



Photo by Dave Soule

May 2023

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## May Calendar

- 5/1 - News Update
- 5/4 - Food Truck Thursday
- 5/5-5/7 - CAC Entrance work
- 5/9 - HOA Board Meeting
- 5/16 - TMMD Meeting
- 5/18 - Food Truck Thursday
- 5/30 - Trash & Recycling pick-up delayed to 5/31
- 5/31 - April 1st Assessments Due

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

## Split Rail Fence Painting to begin

The annual split rail fence painting in [Filings 1 and 5](#) is set to begin with weather cooperating. Please be mindful of your pets when the vendor is performing the work! Also, please remove any overgrown vegetation that has grown through the fence for work to be completed thoroughly. All exterior wiring is also to be removed as the wire is to be placed on the interior of the fencing. Lastly, this painting is only for the exterior of the fence.

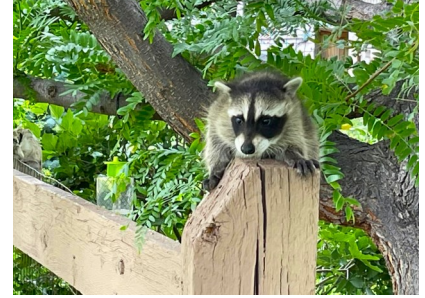


Photo by Evan Roth

If you desire a proposal for interior fence painting, please contact Greg Gantner directly - [gantnerphoto@msn.com](mailto:gantnerphoto@msn.com)

## Board Members

### President

Ken Colaizzi

### Vice President

Carole Brooks

### Secretary

Tonya Sloan

### Treasurer

Phil Kinney

### Member at Large

Bill Kuenning

Email the HOA Board:

[TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com)

## Save the date

**These events are not in May, but we don't want you to miss them. So please add these to your calendar.** (This month's events are on the last page of this newsletter under, "Upcoming Events," as always.)

### TRAILMARK GARAGE SALE & KIDZ MARKET

**Friday, June 9 & Saturday, June 10**

7:30-2:00 pm throughout TrailMark

**SIGN UP HERE**

Sponsored by Lori Ross—Dubrova & Associates at Revv Real Estate



### NATIONAL NIGHT OUT

**Tuesday, August 1**

6:00-8:00 pm at TrailMark Park

More information to come.



### TRAILMARK CONCERT IN THE PARK

**Sunday, August 20, 2023**

5:30-7:30 pm at Hogback Hill Park

Break out the picnic baskets, lawn chairs and outdoor blankets and settle in! Or, enjoy food available to purchase from the food trucks.

Check out the band! [HOMESLICEBAND.COM](http://HOMESLICEBAND.COM)



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

# GFL Trash Update

(The information in this article was sent out to the community in an email blast on April 26th, 2023.  
Sign up for HOA emails [here](#).)



The HOA Board would like to provide an update and some clarification regarding the recent post about GFL's "proposed" new trash policies. The Board heard from several residents regarding questions, complaints, and compliments (believe it or not). In lieu of an FAQ page, the TrailMark HOA Board would like to use this article to give all residents an accurate and transparent view of the changes that have transpired since posting the forms to request a new trash can and/or recycle can. If your neighbors are not on social media, please share these details with them too.

In case you don't know, our trash contract, regardless of service provider, eats up approximately 50% of our assessments that we collect from quarterly HOA dues. Unfortunately, trash companies have had to raise their costs over the years to cover inflation, rising fuel costs, insurance, and wages. With this being our largest contract, and one of our most important vendors because it ultimately services all residents, we take this very seriously.

The Board has had some difficult conversations recently with GFL. Our Board informed GFL that with all of our signed contracts, we hold each vendor accountable to what is written in the signed agreement. In other words, our Board was expressing to GFL that we will not authorize any modifications to our current signed agreement that will indirectly affect our homeowners, and our services.

For example, we heard back from GFL regarding their new "proposed policies," that they were not going to allow any of our residents to continue using their *Alpine* cans. Our Board requested GFL stickers for all residents to cover up the Alpine logo, and that was even denied. The TrailMark HOA Board could not accept this answer, or this decision.

Furthermore, the TrailMark HOA Board did not like the attempt to modify our agreement to charge homeowners \$5 per month for an extra trash can, and \$3 per month for an extra recycle can for no specified end date. For clarity, the TrailMark HOA is the customer, not each individual homeowner. It was critical to our Board that our residents were not going to be charged an additional fee over and beyond what our 799 homes contractually pay GFL every single month through the TrailMark HOA.

So, after further review of scrutinizing every word in our current GFL contract, our TrailMark HOA Board gave notice to GFL that we could not accept their radical changes as we felt it was a harm to our community, and to our services. This being said, we had our Communications Director remove the online form to request a free trash can and a free recycle can, because our HOA Board cannot agree to these terms with GFL.

Bin requests have been deleted. Please do not expect a free trash can or recycle can if you completed the form. In addition, please discard the advertised GFL changes taking place on July 5th, because our Board doesn't approve them. Please disregard emailing forms to [trailmarkbins@gmail.com](mailto:trailmarkbins@gmail.com).

Our Board simply feels that these new GFL policies are not fair. The TrailMark HOA Board continues working to insure that the garbage and recycle collection function is performed in the most efficient, and most cost effective manner possible while simultaneously meeting the unique requirements of our beautiful community.

**In the meantime, Tuesday trash days will still be business as usual. Our Board strongly requests that each homeowner strictly comply and adhere to the TrailMark trash policy from July 2019, [https://www.trailmark.org/uploads/1/4/2/0/142002170/hoa\\_trashpolicy\\_20190713.pdf](https://www.trailmark.org/uploads/1/4/2/0/142002170/hoa_trashpolicy_20190713.pdf).**

The TrailMark trash policy was created to insure that your trash and recycling will be picked up on a weekly basis. The trash policy also protects other neighbors from picking up your loose trash from the wind or an animal, and protects the trash collector from lifting bags and boxes that can be way too heavy at times. Notice how the TrailMark trash policy doesn't define the amount of trash cans. Most folks use one trash can and one recycle can (which is what is contractually agreed). Every now and then, some homeowners use two trash cans and one recycle can. Usually, the trash collector picks these up to be nice.

Please be considerate and do not abuse the amount of trash cans. Leaving multiple trash cans out on a weekly basis is an example of abusing the service. Abusing the amount of trash only raises our rates in the end, and none of us want to see that. **GFL and the TrailMark HOA board agree that no trash bags or loose trash should be left in the street under any circumstances.** Please take some time to review the TrailMark trash policy.

## **All trash needs to be at the curb by 7:00 am!**

After driving the neighborhood for the past several weeks on trash days, the Board can attest that most residents have a trash and/or recycle bin that will work with the armature that assists the trash collector with efficiency and safety. At this time, please continue to use the trash and recycle containers that you currently have been using. Again, we are trying to make Tuesday trash days, business as usual. Thank our trash collector when you can - they appreciate kindness.

Our Board hopes that these questions answer and extinguish any confusion. For full disclosure, the GFL contract expires in August of 2024. As with all of our contracts, the TrailMark HOA Board is entertaining negotiations not only with GFL, but also with other trash companies who can meet the TrailMark HOA standards in the most cost efficient means possible.

If you have any further questions, please do not hesitate to email the Board at [trailmark@westwindmanagement.com](mailto:trailmark@westwindmanagement.com). We invite you to join our upcoming HOA meeting on May 9th, at 6:00 pm at the Fire Station. Thank you for reading this lengthy explanation. The TrailMark HOA Board feels this is a very important issue, and wanted to communicate all of the facts to each resident.



## Assessment Extension to May 31st

Reminder: Due to the recent change in management companies, assessments that were due on April 1st will not be considered late until May 31st. All TrailMark residents should have received an email from Westwind Management Group with details about how to access their new resident portal and making payment assessments. More information can be found on [TrailMark's Pay Assessments page](#).

## CAC to refresh the north bed

May 6th (and May 7th, if necessary) are the dates that the Common Area Committee will be refreshing the north bed by the TrailMark entrance, as well as various monument corners. Grab a shovel (NOT SNOW) and join the fun!

Watch for more information—To be posted soon!



Photo by Phil Kinney

## DESIGN REVIEW

### Seeking DRC Volunteers (Design Review Committee)

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](mailto:designreview@trailmarkhoa.org).

## TrailMark Easter Egg Hunt photos

Our very popular Easter Egg Hunt at Hogback Hill Park had a HUGE and successful turn out!

Many volunteers from the Social Committee and several residents volunteered to pitch in and make sure kids in TrailMark were able to enjoy this annual festive tradition. A special thanks to [Chick-Fil-A](#) from the South Kipling and Aspen Grove locations for donating the coffee, creamers, napkins and plates. And to [Secure-All Security Doors](#) for providing the filled Easter eggs and donuts. Also, thanks to the Chick-Fil-A cow, and the Easter Bunny of course!

All of the coffee, donuts, and Chick-Fil-A were eaten faster than you can say Easter Bunny. It was great seeing families capturing photos of these precious moments. TrailMark is such a great neighborhood. Thank you for attending this enchanting event! [View event photos here until May 8.](#)



## DELAYED

## Garbage & Recycling delayed to May 31st

Garbage and recycling pick-up is delayed from Tuesday, May 30th to Wednesday, May 31st due to the Memorial Day holiday.

# From the Design Review Committee (DRC)



Photo by Deahna Visscher

**FENCES:** With the recent high winds, many TrailMark fences were blown over and/or weakened. All fences should routinely be checked for sturdiness and/or need for repair or replacement. A reminder: Per our [CCRs](#), if you are replacing, repairing, and/or staining your fences, a [request to the DRC](#) is required prior to project start. Requests should include: a plot plan or property drawing showing what fences and/or gates are being replaced, the fence design, and the stain color.

- Replacement fences will be built like-for-like in accordance with the [TrailMark Design Guidelines](#), paragraph C.8., and exhibits #2 & 3 - Standard 4' Solid Cedar Fence, page 24. Guidelines are posted on the TrailMark website under [HOA Documents and Forms](#).
- Due to community aesthetics, TrailMark no longer allows the untreated finish and has approved color options considered most compatible with the privacy fencing along TrailMark Parkway and Independence Street. These colors blend throughout the community and enhance our overall appearance:
  - Sherwin Williams (or comparable) WoodScapes Semi-Transparent Stain (has slight pigmentation for increased protection):
    - > SW3504 Woodridge
    - > SW3522 Banyan Brown
    - > "TrailMark Fence Fawn" (same as HOA perimeter fencing)

A completed [Home Improvement Request form](#), [Yard Access form](#), and all supplemental information, i.e., brochures, plot plans/yard diagrams, etc., must be received by the management company not later than 12:00 noon, the Friday prior to the DRC meeting. Send to: [TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com).

- Documents must be signed and dated.

**EXTERIOR PAINT PROJECTS:** Physical paint color samples/chips are required if one selects paint colors that are not pre-approved, as in our paint sample book. Approved color schemes are posted [here](#) – [EXTERIOR PAINT CHART](#).

- Scanned and/or monitor representations have proven unreliable in determining whether a paint scheme is appropriate for the TrailMark community. Each paint chip must be annotated with the specific area to be painted (siding, fascia, trim, exposed beams, etc.). Place in a sealed envelope with the homeowner's name and address clearly written on the envelope. All other project documents will be forwarded to the [management company](#). For homeowner convenience, paint chips may be dropped off at 9718 S Johnson Way.
- Paint Sample Book: Homeowners may review the paint sample books which are available through our management company by calling or sending an email to [trailmark@westwindmanagement.com](mailto:trailmark@westwindmanagement.com).

**Request for Additional Information/Denied Requests:** DRC requests returned to homeowners for additional project information and/or denied requests will be reviewed during a following, normal review session.

**Notice of Completion:** Once project approval is obtained and home improvements are completed, homeowners are required to submit the [Home Improvement Notice of Completion](#) to the management company.

**Emergency Requests:** Valid emergency requests will be reviewed as needed. Our working emergency definition:

A serious, unexpected and often dangerous situation requiring immediate action to repair or replace. For example:

- A damaged, inoperable garage door that requires repair/replacement
- A damaged roof, that, as the result of a natural event such as high winds, is at risk of leaking, requiring immediate full or partial replacement
- Immediate need for Installation of a handicapped railing
- A broken window that places a resident at risk due to potential shattering and/or unwanted entry

For questions regarding exterior project request requirements, to review the TrailMark Exterior Color Scheme books (which include paint chips), and/or other DRC related issues, please contact the management company at

[trailmark@westwindmanagement.com](mailto:trailmark@westwindmanagement.com).

Please Note: All documents submitted to the DRC may be submitted via mail, email, or fax:

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

720-756-3187 Office  
303-369-0007 Fax  
[TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com)

# Notice of Cancellation of TMMD Election

NOTICE IS HEREBY GIVEN by the TrailMark Metropolitan District, Jefferson County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 2, 2023 is hereby canceled pursuant to section 1-13.5-513 (1), C.R.S.



The following candidates are hereby declared elected:

Richard Handley      2 Year Term Until 2025  
Jeffrey T. McBroom    4 Year Term Until 2027  
(vacancy)              4 Year Term Until 2027

Community Resource Services  
7995 E. Prentice Avenue, Suite 103E  
Greenwood Village, CO 80111  
303.381.4960 (voice)  
303. 381.4961 (fax)  
[sblair@crsofcolorado.com](mailto:sblair@crsofcolorado.com)

Contact Person for the District:  
Sue Blair, Designated Election Official

Published in: The Littleton Independent  
Published on: March 26, 2023  
(One Time Only)

## UPCOMING EVENTS

### FOOD TRUCK THURSDAY

Thursday, May 4th & May 18th  
5:00-7:30 pm  
TrailMark Park



Photo by Linda Jagiello

- All trucks offer walk-up ordering.
- If trucks offer online ordering, it will be available when service begins.
- 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 [trailmark.org](https://www.trailmark.org) for cancellation information.
- 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 BOARD MEETING

Tuesday, May 9th  
6:00 pm  
Fire Station 19 in TrailMark

All ages welcome



HOA Board Meeting

### TMMD REGULAR MEETING

Tuesday, May 16th  
6:30 pm

ZOOM Meeting:  
<https://us06web.zoom.us/j/83885879883?pwd=a2FMTc8vMkVad3cyR09pV1c3d2t1UT09>

or CALL IN: +1-720-707-2699  
Meeting ID: 838 8587 9883, Passcode: 096538



Visit the [SOCIAL COMMITTEE page](#) for a list of all of this year's social events.

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