



Photo by Domenic Colaizzi

February 2024

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

February Calendar

2/1 - News Update

2/20 - Regular Garbage pick-up day. No delay due to Presidents Day.

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

Save the date:

Easter Egg Hunt Saturday, March 30th

Call for Easter Bunny Helpers

Looking to meet your neighbors and help the Easter Bunny spread good cheer? Have we got the event for you! The Easter Bunny needs helpers to hide prefilled Easter eggs on March 30th. This is the perfect opportunity for Scout troops needing to earn service merit badges, families teaching kids how to serve their community, or simply an excuse to be front and center to see the arrival of a very special bunny! If hiding eggs is not for you, there are other easy tasks that need to be done to once again create memories that will last a lifetime.



Photo by Carole Brooks

Reach out to the social committee at social@trailmarkhoa.org.

Social Events Sponsors and Donors Needed

by TrailMark HOA Vice President Carole Brooks

This year your Social Committee needs sponsors and donors to ensure that every fun event on the calendar is a great success! This summer we are hoping for the return of 3 concerts. No donation is too small. Please fill out the [TrailMark Sponsorship Application](#), or if you'd prefer a paper copy please email trailmark@westwindmanagement.com and we will drop it by your home.

Too busy for all that? Great! Contact us and we'll personally come by to collect a check; please make sure to write "social events" on the memo line.



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



Photo by Coleen Thurber



Photo by Deahna Visscher



Photo by Lori Ross



Photo by Deahna Visscher



Westwind announces new Association Business Manager

January 30, 2024

Dear TrailMark Homeowners Association Community Member,

We are very pleased and excited to announce that Roxanne Chaparro will be taking over as the Association Business Manager for the TrailMark community, effective immediately. Roxanne has exceptional experience in our industry and many years serving community association clients. We know she will be a great asset to the community and will continue to work with your Board of Directors to provide the highest level of service.

The community's client experience team will remain the same which includes your Community Administrator Liana Way and Accounting Representative Anais Torres. For any needs you may have as a homeowner or resident, please login to your owner portal to submit online, or send an email to TrailMark@westwindmanagement.com or call 720-756-3187.

Thank you!

Westwind Management Group, LLC
27 Inverness Drive East
Englewood, CO 80112
303-369-1800 Phone
303-369-0007 Fax
www.westwindmanagement.com



Deer Creek Canyon Park/Hildebrand Ranch Park Trail Closure

The entirety of Black Bear Trail, which connects Deer Creek Canyon Park and Hildebrand Ranch Park, is closed from February 1 through July 31 to protect nesting birds of prey. [More info.](#)

Photo by [Jeffco.us](#)

SeeClickFix

If you find something in a public area that needs attention, the City of Littleton requests that you report it on their [SeeClickFix](#) site.



Exterior Home Improvement Projects

From the Design Review Committee (DRC)

HOMEOWNERS:

Now is the perfect time to consider your spring and summer exterior home improvement projects – decks/patios, landscaping, painting, roofing, windows, driveways/walkways, etc. As a gentle reminder, per Article 4 of 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 [repairs_not_requiring_drc_review.pdf \(trailmark.org\)](#).
- 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 about the process and/or specific improvements, please send them to designreview@trailmark.org.

Thank you.

TrailMark Design Review Committee (DRC)

TrailMark Homeowner’s Association (HOA)

designreview@trailmark.org

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



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.

Permanent Outdoor String Lighting standard being proposed to HOA Board

In response to homeowner inquiries regarding the installation of permanent outdoor lighting that is mounted along the home's roofline, trim, soffit, or fascia, the Design Review Committee (DRC) conducted research on these systems, performed site visits in surrounding neighborhoods, and discussed the issue extensively. The following draft standard was developed and is being proposed to the HOA Board for their comment and decision.



Permanent Outdoor String Lighting

The goal of the design standards is to balance homeowners' enjoyment and improvement of their properties while considering the impact of those improvements on neighbors, the environment, and wildlife. TrailMark's design is consistent quality and design expression throughout TrailMark's boundaries. It is reflective of the original high prairie and foothills environment

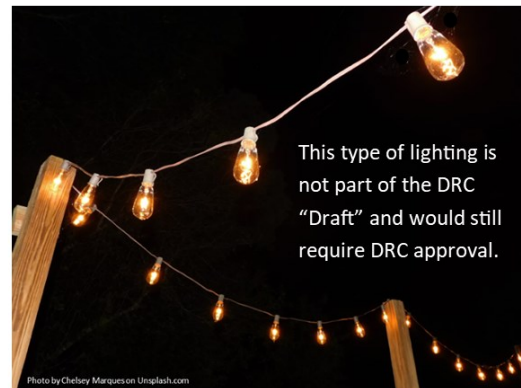
through a distinctive native prairie landscape design. Thus, our desired design is to be compatible with each other and with TrailMark's unique setting, while avoiding adverse effects on neighbors, wildlife, and the natural environment.

Definition:

Permanent string lights: Permanently installed lighting that consists of bulbs or lights permanently mounted on a home's trim, roofline, soffit, or fascia, whether face-mounted, accent-mounted, or under-mounted, and whether used for holiday lighting, string lighting, wall-wash lighting, accent lighting, security lighting, or any other purpose.

Permanent string lights, as defined above, are not permitted in TrailMark.

Any outdoor lighting other than temporarily installed holiday lighting, regardless of type or use, requires DRC approval prior to installation. DRC approval for any outdoor lighting is conditional. If at any time outdoor lighting, even if previously approved by the DRC or HOA Board, becomes a nuisance to neighbors or otherwise detracts from TrailMark's consistent quality or design expression, the DRC and/or the HOA Board may rescind approval, in whole or in part, and require removal or modification of the outdoor lighting.



Republic Services

Updated Garbage & Recycling list

This flyer replaces the previous version. Click on the image for a printable PDF.



Sustainability in Action

Acceptable Items



Acceptable Solid Waste Materials

Recycling

- Aluminum Cans
- Aluminum Foil
- Cardboard
- Cereal Boxes
- Glass Bottles
- Household Plastics #1-7
- Magazines
- Mail
- Paper
- Paperboard
- Phonebooks
- Steel Cans

Yard Waste

- Branches
- Grass Clippings
- Leaves
- Stumps

Bulk Waste - Individuals must call Republic Services and pay a fee in advance for Bulk Waste pick-up.

- Book Case
- Couch
- Desk
- Dresser
- Entertainment Center
- Household Furniture
- Kitchen Table
- Picnic Tables
- Sofa

Unacceptable Items



Unacceptable Solid Waste Materials

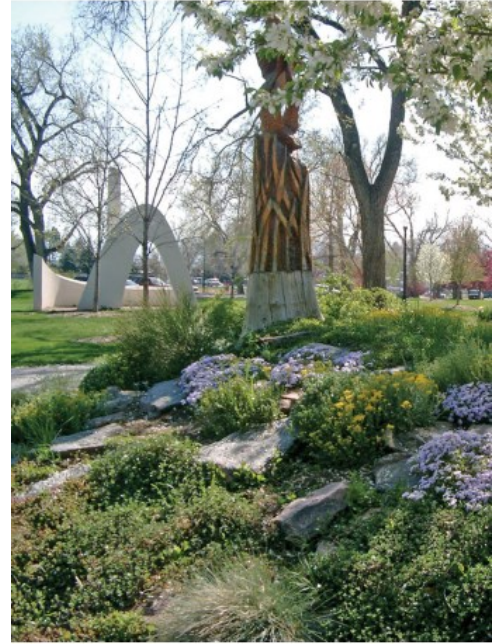
Recycling

- Aerosol Spray Cans
- Plastic Bags
- Styrofoam Containers
- Tissue Paper
- Wax Coated Cardboard

Landfill Transfer

- Abrasives
- Animal Waste
- Batteries
- Corrosive Waste
- Flammable Waste
- Fluorescent light tubes (large quantities)
- Off Spec raw Materials
- PCB Materials
- Refinery Brick Materials
- Cars, Trucks, Motor Homes, Buses (No Vehicles)

What are your priorities for parks, open space, and trails improvements in Littleton?



TAKE THE SURVEY!

bit.ly/rootandrenewsurvey



(TrailMark is in [District IV](#))

Fire Hydrants need clearance

To those who have fire hydrants in their yards... After a heavy snowstorm, fire hydrants throughout the



neighborhood should be cleared 3 ft. around, so that if needed, firefighters wouldn't have to spend time digging out before connecting their hoses. In an emergency, every second counts.

All dogs must be kept on a leash

Minimum Penalty
\$50

Please pick up after your pet

Minimum Fine
\$30

Please stay on trail

A gentle reminder, JEFFCO has animal control laws in place to protect public health and safety. Please demonstrate responsible pet ownership.

Social Committee 2024 News

by TrailMark HOA Vice President Carole Brooks

It's a new year and that means your TrailMark Social Committee has been hard at work planning incredible events! We have a lofty goal of bringing back 3 Summer Concerts! The dates are on the trailmark.org calendar as well as the [Social Committee page](#).

These events you know and love will need volunteers, individual and commercial sponsorship. Be on the lookout for donation opportunities! In the meantime, anyone wanting to contribute financially to TrailMark's social events can contact TrailMark@westwindmanagement.com. All donations are tax deductible.

SOCIAL COMMITTEE

Calendar of 2024 Events

~ 2024 ~

-  March 30: **Easter Egg Hunt**, at Hogback Hill Park
-  April 4: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  June TBD: **TrailMark Garage Sale**, throughout TrailMark
-  June 6: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  June 20: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  June 23: **Concert in the Park #1**, 5:30 pm, at Hogback Hill Park
-  July 4: **4th of July Bike Parade**, at TrailMark Park
-  July 18: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  July 28: **Concert in the Park #2**, 5:30 pm, at Hogback Hill Park
-  August 3: **TrailMark Night at Pirates Cove**, 6:00-8:00 pm
-  August 8: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  August 22: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  August 25: **Concert in the Park #3**, 5:30 pm, at Hogback Hill Park
-  September 5: **Food Truck Thursday**, at South Field Way near TrailMark Park
-  September TBD: **Movie Night at the Park**, at Hogback Hill Park, sponsored by **Lori Ross**
-  October TBD: **Chili Cook-off**, at Hogback Hill Park, sponsored by **Lori Ross**
-  December 2: **TrailMark Night at the Lights**, at the Denver Botanic Gardens Chatfield Farms, Santa 5:00-8:00 pm

Events and dates subject to change.

Visit the [Website Calendar](#) for more TrailMark events and details, and to easily transfer events to your personal calendar.

Meeting Minutes from September 12, 2023

Regular HOA Meeting Minutes are approved at the following regular HOA meeting, and therefore posted two to four months after the meeting.

Annual minutes get approved during each annual meeting so it seems like it's missing, but will be posted after the next annual meeting.

[September 12, 2023 Minutes](#)



**BOARD OF DIRECTORS
MEETING MINUTES**



Photo by Dave Soule

Reminder: Snow and ice are required to be removed from sidewalks within 24 hours after a snowfall.

www.littletonco.gov

Garbage & Recycling update

No delay in February

February 20th is a regular garbage pick-up day. No delay due to the Presidents Day holiday.



UPCOMING EVENTS

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

Save the date Future Social Event dates to remember

March 12th - HOA BOARD MEETING
March 30th - TRAILMARK EASTER EGG HUNT
April 4th - FOOD TRUCK THURSDAY

Visit trailmark.org for more details.