGING OUT WITH SANTA



VOLUNTEERS MAKE IT HAPPEN



Christmas tree drop-off

Again this year, Jefferson County Road & Bridge will be taking real Christmas trees for disposal. Here are the specifics:

- **REAL CHRISTMAS TREES ONLY**
Please, NO other materials or vegetation.
- **Jefferson County residents ONLY**
- **December 26th to the end of January**

KINDLY NOTE: The Christmas trees must be CLEAN, and clear of anything that was not part of the natural tree. NO ornaments, tinsel, lights, bows, garlands, string, etc..... In other words, no attached items of any type - Just a clean tree.

LOCATION/DIRECTIONS

9509 W. Ute Ave., Littleton

- Head south on Kipling Parkway
- Go under C-470
- In one block, Kipling dead-ends into Ute Ave. Take a left.
- Head east on Ute Ave. (Google maps may say "Garrison.")
- The gated entrance is immediately on the left, off Ute/Garrison.
- Turn left/north, into the driveway.
- The Christmas tree drop-off location is immediately on your right/east (see photo), behind the "NO Dumping \$1000 Fine" sign. (Please note: There is a fine if you dump anything other than a real Christmas tree).

Clean, Real Christmas Trees ONLY.

THANK YOU.

Thank you to Santa

On behalf of the entire HOA Board, we wish to salute and recognize one of our residents for sprinkling the joy of Christmas on our TrailMark children. Resident Greg Goggin, also known as Santa Claus, has heard the Christmas wishes of every TrailMark kiddo.

From 4:30 p.m. to 8:00 p.m. on December 16th, 17th, and 18th, Santa Greg has been sitting in the frigid weather at the corner of South Everett Way and TrailMark Parkway so kids can go talk to Santa and experience the magic.



Image by Google Maps



Photos by Ken Colaizzi



Santa Greg even provided hot apple cider for guests. Even cars who drove by and honked and waved received a loud.... "Ho, Ho, Ho, Merry Christmas," from Santa Greg.

It is truly a pleasure to post an article of residents who give back to their community like Santa Greg has done for TrailMark these past 5 years! It's residents like you, Santa Greg, who inspire all of us to be the shining Christmas star that you are. Again, the Board thanks Santa Greg for his dedication and devotion to brighten the lives of so many TrailMark families.

TrailMark Holiday Lights Parade

The Board wishes to thank Lonnie Somers for organizing and being the master of ceremonies for the 3rd annual Holiday Lights Parade.

Lonnie organized the entire parade and contest. Several cars followed Lonnie and toured the many festive decorations throughout TrailMark.

Many of the cars were decorated just as nicely as many of the homes. Homeowners alike enjoyed the parade, the neighborhood, and the comradery amongst our neighbors.

Thank you to all who participated by decorating your homes, your cars, or even waving at the cars as they drove by in the parade. Nothing like watching the excitement of Christmas in a child's eyes!!

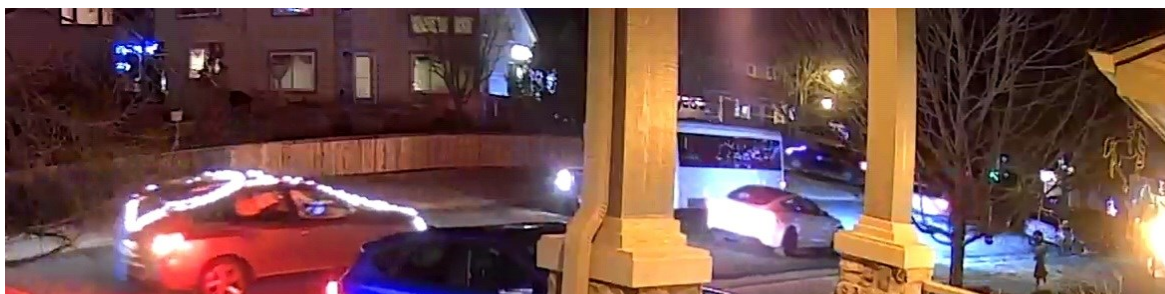
Photos by Bill Kuenning



Santa and his helpers



Santa and his helpers



Resident point of view

Announcing: The Winners of the Holiday Lights contest



1st place

9925 W Baden Drive
Colaizzi Family



2nd place

9342 S Holland Way
Collins Family



3rd place

8700 W Eden Drive

Congratulations to all!

Garbage & Recycling Update

No delays in January

January 3rd and January 17th are regular garbage and recycling pick-up days. No delays due to the New Year's and MLK Day holidays.



UPCOMING EVENTS

FOOD TRUCK THURSDAY

Thursday, January 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.

All TrailMark events will follow whatever current CDC and Jeffco COVID-19 guidelines are in place.

HOA ASSESSMENTS DUE JANUARY 1st



As a reminder, HOA Assessments are due January 1st. You may log into your account on the [4 Seasons website](#) to view and pay your assessment. If you have any questions, please contact [4 Seasons](#) at 303-952-4004.

TrailMark HOA Board

HOA BOARD MEETING



HOA Board Meeting

Tuesday, January 10th
6:30 pm
via [Zoom](#)

All are welcome.

TMMD REGULAR MEETING



Tuesday, January 17th
6:30 pm
via [Zoom](#)