



Photo by Linda Jagiello

February 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

February Calendar

2/1 - News Update

**2/2 - Food Truck
Thursday**

**2/21 - Regular Garbage
Pick-up Day**

Visit TrailMark.org for the most current neighborhood news.

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**

Management Company Transition



Board termination of 4 Seasons Management Group

As mentioned at the January 10th HOA meeting, the TrailMark HOA Board has unanimously decided to terminate the 4 Seasons Management contract in order to protect our residents, our vendors, and our Board. We know transitions are difficult for homeowners but our Board feels that an immediate change is necessary due to 4 Seasons Management not holding up to our signed agreement. The Board has unanimously agreed that 4 Seasons is not the right fit for our community. 4 Seasons will continue to process all HOA assessment payments (including collection of January 2023's HOA dues) until February 23rd, 2023 and fulfill their fiduciary responsibility.

The Board would like to remind residents that your first quarter assessments (January 2023) should still be paid to 4 Seasons Management Group. First quarter assessments were due to 4 Seasons by January 30th. 4 Seasons will be transferring all of our homeowner's HOA accounts to our next management group. This was not a decision made in haste. Like you, we are homeowners too. We want what you all want: a reliable way to pay our dues, a positive experience when interacting with our neighborhood HOA, predictable community leadership, and a sense that our voices are heard. We take these responsibilities to heart so that your HOA dues are being spent towards ensuring fiscal integrity.

Board selects Westwind Management Group

After spending countless hours on vetting, interviewing, and checking references of new management companies, the TrailMark HOA Board of Directors is pleased to announce that we have officially engaged with our new management company, Westwind Management Group. On February 24th, 2023, Westwind Management Group will be in charge of mailing the second quarter assessments which are due on April 1st, 2023 (but considered late on April 30th, 2023). Once Westwind takes over management of our community on February 24th, our Board has directed Westwind to cease late fees through May 31st, 2023, to make sure we have a smooth transition for all involved. Please watch your mailbox in the coming weeks as Westwind Management Group will be sending each homeowner a welcome letter with very important information regarding your HOA account.

Again, thank you all for your patience and understanding with changing management companies. We know it's not easy for you, nor is it easy for our Board Members. The Board will continue to announce any additional information that we have on the TrailMark website, the [HOA Facebook page](https://www.facebook.com/TrailMarkHOA) and NextDoor.com. Our Board is confident that all residents will be pleased with the professionalism from Westwind Management Group.



LPCAAA Academy

(Littleton Police Citizen Academy Alumni Association)

March 9, 2023

March registration starts now!

The next Citizen's Academy, which is a precursor to Community Safety Volunteers (CSV), starts on March 9th. (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.

Classes 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.

(For those who like to plan ahead: The next round of sessions will begin in September.)

More info / Application: <https://www.police.littletonco.gov/Get-Involved/Citizen-Academy>

BE AWARE from the HOA President

Our Board has been made aware of some recent thievery here in TrailMark. Last month, a community mailbox located on West Cannes Drive was broken into and mail was stolen. The incident was reported to the United States Postal Police and the Littleton Police Department. Fortunately, the USPS has repaired the mailbox.

Law enforcement and the USPS recommends that residents remove their mail from the mailboxes daily. If you know you'll be out of town for an extended period of time, please consider stopping your mail, or ask a neighbor to collect your mail on a daily basis.

There have also been a couple incidents of porch pirates stealing packages on West Danzig Place and South Flower Way. Thankfully, these residents reported these incidents to Littleton Police.

Our Board wants to alert all residents to be vigilant and be aware of your surroundings. If you see any suspicious activity, persons, or vehicles, please report them to Littleton Police at 303-794-1551. We need to look out for our neighbors and send a message to these criminals that they are not welcome here in TrailMark.



Photo by Betty Jean Von Tersch



Photo by Linda Jagiello

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.

From the Design Review Committee (DRC)

**DESIGN
REVIEW**



Image by L J Web Designs

Home Improvement Requests

While the community transitions to a new management company, please send your DRC requests to designreview@trailmarkhoa.org. When the new management company is on-board, new instructions will be published. As a reminder, the DRC reviews requests the 1st and 3rd week of every month. To ensure that your completed request is reviewed expeditiously, it must be received not later than 12:00 noon, the Friday prior to a review week.

Get your DRC forms from the HOA website at <https://www.trailmark.org/hoa-documents-amp-forms.html>. If you have any questions of the DRC, please email them to designreview@trailmarkhoa.org.

New DRC Committee Solicitation

The Design Review Committee (DRC) continues to seek new volunteers. The DRC's vision/philosophy/purpose is posted on the HOA website at <https://www.trailmark.org/design-review.html>. Please review to better understand the DRC.

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

- Active participation requires:
 - ◇ Active participation in DRC meetings the 1st and 3rd week of each month, year-round.
 - ◇ Review of submitted homeowner requests prior to each meeting and post preliminary decisions on Google Drive prior to each meeting;
 - ◇ 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;
- Help develop new improvement standards. This requires research, writing, editing, and presenting potential standards to the HOA Board for their review and decision;
- Other shared responsibilities:
 - ◇ Document all homeowner request decisions;
 - ◇ Receive relevant materials required to support homeowner requests;
 - ◇ Maintain and track the TrailMark paint sample books;
 - ◇ Develop and submit relevant articles to the TrailMark newsletter, website, and/or Facebook page;
 - ◇ As necessary, conduct on-site visits to better understand homeowner requests.
 - ◇ Conduct post-completion reviews to determine compliance with that which was DRC approved.



Photo by Dylan Gillis on Unsplash

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

- Name
- Address
- Contact Info – phone; email address
- Relevant qualifications that might contribute to the committee's stated vision/philosophy/purpose.
- Why you would like to join the DRC

Please submit your interest to designreview@trailmarkhoa.org as soon as possible.

Call for Nominations

TrailMark Metropolitan District (TMMD)

TO WHOM IT MAY CONCERN, and particularly, to the eligible electors of the TRAILMARK METROPOLITAN DISTRICT ("District") of Jefferson County, Colorado.

NOTICE IS HEREBY GIVEN that the District will conduct a regular election on the 2nd day of May, 2023, between the hours of 7:00 a.m. and 7:00 p.m. At that time, (2) two directors will be elected for a 4-year term expiring in May 2027, and (1) director will be elected for a 2-year term expiring in May 2025.

In order to be a candidate for one of the director positions, a qualified individual must submit a Self-Nomination and Acceptance Form. Eligible electors of the District interested in serving on the Board of Directors may obtain a Self-Nomination and Acceptance form from the District's Designated Election Official (DEO):

Sue Blair, DEO
elections@crsofcolorado.com
Community Resource Services of Colorado
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111
Phone: 303-381-4960
Offices Hours: Monday through Friday from 8:00 a.m. to 5:00 p.m.

The Self-Nomination and Acceptance Form must be returned to the Designated Election Official by 5:00 p.m. on Friday, February 24, 2023. The form can be emailed to elections@crsofcolorado.com. A Self-Nomination and Acceptance Form that is not sufficient may be amended once at any time before 3:00 p.m. on Friday, February 24, 2023. Earlier submittal is encouraged as the deadline will not permit correcting an insufficient form if received at 5:00 p.m.

Affidavit of Intent To Be A Write-In-Candidate forms must be submitted to the office of the Designated Election Official by the close of business on Monday, February 27, 2023.

NOTICE IS FURTHER GIVEN that an application for an absentee ballot may be filed with the Designated Election Official, at the contact information referenced above, no later than the close of business on Tuesday, April 25, 2023.

TRAILMARK METROPOLITAN DISTRICT
Sue Blair, Designated Election Official



Deer Creek Canyon Park/Hildebrand Ranch Park Trail Closure

The entirety of Black Bear Trail, which connects Deer Creek Canyon Park and Hildebrand Ranch Park, is closed from February 1 through July 31 to protect nesting birds of prey. [More info](#)

Photo by [Jeffco.us](#)



Photo by Dave Soule

Reminder: Snow and ice are required to be removed from sidewalks within 24 hours after a snowfall.

www.littletongov.org

Photo Gallery:

Volunteers Taking Down Holiday Decorations

January 14, 2023



Photos by Phil Kinney

Fire Hydrants need clearance

To those who have fire hydrants in their yards... After a heavy snowstorm, fire hydrants throughout the neighborhood should be cleared 3 ft. around, so that if needed, firefighters wouldn't have to spend time digging out before connecting their hoses. In an emergency, every second counts.



Photo by Linda Jagiello

All dogs must be kept on a leash

Maximum Penalty \$1,000

Please pick up after your pet

Minimum Fine \$30

Please stay on trail

A gentle reminder, JEFFCO has animal control laws in place to protect public health and safety. Please demonstrate responsible pet ownership.

Social Committee Updates

SOCIAL COMMITTEE

Be a Neighborhood Hero!

The Social Committee is looking for business sponsors for some of our 2023 events! In order to keep from raising event prices/entrance fees we are looking for sponsors for various portions of events, or entire event sponsors. This could include paying for the bounce houses or face painters at the summer concerts, 4th of July or TM5K events; paying for coffee and donuts at the Easter Egg Hunt or 4th of July events; or even sponsoring carriage rides at the TrailMark Night at the Lights.

If you or your business is interested in helping to sponsor one or more of these events please email social@trailmarkhoa.org.

Save the date: Easter Egg Hunt Saturday, April 8 at 9am

Call for Easter Bunny Helpers

Looking to meet your neighbors and help the Easter Bunny spread good cheer? Have we got the event for you! The Easter Bunny needs helpers to hide prefilled Easter eggs on April 8, 2023. This is the perfect opportunity for Scout troops needing to earn service merit badges, families teaching kids how to serve their community, or simply an excuse to be front and center to see the arrival of a very special bunny! If hiding eggs is not for you, there are other easy tasks that need to be done to once again create memories that will last a lifetime.

Reach out to the social committee at social@trailmarkhoa.org.

UPCOMING EVENTS

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

FOOD TRUCK THURSDAY

Thursday, February 2nd
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.

Garbage & Recycling Update

No delay in February

February 21st is a regular garbage and recycling pick-up day. No delay due to the Presidents' Day holiday.



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