



Photo by Dave Soule

October 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

October Calendar

- 10/1 - News Update**
- 10/1 - Quarterly Assessments Due**
- 10/3 - Regular Trash Pick-up**
- 10/7 - TrailMark Movie Night**
- 10/10 - Regular Trash Pick-up**
- 10/17 - TMMD Budget Workshop**

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

Arwen Vaughan

Email the HOA Board:
TrailMark@westwindmanagement.com



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

Solar Panels at Denver Botanic Gardens Chatfield Farms



The Denver Botanic Gardens Chatfield Farms recently filled out a request for solar panels with Jefferson County. Legally, this matter is outside the purview of the TrailMark HOA since the TrailMark HOA does not own the land specified, nor does the TrailMark HOA have any legal authority to stop such an improvement.

The TrailMark HOA was never notified, nor consulted of such an improvement by the Denver Botanic Gardens Chatfield Farms nor the Jefferson County Government.

Westwind Management Group has been the TrailMark HOA managing company since February 24th, and Westwind has never received an email, certified letter, first class mailing, or a phone call regarding this matter whatsoever.

We would like to direct your solar panel installation questions and complaints to the person(s) in charge at the Denver Botanic Gardens Chatfield Farms who may be more suited to answer your questions and listen to your valid concerns.

Please feel free to contact the Denver Botanic Gardens Chatfield Farms Director, Larry Vickerman, at 720-865-4337, or by email at vickerml@botanicgardens.org. You may also inquire with Jefferson County Planning and Zoning Department at 303-271-8700.



HOA Assessments are due October 1st

The quarterly assessment for October 1st is \$135. More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please email TrailMark@westwindmanagement.com.

HOA Annual Meeting - Tuesday, November 14th

Save the date! November 14th, 2023

TrailMark Residents, the annual TrailMark HOA Meeting and Budget Ratification Meeting will be held to discuss the budgets for 2024 on Tuesday, November 14th. The meeting begins at 6:00 pm (location TBD). If you want to know where your fees are being spent and managed, please attend the meeting.

Call for Proxies

To have a quorum (required for the HOA meeting) necessary for ratification we need representation by proxy of a minimum of 82 households! You will receive, in the mail, notice of this meeting with a proxy form and ballot which may be turned in at the annual meeting. If you cannot attend the meeting, please return your proxy and ballot by mail.

Every year the HOA struggles to get enough proxies back to meet the quorum requirements set forth in the Governing Documents. If a quorum is not reached, the meeting must be rescheduled and costs the HOA a lot of money as all of the items must be mailed again and additional meetings must be called. Please send back your proxy when you receive it in the mail. Be sure to indicate who you are assigning your proxy to. Do not leave the proxy blank. You may still complete the proxy for quorum only. This means that nobody gets to vote on your behalf, but that your proxy counts towards the quorum requirement for the meeting. If you would like to ensure someone votes on your behalf, you can either assign your vote to a Board member or to someone else in the community. Don't leave it blank! If you think your neighbor already sent it, they probably didn't! So please, if you are not going to attend the meeting, send your proxy back. Thank you!

Call for Candidates

The Annual Meeting also means that Board elections are coming up. Please contact the Property Manager at Westwind Management Group (<https://www.trailmark.org/management-company.html>) if you are interested in running for a position on the Board of Directors. More information about Board duties is included in the newsletter and on the [website](#), and will be included with the items mailed to you and posted on the TrailMark website prior to the meeting.

Election Season

As election season is upon us, it is time to remind TrailMark homeowners and residents of TrailMark's signage rules: TrailMark Homeowners Association **cannot** prohibit the placement of political signs on property which is owned by a resident of the HOA or in the window of a unit. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Any political sign shall not be on display earlier than 45 days before an election and shall be removed no later than 7 days after an election. The political sign may be no larger than thirty-six by forty-eight inches in size. Each home or unit may only have one (1) sign per political office or ballot issue that is contested in an upcoming election.

Please adhere to these rules to avoid a covenant violation.

Reference: CCIOA (C.R.S 38-33.3106.5(1)(C)) – (Colorado Common Interest Ownership Act)

Common Questions about running for the Board of Directors for the TrailMark Homeowners Association

Q: What are my duties on the Board?

A: The Board is responsible for maintaining and honoring the Declarations, Bylaws, and Design Review Guidelines of the community. The Board reviews/approves all contracts for work done in the common area. The Board receives emails from residents who voice concerns, complaints and/or ideas. The Board is responsible for holding homeowners accountable to the standards set in the covenants. The Board is responsible for the financial state of the Association in which they set dues, approve all invoices, and maintain a balanced budget. The Board is ultimately responsible for the trash contract, social events, maintenance and upkeep of Association property, and all things administrative (insurance, reserve study, etc.). Each Board member is assigned a committee for which they are the liaison between the Board and that committee. In this capacity, the Board member attends committee meetings and advises the Board on on-going committee activities. The Board currently meets every other month, in the odd number months, on the evening of the 2nd Tuesday.

Q: What are the qualifications for being on the Board?

A: As outlined in the Association Bylaws: "A Director may be any natural person and need not be an Owner of a Lot within the Community Area; provided, however, that upon the expiration of the Declarant's Control Period, at least a majority of the Directors shall be Owners..." It is important to keep in mind that the qualifications to be a Director and the qualifications to vote vary. To cast a vote for Association issues, the Lot for which the vote is being cast must be in good standing, that is, no outstanding fines or dues are allowed, in order to vote.

Q: How much time does it take to be on the Board?

A: Typically, Board members spend about 1-10 hours each week dealing with HOA items: emails; phone calls; visits from neighbors; reviewing and overseeing contracts; performing site visits; attending various meetings with agencies such as City of Littleton, JEFFCO, SSPR and/or fielding and responding to issues presented by these entities; provides guidance to our committees; etc. During the week when there is a Board meeting, the time spent on HOA issues is approximately 15-20 hours to facilitate meeting preparation and meeting attendance.

Q: How long is my term on the Board? And are there term limits?

A: Terms are 2-years in length. This is to ensure not all five Board members change at once, to allow consistency in governance. There are no term limits for how many times a person can sit on the Board.

TrailMark Residents:

HOA Board Meeting location feedback requested



The TrailMark HOA Board has an opportunity to hold our bi-monthly HOA meetings at Falcon Bluffs Middle School (8449 S Garrison St, Littleton, CO 80128) and we are asking for your feedback. This is a low cost (\$180/year) option for the meetings held in January, March, May, July, September, and November. It will provide the community with the opportunity to attend these meetings in a climate and noise controlled facility, with ample parking and in an ADA compliant facility, without emergency responder activities. We have created this [quick and easy form](#) for you to provide your feedback. We ask that you submit your response no later than October 15th.

Trash and Recycling Company Transition

A letter to Westwind Management Company

We've just received this letter from Republic Services about the acquisition of GFL. Often times in mergers, letters like this are delayed several months in informing their customers. This is a letter to our management company, so any references to billing do not apply directly to TrailMark homeowners.

[Read the letter here.](#)

For comments and questions, residents are welcome to email Westwind Management at trailmark@westwindmanagement.com.



Public feedback regarding Quarterly Assessments is requested by October 14th

On September 13th, the HOA Board of Directors sent out an email blast requesting public feedback on the subject of increasing assessments to \$165 per quarter. Please email your comments to trailmark@westwindmanagement.com by October 14th, 2023.

View the 2023 HOA Budget and 2024 Proposed Budget here:

- [2023 HOA Adopted Budget](#)
- [2024 HOA Preliminary Budget - Draft](#)

TMMD Budget Workshop

The TrailMark Metro District (TMMD) board will be hosting a budget workshop for 2024 budgeting on October 17th, 2023 at 6:30 pm. This is not a regular meeting and no decisions will be made. However, this is an opportunity for the community to join the board in the working of the values for 2024 budgeting.

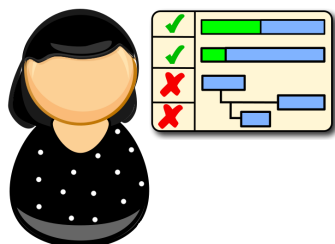
Zoom information:

Join Zoom Meeting

<https://us06web.zoom.us/j/83935565463?pwd=wkRjXuv9KBoyuTgtXUxBKpoYndaRR.1>

Meeting ID: 839 3556 5463

Passcode: 630456



CAC Update

The Common Area Committee (CAC) has presented the HOA board with suggested projects and their proposed budget for 2024. These will be shared when and if the budget is approved. Stay tuned!



Rendering of new playground

TrailMark Park Playground Improvements

Design is Underway!

South Suburban Parks & Recreation has announced that designs for a new playground at TrailMark Park are underway! Proposed improvements include upgraded playground equipment and rubberized safety surfacing to increase accessibility around the playground. A new shade pavilion will replace the existing structure which is at the end of its useful life. New park benches, as well as standard, and ADA accessible picnic tables will provide comfortable places for people to rest while visiting the playground.

To read the original post, visit [SSPR's website](#). Please direct questions about this project to [SSPR](#). Photos by South Suburban Parks and Recreation.

New HOA Email Addresses

We are excited to announce that the TrailMark HOA Board and our committees have been assigned new email addresses. We have been having issues with our old email system, so we recently migrated over to a hosting service that will better serve our needs.

Emails that are sent to this email address will go to the TrailMark HOA Board and the management company's primary contact:

TrailMark@westwindmanagement.com

The new committee email addresses:

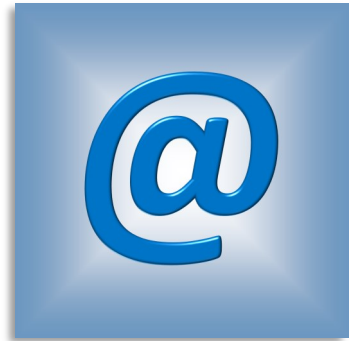
The Common Area Committee: common-area@trailmark.org

The Communications Committee: communications@trailmark.org

The Design Review Committee: drc-team@trailmark.org

The Social Committee: social@trailmark.org

These email addresses will replace the old "@trailmarkhoa.org" email addresses, so please update your email address books.



GFL-Republic Update: No delays in October

Tuesday, October 3rd and Tuesday, October 10th are regular trash and recycling pick-up days. No delays due to the Cabrini Day and Columbus Day holidays.



TrailMark community comes together in support of Fallen Firefighters at 3rd Annual Chili Cook-off

The HOA Board wishes to thank Lori Ross for sponsoring and organizing the 3rd Annual TrailMark Chili Cook-off for the National Fallen Firefighters Foundation. We'd also like to thank the other sponsors - Crave Nutrition, Gym's House and Secure-All Security Doors.



Photo by Ken Colaizzi

Many residents came out to taste the white chilis, green chilis, and red chilis. We really have some great cooks here in TrailMark.

A special thanks to Station 19 for sending their fire truck over along with their firefighters who graciously judged all the chilis.

The most wonderful news is TrailMark was very generous in making \$835 of cash donations and a few hundred dollars more in PayPal donations for the National Fallen Firefighter Foundation in Emmitsburg, Maryland.

It's very rewarding to see our community come together in sharing chili and supporting our firefighters.

Congratulations to the Chili Cook-off winners:

- Kristyn Dujardin - red chili
- Andrew Fischer - green chili
- Tim Lancaster - white chili
- Ken and Brooke Colaizzi - fan favorite

View more Chili Cook-off photos here - <https://www.trailmark.org/1009-3rd-annual-chili-cook-off.html>

UPCOMING EVENTS

Save the date Future Social Event
dates to remember

December 4th - **TRAILMARK NIGHT AT THE LIGHTS**

Visit [trailmark.org](https://www.trailmark.org) for more details.

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

TRAILMARK MOVIE NIGHT "SING 2"



Saturday, October 7th

The movie "Sing 2" starts at dusk
Hogback Hill Park

- Come find a spot between 6:00 and 6:30 pm.
- It will be a cool night undoubtedly, so be sure to dress warmly and bring blankets!
- Popcorn and waters provided!



Sponsored by Lori Ross
Dubrova & Associates at REVV Real Estate

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