



July 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

July Calendar

- 7/1 - News Update**
- 7/1 - HOA Assessments Due**
- 7/4 - Garbage pick-up delayed to 7/5**
- 7/4 - 4th of July Bike Parade**
- 7/8 - Family Photo Day #2**
- 7/11 - HOA Board Meeting**
- 7/18 - TMMD Meeting**
- 7/20 - Food Truck Thursday**
- 7/29 - Pirates Cove Night**

Visit TrailMark.org for the most current neighborhood news.

Celebrating the 4th of July

The HOA Board wishes all homeowners and residents a Happy 4th of July, and we hope that all will celebrate Independence Day safely and within the law. The following is provided as a courtesy to all.



Fireworks in Littleton

TrailMark falls within the city limits of Littleton, therefore, the city rules apply. All personal fireworks are illegal in Littleton, including sparklers. If you see or hear fireworks, report it to the Littleton Police non-emergency number at 303-794-1551.

Fireworks and Pets

Protect Your Pets: According to animal control officers, more dogs get lost around July 4th than any other time of the year. Keep your pets properly confined to avoid escape due to fear of fireworks. Have your dog's license and identification up to date so that, in the event your pet does escape, Animal Control can facilitate a quick return.

Leave the Fireworks to the Professionals

Attend a public fireworks display. Some local Fireworks displays/celebrations:

- [July 3rd at Clement Park](#)
- [July 4th at Cornerstone Park](#)

Board Members

President

Ken Colaizzi

Vice President

Carole Brooks

Secretary

Tonya Sloan

Treasurer

Phil Kinney

Email the HOA Board:

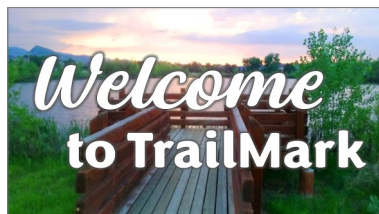
TrailMark@westwindmanagement.com

Garbage & Recycling delayed to July 5th

Garbage and recycling pick-up is delayed from Tuesday, July 4th to Wednesday, July 5th due to the Independence Day holiday.



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



Welcome, New Residents!

There is a web page that welcomes TrailMark's incoming residents and offers essential information for a smooth transition.

View it here - <https://www.trailmark.org/new-residents.html>



HOA Assessments are due July 1st

More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please email TrailMark@westwindmanagement.com.

Processing Delinquent Accounts

On Thursday, June 1st, Westwind Management Group informed the HOA Board that the majority of our residents paid their 2nd quarter HOA dues on time. As many of you know, the HOA Board graciously extended the Quarter 2 deadline from April 30th to May 31st because of the transition. It was refreshing to see that 94% of our neighbors have signed up with Westwind's new portal and/or used their coupon book payments that were mailed to all 799 homes.



The TrailMark HOA and Westwind Management Group were very proactive in sending multiple reminder notices to delinquent accounts. Notices that were mailed by Westwind Management included statements, post cards, coupon payment books, and reminders of how to sign up for the Westwind portal. The TrailMark HOA even hung a banner at the front monument for 12 days reminding residents to pay their dues on time. These persistent efforts of notification enabled our outstanding delinquent accounts to shrink to 6%, or 51 homeowners.

Once the due date and grace period for Quarter 2 expired, the outstanding delinquent accounts began to syphon through the process of our collections policy. Please understand that the TrailMark HOA, along with every HOA in Colorado, must follow these strict new state guidelines mandated in House Bill 1137. Delinquent accounts will encounter late fees, interest, and additional statements mailed by USPS, certified mailings, and notices served by a process server - all mandated by Colorado House Bill 1137.

If you know that you have a delinquent HOA account, you can resolve it quickly by contacting Westwind Management Group at 720-756-3187, or trailmark@westwindmanagement.com.

The good news is that 748 homes, or 94% of the community have successfully paid their HOA dues on time and have signed up with Westwind Management Group's portal. The HOA is dependent on every homeowner paying their \$135 quarterly dues on the 1st of January, April, July, and October. A big Thank You to all of you who have paid on time - which is the majority of you!!



Amended Collection Policy

Due to recently passed legislation (House Bill 22-1137), it became necessary to amend the Association's Collection Policy. The Board approved the Amended Collection Policy effective May 9, 2023. The full version of the

Amended Association Collection Policy may be found in your Association's online account at [TrailMark Owner Community Portal](#), "Homeowner Resources" listed under "Documents" and then under "Governing."

[AMENDED COLLECTION POLICY SUMMARY letter](#)

Westwind Management Group hosts Meet & Greet with TrailMark residents

Westwind Management hosted a Meet and Greet with TrailMark residents at the Homewood Suites on Tuesday, June 27th at 6:00 p.m. While enjoying refreshments provided by Westwind, residents mingled with fellow neighbors, HOA Board Members, and Westwind employees.



Residents were able to meet the entire team of personnel who oversees managing TrailMark from the owner of Westwind, to our HOA Manager, Julie Berry. Westwind is committed to giving TrailMark residents and our HOA Board top notch service.

Westwind Highlights that came out of the Meet and Greet were as follows:

- Westwind has a company policy to return your emails and/or phone calls within one business day.
- Westwind has a dedicated phone line for TrailMark residents: 720-756-3287
- Westwind has a dedicated email address for TrailMark residents: trailmark@westwindmanagment.com

TrailMark HOA Highlights that came out of the Meet and Greet were as follows:

- The TrailMark HOA publishes all announcements and important information (i.e. policies, required DRC forms) on the community website, www.TrailMark.org.
- The TrailMark HOA also publishes all articles and announcements on the TrailMark HOA Facebook page: <https://www.facebook.com/groups/trailmark>. Please request to join if you are not already a member.

It was a fantastic Meet and Greet where homeowners were able to openly ask questions regarding the HOA and the operations of Westwind Management. The entire TrailMark HOA Board thanks each of you for attending, and hopes to see all of you at our next HOA meeting, on July 11th at 6:00 p.m. at Fire Station 19 in TrailMark. Please come and stay involved - All of the board members are happy to serve you.

Photo by Linda Jagiello

TrailMark Underdrain Improvements

From the City of Littleton

Description:

Installing approximately 2,000 LF of underdrain along W Belfast Pl and S Holland Way.

Purpose:

Improve drainage and reduce impacts of subsurface water for residents.

Impact:

Intermittent and temporary lane closures along W Belfast Pl and S Holland Way for approximately 3 months.

Anticipated Construction:

Summer 2023 - Fall 2023

City of Littleton Budget:

\$150,000



[View web page of City of Littleton projects beginning in 2023](#)

CAC Improvements

Recently, our HOA Board approved several of the CAC (Common Area Committee) requested improvements to dress up TrailMark. Our CAC volunteers spent hours designing and planning these magnificent upgrades and noticeable changes.

LCS, our HOA landscape contractor, has been here the whole week carrying out these work orders. We've included some pictures to illustrate the laborious work involved in beautifying our community.

Projects include: 4 new trees, landscape around the HOA shed, xeriscape work near South Carr and TrailMark, trimming many of the trees and bushes to keep the sidewalks clear, and a gorgeous new design on the Northwest corner of South Flower and TrailMark.

The Board joins all of our residents in sending a BIG THANK YOU to all of the volunteers on the CAC Committee along with all the employees at LCS for adding the sparkle to the diamond of a neighborhood that each of us get to call HOME.

Photos by Ken Colaizzi



**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.

Numerous recent Home Improvement projects had potential for delay due to Incomplete Requests



The months of April-June are routinely those when the greatest number of requests are received. Over the last several months, many projects have had the potential for being delayed due to incomplete request documentation. The HOA website provides a great deal of information about individual requests and what is required to be considered. This information might assist with submitting a complete request, thereby minimizing the potential project delays:

- Requirements for a completed request
- Find forms on the TrailMark HOA website: <https://www.trailmark.org/hoa-documents-amp-forms.html>
- Emergency Requests
- Review the TrailMark Design Guidelines to determine what is required, before you submit a request: https://www.trailmark.org/uploads/3/9/0/8/39089355/trailmark_design_guidelines_2002.pdf
- Additional Design Guideline addendums for the following may be found at [HOA Documents & Forms - TrailMark](#)
 - ◇ Artificial Turf/Grass
 - ◇ Doors
 - ◇ Driveway Installation/Replacement
 - ◇ Fencing
 - ◇ Garage Doors
 - ◇ Solar Panel installation
 - ◇ Swimming Pool
 - ◇ List of Routine Home Maintenance/Repairs Not Requiring DRC Review
 - ◇ Exterior Paint Colors
- In general, incomplete requests will be re-reviewed during the next meeting week after all required documents are submitted.

The Design Review Committee (DRC) reviews exterior homeowner improvement requests the 1st and 3rd week of every month, schedules permitting. To ensure that your completed request (includes all required documentation) receives a timely review, it must be received by the management company not later than 12:00 noon, the Friday prior to the scheduled DRC meeting week.

New Sponsorship Form

The HOA Board has created a new easier-to-complete form for HOA Sponsorship.

The Social Committee is always looking for business sponsors for events. In order to keep from raising event prices/entrance fees they are seeking 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 are interested in helping to sponsor one or more of these events, please fill out and email this form to social@trailmarkhoa.org. This form can also be found on the [Social Committee page](#).

(Click on image to view form.)

TrailMark HOA announces 4th of July Bike Parade

In just 3 more days, TrailMark kids will be showing off their decorated bikes for our annual 4th of July Kids Bike parade. Parents, please help your kids dress up and decorate their bikes for a great 4th of July parade, as we honor the 247th birthday of the U.S.A.

The 4th of July Bike Parade begins at 9:00 a.m. sharp at TrailMark Park!

The TrailMark Social Committee has organized a special visit from South Metro Fire and the Littleton Police Department - as the two agencies will lead our bike parade.

As usual, there will be donuts, coffee, and other pops. Please come to TrailMark Park early to enjoy some coffee and donuts prior to the parade. There will also be a bouncy house and face painter for the younger kids to enjoy.

The TrailMark HOA Board looks forward to celebrating this fun holiday with each of you. Thanks again to our Social Committee, South Metro Fire, and Littleton Police for keeping this childhood tradition a lasting memory for all of us.



Photos by Ken Colaizzi

NATIONAL NIGHT OUT
AUG 1ST 6:00-8:00 PM
@TRAILMARK PARK

Littleton Police will be there with Citizen's Academy
Meet your neighbors!
Kids, come check out a police car and ask questions!

Starbucks will be there with goodies

Come eat at LB Taco truck

What is
NATIONAL NIGHT OUT?

National Night Out culminates annually on the first Tuesday in August. It is a community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live while bringing back a true sense of community.

Garage Sale and Kidz Market

Our Board would like to extend a sincere THANK YOU to Lori Ross for sponsoring this year's Garage Sale.

Several homeowners praised and complimented the organization and advertising of this year's garage sale. Hats off to Lori for helping TrailMark folks sell their belongings.

It was also fun watching the numerous child-run booths. Kids were selling plants, lemonade, coffee, muffins, lemon bread, donuts, bagels, just to mention a few. We adults should feel good about the entrepreneurs being raised.

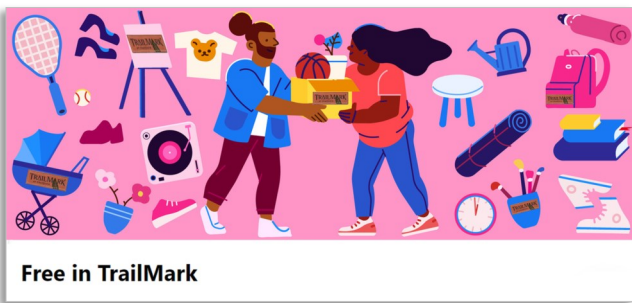
Thank you to the Lancaster family for allowing this picture to be published of your children selling their homemade lemonade - what a great stand.



Photo by Ken Colaizzi

Also, congratulations to the Thurber boys for winning the kid run booth - your 33% sale was heartwarming and ingenious.

TrailMark residents came together as a community and helped one another have a very successful garage sale. We truly live in the best neighborhood in Littleton!



Don't throw it out...

Post it on the FREE IN TRAILMARK Facebook page.
<https://www.facebook.com/groups/freeintrailmark>

UPCOMING EVENTS

HOA BOARD MEETING

Tuesday, July 11th
6:00 pm
Fire Station 19 in TrailMark

[Agenda](#)

All are welcome.



4th OF JULY BIKE PARADE

Tuesday, July 4th
9:00 am
TrailMark Park (playground)



Dress up your bikes, wagons and scooters for the Annual TrailMark 4th of July Bike Parade, led by the Littleton Police Department and South Metro Fire Rescue! Come early for coffee and donuts! There will also be otter pops, a face painter and a bounce house for the younger kids to enjoy!



Sponsored by Ken Colaizzi with
Secure-All Security Doors

Continued on next page...

UPCOMING EVENTS CONTINUED

FAMILY PHOTO DAY #2



**Saturday, July 8th with
Photographer KRISTIN BLASI**
6:00-8:00 pm
Between Fire Station & pond

We have 3 amazing resident photographers offering 3 amazing opportunities to get a free family portrait taken in our beautiful neighborhood. Sign up for ONE time slot and then bring your family for one free family pose. If you like the result, please consider using them for a full session in the future with your family.

Hurry, there are only 4 family slots per 30-minute block. Arrive early in your time slot and be the first in line. Wait time should be no more than 25 minutes.

SIGN UP HERE

Future date: August 5th with Jennifer Reeves

TRAILMARK NIGHT AT PIRATES COVE

Saturday, July 29th
6:00-8:00 pm
Pirates Cove Water Park, 1225
W Bellevue Ave.



Join us for a night of swimming at Pirates Cove!

Open exclusively to TrailMark at a cost of only \$5 per person (age 2 & under are free). CASH ONLY. Pay at the door.

Concessions available.

Volunteers needed to help at the check-in table!
Contact social@trailmarkhoa.org.

TMMD REGULAR MEETING



Tuesday, July 18th
6:30 pm
Zoom meeting

FOOD TRUCK THURSDAY



Thursday, July 20th
5:00-7:30 pm
South Field Way by TrailMark Park

- 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 for cancellation information.
- Please check the [Hand-to-Mouth food truck calendar](#) for real-time changes and cancellation information.

save the date

Future Social Event dates to remember

August 1st - **NATIONAL NIGHT OUT**
August 5th - **FAMILY PHOTO DAY #3—JENNIFER REEVES**
August 3rd - **FOOD TRUCK THURSDAY**
August 17th - **FOOD TRUCK THURSDAY**
August 20th - **TRAILMARK CONCERT IN THE PARK**
September 9th - **CHILI COOK-OFF**
September 21st - **FOOD TRUCK THURSDAY**
October 7th - **MOVIE NIGHT IN THE PARK**
December 4th - **TRAILMARK NIGHT AT THE LIGHTS**

Visit trailmark.org for more details.

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