



December 2023

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

December Calendar

12/1 - News Update

12/4 - TrailMark Night at the Lights

12/16 - Holiday Lights Parade & Contest

12/27 - Garbage Pick-up delayed from 12/26

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

TrailMark Residents elect new HOA Board of Directors

At the Annual TrailMark HOA Meeting on November 14th, residents elected the two open positions to the TrailMark HOA Board of Directors.

No one from the floor nominated themselves to serve a two-year term on the TrailMark HOA Board of Directors. Therefore, the election was uncontested and our two new HOA Board Members are Ken Colaizzi and Arwen Vaughan. Your incumbents WON!! Thanks for sending in your ballots.

Each November, once our community elects new HOA Board of Directors, the HOA Board must have an organizational meeting to decide who will take which seat on the Board. The TrailMark HOA Board unanimously accepted a motion from Secretary Tonya Sloan to have the organizational meeting amongst the Board publicly at the 2023 Annual Meeting.

The five Board Members decided on the following positions effective immediately and through our next Annual Meeting in November of 2024.

Your 2024 TrailMark HOA Board of Directors are:

- Ken Colaizzi, President (2025)
- Carole Brooks, Vice President (2024)
- Tonya Sloan, Secretary (2024)
- Phil Kinney, Treasurer (2024)
- Arwen Vaughan, Member at Large (2025)

The year following each Board Member's name is the date, in November, when the Board Member's term will expire. Congratulations to Ken and Arwen for agreeing to serve another term to help the residents of TrailMark!

The TrailMark HOA Board would like to extend a huge thank you to the many residents who attended our Annual Meeting. Also, thank you to all the residents who submitted your ballots and proxies. 2023 was a record-breaking year as we received nearly 200 proxies and ballots!

Our Board sincerely appreciates your involvement and voice into helping TrailMark continue to be the best neighborhood in Littleton.



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



KEN COLAIZZI
President



CAROLE BROOKS
Vice President



TONYA SLOAN
Secretary



PHIL KINNEY
Treasurer



ARWEN VAUGHAN
Member at Large

Quarterly Dues Increasing to \$165

During the HOA Annual Meeting on November 14th, 2023, the HOA Board voted unanimously to increase our quarterly HOA dues effective January 1st, 2024. With the rise in the cost of all of our expenses, the TrailMark HOA Board had no other choice but to raise our assessments to \$165 per quarter.

Please adjust your budgets, and your bill pays accordingly to reflect this upcoming change. As of January 1st, 2024, the TrailMark HOA dues will no longer be \$135 per quarter. Westwind Management Group will be sending new invoices to all members for the quarter one assessments, and the amount due for the first quarter in 2024 will be \$165.

Lastly, the TrailMark HOA Board of Directors would like to remind all residents that when you receive your January 1st, 2024, assessment invoice the due date clearly states that the \$165 is due on January 1st, 2024. Our guidelines give all of our residents a 30-day grace period to pay their assessments. Therefore, your first assessment of \$165 is due no later than January 30th, 2024.

If your payment is received after January 30th, 2024, then late fees can accrue due to House Bill 1137. Our Board would like to avoid seeing any of our residents have to pay late fees.

Please help our Board and inform your fellow neighbors that the TrailMark HOA quarterly dues are increasing to \$165 per quarter, effective January 1st, 2024. We appreciate your cooperation and understanding.



HOA Assessments are due January 1, 2024

The NEW quarterly assessment for January 1st is **\$165**. More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please email TrailMark@westwindmanagement.com.

HOA 101

Save the date: Wednesday, January 3rd

4:00-6:30 pm

Location in TrailMark - Please RSVP for address: TrailMark@westwindmanagement.com

Whether you're new to the neighborhood or have lived here 20+ years, members of the TrailMark HOA will be on hand to assist homeowners with navigating paying quarterly assessments, understanding how to submit project applications to the Design Review Committee (DRC), and answering general questions. Feel free to bring your laptop if you'd like technology help in setting up your online HOA account.

This is not an official HOA board event. It is our goal to provide these HOA 101 events on a quarterly basis.

Light refreshments will be provided.



HOA meetings moving to Falcon Bluffs Middle School

The TrailMark HOA Board of Directors explained to the community, during our Annual Meeting on November 14th, that we had an excellent opportunity to change our venue for our future HOA meetings. Rather than having our meetings at Fire Station #19 in the front of TrailMark, the Board has voted to move our future HOA meetings to the library at Falcon Bluffs Middle School beginning in January 2024.



Pictured: Sabrina Colaizzi, with her parents' permission

As many of you know, Falcon Bluffs Middle School is our neighborhood middle school. Several of our residents send their kids to this excellent Middle School. Principal Tom Burns at Falcon Bluffs has helped our community in having our future HOA meetings in the library starting January 9th, 2024 at 6:00 p.m.

Falcon Bluffs Middle School is located at:
8449 S Garrison Street
(Between Chatfield and C470)
Littleton, CO 80128



Falcon Bluffs is a gorgeous school and will be better suited for our meetings. You will actually be able to park in a parking spot! If any of you have mobility issues, Falcon Bluffs even has an elevator to help our residents get to the second floor for our HOA meetings in the library. We will no longer have the acoustic problems of echoing and interruptions from necessary emergency calls.

Our Board would sincerely like to thank South Metro Fire Station #19 for their many years of accommodations and assistance to help us conduct our bi-monthly meetings. When you are out walking our trails, please extend a huge thank you to our neighborhood firefighters for their overwhelming sincerity in assisting and dedicating their lives to our residents. Station 19 is great and we are lucky to have them here in our neighborhood.

Please plan on coming to our January 9th, 2024, HOA Meeting at 6:00 p.m. at Falcon Bluffs Middle School. We know you will enjoy our new meeting venue.



Help needed: TrailMark Night at the Lights

HELP! Volunteers are needed to take tickets or help with drinks and cookies with Santa at the TrailMark Night at the Lights on Monday, December 4th from 5:00-8:00 pm. Volunteers get in free.

- We need ticket takers to cover the ticket booth from 5:00-7:15 pm.
- We need cookie and drink helpers in the barn from 5:00-8:00 pm.

The more volunteers the better. It would be great to have enough volunteers to make each task be only 30 minutes. Thank you in advance for helping us!

Feel free to text or call Deahna with questions or to volunteer: [720-201-0311](tel:720-201-0311)

Photo from TrailMark Night at the Lights 2022

Thank You to CAC members

A HUGE THANK YOU to Laurel and Breton Knaub, Gary and Sharon Sheppard, Lisa Hern, Sandy Farish and Pene Yerigan for donating their time and effort to decorate the entrance of TrailMark for the holidays!!!!!!



Reminder: Holiday takedown will be Sunday January 21 at 10:00 am... Meet at the shed by the fire station. All are welcome.

Garbage & Recycling delayed to December 27th

Garbage and recycling pick-up is delayed from Tuesday, December 26th to Wednesday, December 27th due to the Christmas holiday.



CAC Projects for 2024

Your board has approved the CAC budget for 2024 so we'd like to share the upcoming projects with you.

1. Refresh fence line between Gibraltar and TrailMark Parkway (on the east side of Independence). This will include, new mulching, use of river rock, removing some stumps and replacing some trees.
2. Refresh the median east of Danzig and TrailMark Parkway with new mulch and new plants.
3. Refresh the fence line between Dover-Everett. This will include mulch refresh, removal of dead bushes, addition of some cobble/river rock.
4. Update the "long bed" (east/south of Carr) along TrailMark Parkway with new weed barrier, mulch, cobble and river rock.



ALSO, the dead trees near the shed will be removed soon and replaced with new trees and shrubs next year AFTER SSPR updates their irrigation system in that area.

Thanks to our CAC team! :)

Mary Kreeger



Friendly Reminder about Holiday Decorations

All exterior holiday decorations and lights utilized as season displays must be removed and properly stored by February 1, 2024.



Winter Watch-Outs

from South Metro Fire Rescue

With the changing of the seasons inevitably comes a changing of risks South Metro Fire Rescue wants our community to be prepared for. The following is information on our department's top concerns this winter, as well as tips to help empower our community members to keep themselves safe. South Metro Fire Rescue wants our residents to enjoy this holiday season.

[Click here](#) to learn more about...

- COOKING FIRES are the #1 cause of house fires in the United States.
- LITHIUM-ION BATTERY FIRES are increasing nationwide.
- HEATING OUR HOMES
- Did you know that HALF of home fires in December are caused by CANDLES?
- ELECTRICAL FIRES
- IF A FIRE OCCURS
- FALLS ON ICE

Visit the [NFPA's Home Fire Safety Page](#) for Additional Ways to Stay Safe

Thank you so much for taking the time to focus on your safety this holiday season. South Metro Fire Rescue is ready to respond to any emergency, however, we would prefer to meet you under less dire circumstances. Keep warm, stay safe, and let's end 2023 the best way we can: focusing on taking care of those around us and staying happy and healthy!

Happy Holidays from your [SMFR Community Risk Reduction Team](#)

Please direct questions to: ReducingRisk@SouthMetro.org

Changes to the access points to Hildebrand Ranch trails

During the week of November 13th, Jeffco Open Space began to shut down the man-made access point next to 9975 West Baden Drive.

In respect of the homeowner who lives at 9975 West Baden Drive, and in respect to Jeffco Open Space, please refrain from using the previous man-made access point. Do not climb over the now closed access point.

The TrailMark HOA Board would like to advise our residents who wish to use the Hildebrand Ranch Trail to please use the new access point which is west of the brick-paved speed bump on South Johnson Street. Jeffco Open Space built a nice new gate and has been posting signs accordingly. Please be respectful of their signs.

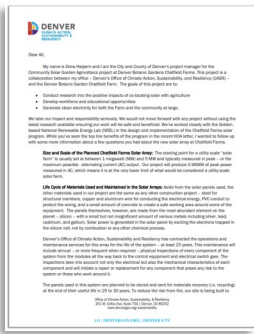
Photos by Phil Kinney



A response letter to TrailMark homeowners regarding the Solar Panel project

From the project manager of the City and County of Denver

The TrailMark HOA Board was cc'd on this letter and is just passing on the information. Please click on the image to read the letter.



Ice Safety is Simple: Stay Off



By Einar Jensen, Risk Reduction Specialist
South Metro Fire Rescue

It's a chilly winter morning and you are walking your dog around the neighborhood. Suddenly the dog sees a goose on the ice on Fairview Reservoir, begins barking and pulls away from you. Midway to the goose, the ice breaks and your dog splashes into the water.

Your role as a resident or bystander is simple. **Stay off the ice and call 911.** South Metro Fire Rescue's firefighters are trained and equipped to rescue people and pets from icy lakes and ponds. You are not. You don't have the training nor the special equipment.

If your dog runs onto the ice and falls in, stay on shore and call 911. If you see a person after they fell through the ice, call 911.

An ice rescue has four deliberate stages:

Self-Rescue: If you fall through the ice, find the ice edge where you fell in because it is the strongest. Put your elbows on the ice surface, kick your legs so they float behind you, kick harder to push yourself forward and climb onto ice. Once on the ice, roll on your side to safety.

If you can't kick hard enough to get onto the ice, your arms will freeze on the ice, which will keep your head above the water if you pass out from hypothermia or exhaustion.

If someone else has fallen through the ice, coach them through a self-rescue while reminding them that help is on the way.

Reach: When the firefighters arrive, they will attempt to reach the person or animal with a branch, pole or ladder.

Throw: If reaching doesn't work, firefighters will throw a life ring, life vest, or rope to the person.

Go: If needed, firefighters trained and equipped for ice rescue crawl onto the ice to rescue the person or animal. They have special protective suits and equipment, including a rope that connects them to rescuers who remain on shore.

Although a sheet of ice may appear strong, it often hides cracks, air pockets and weaker layers that can surprise even the most prepared among us.

The best advice: Stay Off the Ice. If a person or animal falls in, **call 911.**

(Edited and reposted from December 2020)



UPCOMING EVENTS

TRAILMARK NIGHT AT THE LIGHTS



Photo by Phil Kinney

Monday, December 4th
5:00-8:00 pm

Denver Botanic Gardens Chatfield Farms

- Hay Rides and pictures with Santa!
- Cookies, Cider and Hot Chocolate!
- \$10/person, CASH ONLY. Under 3 is free. Pay at the door.
- Last entry is 7:15 pm.

Looking for a few volunteers to help take tickets and help with Santa in the barn. Please contact the social committee at social@trailmark.org

Save the date Future Event dates
to remember

January 3rd - HOA 101
January 9th - HOA Board Meeting

Visit trailmark.org for more details.

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

TRAILMARK HOLIDAY LIGHTS PARADE & CONTEST



1st Place Residence 2022

Saturday, December 16th
(deadline to [enter your home](#) is December 14th)
6:30 pm
Throughout TrailMark

JOIN THE PARADE!

Join us for a car parade through the neighborhood to view TrailMark's festive decorations! Line up along Holland Street, across from Hogback Hill Park, between 6:00 and 6:25 pm. A festive lead car will start the parade at 6:30 pm and lead us through a route that will hit as many decorations as possible. Please drive with your flashers on for safety, and so we all know who is part of the parade. The course is about 6 miles and we would estimate will take about an hour. This will be a lot of fun!!! Don't forget to deck your cars with boughs of holly (& lights)!

If you don't want to drive the route, you can watch the cars go by along the route.

THERE IS A CONTEST!

To register your holiday-lit home, please follow these instructions, from the leader of the parade, Lonnie Somers:

Fill out [this form](#) by December 14th to be placed on the map for stopping by, and to be in the contest.

- Please submit a picture of your house, which we will use for the community to vote on for prizes. You may upload the picture via the form linked above.
- Lonnie will add the entries onto a google map which will be posted at a later date.

Please participate in this fun event! Many of our residents really decorate their homes well for Christmas and there's even some interactive displays. This is the one social event that you don't want to miss!