



April 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

April Calendar

4/1 - News Update

4/1 - Quarterly Assessments Due

4/6 - Food Truck Thursday

4/8 - Easter Egg Hunt

Visit TrailMark.org for the most current neighborhood news.

Board Members

President

Ken Colaizzi

Vice President

Carole Brooks

Secretary

Tonya Sloan

Treasurer

Phil Kinney

Member at Large

Bill Kuenning

Email the HOA Board:
board@trailmarkhoa.org

Fire Hydrants:

Homeowners are responsible for maintaining clearance

Questions have surfaced to the Design Review Committee (DRC) about fire hydrant maintenance. South Metro Fire and Rescue provided the following information to assist homeowners.



Image by Google maps

While homeowners are planning their spring projects, now is a good time to remind those with fire hydrants adjacent to their property of the requirements for the upkeep of these critical infrastructure components.

The City and South Metro Fire are responsible for the maintenance of the fire hydrants. The workers who maintain the hydrants need to walk, probe, and possibly dig around the hydrant, so any plants there are likely to be routinely damaged. What is vitally important is that the fire hydrant is not obscured from view, nor access blocked, in any way.

Homeowners are responsible for maintaining a clearance of three (3) feet around the fire hydrant. This means that fall leaves and other debris that collect near the hydrant must be maintained. This does not mean that nothing can be planted in this area.

If you have a fire hydrant on your property, you may landscape around it if there is three (3) feet of clearance and it can be easily accessed in the event of a fire and for maintenance.

Tips for maintaining the area around the hydrant:

- Plants need to be low-growing so they won't obscure visibility or access to the hydrant in any way.
- While lawn grass stands up best to maintenance treatment, plants suitable for planting between pathway paving stones also tolerate some foot traffic. Grass needs to be mowed short.
- River rock and/or mulch are suitable in the three (3) foot area as long as they are well maintained.
- Shrubs, trees, fruit, vegetables, and flowers are not to be planted inside the three (3) foot area.

If you have any questions about hydrant maintenance, please contact South Metro Fire Rescue at the Non-Emergency, 24/7 Dispatch number: 720-258-8911.



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



HOA Assessments are due April 1st

Paying your April 1st Assessment Fee

Homeowners are welcome to pay their \$135 April 1st dues by sending a **check** to:

TrailMark HOA
c/o Westwind Management Group
P.O. Box 95854
Las Vegas NV 89193-5854

Or, to make an **online payment**, follow the instructions below. (Larger images may be viewed at trailmark.org.)
Currently, there is no option to sign up for auto-pay.

1 Please note your account number is

After you have logged in, please create your password by navigating to the User Profile application and clicking the Password button. Passwords must be 8 characters or more, contain an upper and lower alpha character, a number, and one of the following: ! ^ * (). You may also want to bookmark the site for future ease of access.

THE ABOVE LINK IS VALID FOR 10 DAYS AND CAN ONLY BE USED ONCE. Beyond this 10-day period, you may request your password using the [Forgot Password?](#) function. You will need your account number and the email address this notice was sent to.

In the event you need assistance, please send an email to

2

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1. You should have received an email from Westwind Management prompting you to sign up for your online account. Click on the portal link (above the yellow field in the email) and create your login. **Please note: The password that you create must have one of these characters, not just any character: ! ^ * ()**

2. If after creating your password you get stuck or receive an error message, log out and log back into the portal at westwindmanagement.com.

3. For online payment choices, click on the E-Pay tab.

4. Choose eCard to pay by credit card, or eCheck to pay by check. (eCard charges a 3% fee. eCheck has no fee.)

5. Property Information should already be filled out for you. Read the documents, check the box, and click on "Continue to Payment Information."

6. Fill in your payment information and follow the prompts.

If you haven't completed the [Homeowner Information page](#), please email TrailMark@westwindmanagement.com so you can be added to all management company emails. In your email, please include your name, address, email, and phone number.

If you have any questions, please contact Westwind Management Group at TrailMark@westwindmanagement.com or 720-756-3187.

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(left) eCheck
(above) eCard

Front and back yard improvements require approval

From the Design Review Committee (DRC)

HOMEOWNERS:

Although chilly temperatures persist, now is the perfect time to consider your spring and summer exterior home improvement projects – decks/patios, landscaping, painting, roofing, windows, etc. As a gentle reminder, per Article 4, “TrailMark’s Declaration of Covenants, Conditions and Restrictions,” Design Review Committee (DRC) review and approval is required for exterior property improvements, prior to project initiation. Please submit your completed Home Improvement Request Form and all project planning documents to trailmark@westwindmanagement.com, or mail to:



TrailMark Homeowners Association, Inc.
c/o Westwind Management Group, LLC
27 Inverness Drive East
Englewood, CO 80112

The DRC reviews requests the 1st and 3rd week of every month. To ensure that your project receives a timely review, complete requests must be received not later than 12:00 noon the Friday prior to a scheduled DRC review week.

Find the required forms, guidance, and contact information on the HOA website: <https://www.trailmark.org/hoa-documents-amp-forms.html>

TrailMark’s Philosophy: In accordance with our CCRs and TrailMark Design Guidelines, TrailMark’s planning and design philosophy is to maintain a consistent, quality design expression by maintaining the original high prairie and foothills environment. By adhering to this philosophy, your request will receive a more expeditious review and approval.

Worth Repeating:

- All exterior property improvements require DRC Review and approval. The only exception is routine home maintenance/repairs that do not require DRC submission. Review the list at https://www.trailmark.org/uploads/3/9/0/8/39089355/repairs_not_requiring_drc_review.pdf.
- The DRC reviews homeowner requests the 1st & 3rd week of each month. Please ensure that your request is received by the management company the Friday prior to the DRC review week, so your complete request can be reviewed without delay.
- If you have any questions, please send them to designreview@trailmarkhoa.org.

Thank you,

TrailMark Design Review Committee (DRC)

TrailMark HOA

designreview@trailmarkhoa.org

<https://www.trailmark.org/hoa-documents-amp-forms.html>

Seeking DRC Volunteers

(Design Review Committee)

**DESIGN
REVIEW**

Interested in developing new TrailMark property standards, color schemes, and more? The DRC seeks volunteers to join this very important committee. Check out the [Volunteer for the DRC](#) page, and submit your interest in joining the DRC to designreview@trailmarkhoa.org.



Photo by [Justin Veenema](#) on [Unsplash](#)

Artificial Turf/Grass Standard

The HOA Board has approved Artificial Turf/Grass Standard for TrailMark. The new standard provides the minimum requirements for installing artificial turf/grass and provides the specific information that must be submitted with an artificial turf/grass home improvement request. You can find the [standard](#) posted on the HOA website at <https://www.trailmark.org/design-guidelines-table-of-contents.html>.

The installation of artificial turf/grass must meet all the standard requirements. Artificial turf is allowed only in back yards behind the wing fences. Front yard application is not allowed.

The Design Review Committee (DRC) will review all complete home improvement requests. Should you have any questions, please direct them to designreview@trailmarkhoa.org.



Volunteer needed for Communications Committee

The Communications Committee is looking for someone to help our current bulletin board manager post the monthly newsletter to our two outdoor bulletin boards. Duties also include helping to proofread the monthly newsletter before it is sent out to the TrailMark community. Please email communications@trailmarkhoa.org.

Medication and Sharps Takeback program

Safe disposal keeps meds from being misused or abused. It also helps protect Colorado's precious environment and wildlife. The best way to get rid of household medications is to take them to the nearest secure collection box.

Article with [MAP OF TAKEBACK LOCATIONS](#)



**TRAILMARK COMMUNITY
GARAGE SALE
& KIDZ MARKET**

SAVE THE DATE

JUNE 9 & 10
FRI-SAT 7:30 - 2:00

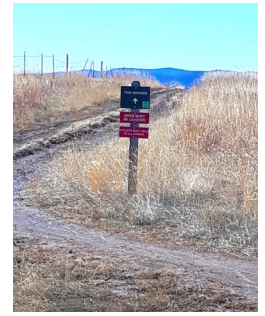
[Sign up here or scan the QR Code below](#)

Sponsored by: **Lori Ross**
Dubrova & Associates at REVV Real Estate

SCAN TO SIGN UP

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Hildebrand Ranch Park: TrailMark Neighborhood Access



BACKGROUND

The Park Rangers at Jefferson County Open Space (JCOS) have initiated an evaluation of access points into Hildebrand Ranch Park. The ability to close parks in emergency situations such as fire, extreme weather, or to protect natural resources in the case of muddy trails is more difficult when there are informal access points into the park.

Currently the TrailMark neighborhood at Hildebrand Ranch Park (HRP) has:

1. Two **informal** access points Located on the west side of the neighborhood.
2. Two **formal** access points into Hildebrand Ranch Park on the perimeter of the neighborhood identified on the map below with a double arrow symbol.

TRAILMARK COMMUNITY ENGAGEMENT

In partnership with South Suburban Parks and Recreation, JCOS conducted a detailed evaluation of the informal access points. Two periods of engagement with the TrailMark community were included in this evaluation to determine whether the two informal access points in the neighborhood should be formalized or closed.

The first engagement was conducted in the form of a meeting with the TrailMark Homeowner's Association (HOA). During this meeting, JCOS staff presented the concerns with informal access points and had an open conversation with members of the HOA. The response during this initial meeting was overwhelmingly opposed to the formalization of these access points. However during the two-week comment period after the HOA meeting, JCOS staff received numerous emails from neighborhood residents in favor of keeping the access points open. To understand the comprehensive sentiment of the neighborhood and present a more nuanced solution (see Map 1), JCOS staff conducted a second engagement period in November 2022. At this time, a proposed solution was presented to the community and comments were collected on this proposal during a two-week comment period.

Neighbors were asked to provide input on the following items:

1. Preferred number of access points (if any)
2. Preferred location of access points (from the options provided)
3. New formalized trail along existing ranch road to HRP parking lot and Black Bear Trail

In total, JCOS received 85 responses via email during the comment period. Not all email responses included reference to all components of the proposed plan, so comments were cataloged accordingly. Below is a breakdown of the responses received:

1. 66% of respondents were in support of formalizing Access Point #1 (North)
2. 80% of respondents were in support of formalizing Access Point #2 (South)
3. 84% of respondents were in support of formalizing the two-track on the western neighborhood property line
4. 73% of respondents were in support of formalizing two access points, as opposed to one or zero

RECOMMENDATIONS

Based on the information received from the community during the open comment period, JCOS will formalize Access Option #1 (North), Access Option #2 (South) and the two-track from the parking lot to Black Bear trail be formalized by JCOS. The existing informal access point on the northern end of the neighborhood will be closed. Formalization of the two access points will include the installation of a gate that could be locked in the event of park closures and the installation of a sign to show relevant JCOS information. The primary map for the park will also be updated to include the trail and access points, in the same way the existing access points are shown below in Map 2.

NEXT STEPS

The proposed improvements will be completed in the late summer of 2023. Immediate actions will include the closure of the northernmost informal access point. Until new access points are developed, residents may continue to use the existing informal access. Any map updates will occur after improvements are completed.



Map 1 (left) – Proposed access points as included in Public Engagement
Map 2 (right) – Example of how access points will be shown in JCOS online maps

Click on maps to enlarge.

Please direct questions and concerns to:

Rachel Brenna

at rbrenna@co.jefferson.co.us

or

Elizabeth Stoner

at estoner@co.jefferson.co.us

Young residents help fill eggs for TrailMark's upcoming Easter Egg Hunt



Photo by Ken Colaizzi

The TrailMark HOA would like to give a special thank you to Sabrina Colaizzi, Domenic Colaizzi, and Callie Rochetti for stuffing 750 Easter Eggs for the upcoming Easter Egg Hunt on Saturday, April 8th at 9:00 a.m.

There will now be 1,750 Easter Eggs for the kids to find at Hogback Hill Park. We look forward to a great traditional TrailMark Easter event! Please bring your kids to see the Easter Bunny on April 8th.

See you at the Easter Egg Hunt!



Photo by Deahna Visscher

Wanted: Easter Bunny Helpers

TrailMark's Easter Bunny needs helpers to hide prefilled Easter eggs on April 8, 2023. Helpers should arrive at 8 am for set up, and those willing to stay afterwards to help with cleanup would be greatly appreciated. Just show up to volunteer. Contact the social committee at social@trailmarkhoa.org with any questions.

UPCOMING EVENTS

EASTER EGG HUNT

Saturday, April 8th
9:00 am
Hogback Hill Park



All ages welcome!
There will be donuts,
coffee and Chick-fil-A
... and the Easter
Bunny!



Photo by Kara Brautigam



Sponsored by
Secure-All Security Doors

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

FOOD TRUCK THURSDAY

Thursday, April 6th
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.

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