



April 2024

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

April Calendar

4/1 - News Update

4/1 - Quarterly Assessments Due

4/2 - Regular Garbage Pick-up Day

4/4 - Food Truck Thursday

4/27 - 5K Event in TrailMark

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

Board Members

President

Ken Colaizzi

Vice President

Arwen Vaughan

Secretary

Tonya Sloan

Treasurer

Phil Kinney

Member at Large

David Soule

Email the HOA Board:
TrailMark@westwindmanagement.com

New Landscaping Allowances Policy for TrailMark residents

In the last two years, the Colorado state legislature has adopted new laws regarding landscaping in HOA communities. Our Design Review Committee (DRC) has always followed our covenants while reviewing homeowner's requests to re-landscape their properties.



Photo by Ken Colaizzi

To keep our policies current with the new state laws, our legal team advised the TrailMark HOA Board to update our Landscape Policy. As of March 20th, 2024, the TrailMark HOA Board has unanimously approved and adopted the new Landscaping Allowances Policy for all TrailMark homeowners when choosing to re-landscape their properties. All landscape projects need to be approved by the DRC by filling out a DRC Home Improvement Request Form (https://www.trailmark.org/uploads/1/4/2/0/142002170/hoa_home_improvement_request_yd_access_202303.pdf).

Below is a copy of the new Landscaping Allowances Policy for TrailMark. Westwind Management Group will be sending copies of this newly adopted policy to all homeowners as this will now be enforceable from March 20th, 2024 forward. **For clarification, this Landscaping Allowances Policy only pertains to the 659 single family homes, and not residents in Star Canyon. The Star Canyon patio homes and condos have their covenants governed by a separate HOA.**

Again, a big thank you goes out to our volunteers on the DRC Committee as they work hard preserving the look of our neighborhood, while balancing the new state laws that get interwoven into their volunteer duties. If any further questions arise regarding this newly adopted Landscaping Allowances Policy, then please email the board at trailmark@westwindmanagement.com.

Landscaping Allowances Policy



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



HOA Assessments due April 1st

The quarterly assessment for April 1st is \$165. More information can be found on our [Pay Assessment Fees](#) page. If you have any questions, please contact [Westwind Management Group](#).



David Soule

Board appoints David Soule to TrailMark HOA Board of Directors

At the HOA Meeting on March 12th, 2024, the Board discussed Vice President Carole Brooks' recent resignation as she has recently had to relocate outside of TrailMark. The Board thanked and praised all of the contributions and improvements that Carole Brooks brought to the Board during her Vice Presidency. The Board and TrailMark will miss Carole and her leadership. All of us in TrailMark wish Carole and her husband Paul good luck in their new home.

Since Carole's position was vacant, the Board had the option of leaving the position vacant or appointing a new board member. The Board unanimously approved appointing resident David Soule, a U.S. Navy Veteran, as the newest member of the TrailMark HOA Board.

David attends all of our HOA meetings and graciously accepted our appointment. Thank you David!

The Board acknowledged that it's nice to have strong leaders who are eager to jump in, roll up their sleeves and help our community. David has previously been on an HOA Board in another community, and he also continues to volunteer with Jeffco Open Space. David even helped the TrailMark HOA with an issue with Jeffco Open Space during his first meeting as a board member - he's already tackling his volunteer work for TrailMark!

In appointing David to the TrailMark HOA Board, the board members chose to juggle some positions within the Board. The parentheses after each board member's name indicate when that board member's term expires in November of that specified year.

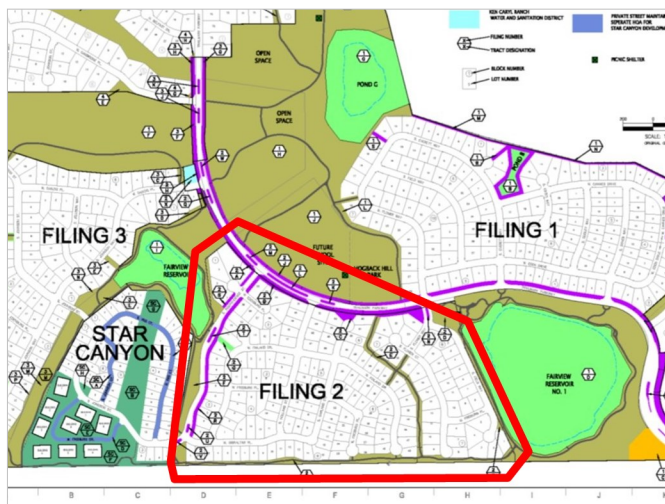
Your current board members and their positions are:

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

TrailMark residents, please help the board pay tribute to Carole Brooks for a job well done as she exceeded their expectations, and also extend a friendly welcome and salute to our newest Board Member, David Soule. Our Board is excited to keep moving forward on improving TrailMark for all of us.

Fence Work in Filing 2

TrailMark's annual fence work will be completed later this springtime. Fence repairs and paint for the 2024 rotation is in Filing 2. Please be mindful when contractors are operating in the area. Also, please have all landscaping overgrowth cleaned up to ensure a proper service to the fencing. Lastly, please think of your pets when brief access to the fence posts are to be replaced.



Invitation from the Denver Botanic Gardens Chatfield Farms

TrailMark Neighbors,

Please read the attached invitation card – Join us Friday, May 3rd – tour starts at noon, followed by a planting project in our Community Supported Agriculture fields. We will have a sneak peak of our solar garden project and you will get to chat with the experts about sustainable energy and garden produce production under solar panels. Until June 1st, we are also offering our TrailMark neighbors a discounted share option to be able to pick up weekly fresh vegetables right here at Chatfield Farms. To claim your discounted share, please email csa.waitlist@BotanicGardens.org. Lastly, we are hosting a Farm to Fork dinner under the August stars – tickets are limited, so check your newsletters soon for a chance to get two complimentary tickets!

Larry Vickerman

Director of Chatfield Farms

O 720-865-4337

A 8500 West Deer Creek Canyon Road, Littleton, CO 80128

E VickermL@botanicgardens.org

W botanicgardens.org



DIG IN TO AGRIVOLTAICS

with DENVER BOTANIC GARDENS
Chatfield Farms

CONNECT & LEARN WITH US

SPRING 2024
Spring Workday
Gather with Denver Botanic Gardens Chatfield Farms staff to make compost, work in the fields and receive a behind-the-scenes tour of the agrivoltaics system! More information to come in neighborhood HOA newsletters and at botanicgardens.org.

EARLY SUMMER 2024
Community Supported Agriculture Project
At Denver Botanic Gardens Chatfield Farms, our Community Supported Agriculture project (CSA) offers neighbors the opportunity to purchase a season's worth of fresh herbs, vegetables, flowers and other local food products for farm pick up on a weekly basis. We are pleased to extend new and existing CSA members a **10% discount** and the opportunity to "skip the line" in joining this sought after program!

LATE SUMMER 2024
Farm to Fork Dinner Under the Stars
Community members are encouraged to join us for a one-of-a-kind dinner event supporting the sustainability and long-term food system efforts at Chatfield Farms. A limited-access event, our Farm to Fork Dinner will feature local chefs, artisanal food and craft cocktails served under the beautiful summer stars at Chatfield Farms! More information to come at botanicgardens.org.

Denver Botanic Gardens Chatfield Farms is excited to welcome our neighbors to connect through environmental stewardship, community engagement and locally grown food!

DENVER CLIMATE ACTION, SUSTAINABILITY & RESILIENCY
NREL NATIONAL RENEWABLE ENERGY LABORATORY
McKinstry For The Life Of Our Nation

Click on above image to view in PDF format



Permanent Light policy and Dangerous Dogs policy

adopted by the TrailMark HOA Board effective March 12, 2024

At the March 12th, 2024 HOA meeting, the Board adopted and executed two new policies for residents in TrailMark. Both of these policies are effective and enforceable as of March 12th, 2024. Westwind Management Group assured the Board and residents attending the meeting that copies of these new policies would be mailed to all residents.

The Board adopted and approved a **Permanent Light Policy** which will prohibit any type of permanent decorative or other special lighting to be installed on a home's trim, roofline, soffit, or fascia of TrailMark homes. The Board also adopted and approved a **Dangerous Dogs Policy**, which mirrors the Colorado State Statute, Section 18-9-204.5, which prohibits Dangerous Dogs.

In this article, we are including links to both new policies so that homeowners are aware of them. For transparency, our HOA legal team reviewed both policies and approved the legality and enforcement of both policies as well.



The Board wishes to thank our DRC volunteer committee members for spending an enormous amount of time and research in developing and implementing the now **Permanent Light Policy**. As mentioned at the meeting, the Board has a fiduciary duty to preserve our community and the property values, and is happy to say that residents will not have to come home to homes that have permanent lights on 365 days a year as this type of lighting is strictly prohibited. Thank you DRC members.

The Board also wishes to thank Western Law for their guidance and expertise in developing our **Dangerous Dog Policy** to help keep all of our residents safe. This policy is also being used in other Colorado HOA's as well. Please understand this policy doesn't specifically name certain breeds of dogs as we all understand that every type of dog can be dangerous if not trained correctly. This policy has been adopted to hold dog owners accountable and responsible for keeping your dog safe to others within the neighborhood, and also protects the Board from any type of legal action in the event of a dangerous dog incident.



[Permanent Light Policy](#)

[Dangerous Dogs Policy](#)



NO DELAY

Republic Services Update: No delay April 2nd

Tuesday, April 2nd is a regular garbage and recycling pick-up day. No delay due to the Easter holiday.

Board works with Westwind on corrective actions for Security Camera and Seasonal Wreath violation notices



In February, the HOA Board reported that Westwind Management had mistakenly sent out some courtesy violation notices to some homeowners regarding the installation of security cameras.

Initially, our Board found out about these as homeowners began to contact the Board regarding these mistakes. Board President Ken Colaizzi personally went and met with four of these homeowners who were affected by this issue. He assured each of them that the Board would make sure that these courtesy violation notices would be quickly corrected by Westwind.

On Thursday, February 29th, the Board also found out through a few homeowner emails that some other residents received courtesy notices of violation regarding seasonal wreaths on their front doors. Again, our board president personally met with two of these affected homeowners to witness one wreath was a Valentine's Day wreath and one was an Easter wreath. Both of these residents were still in the window of the noted holidays, and neither was in violation per our guidelines.

That same evening Board President Ken Colaizzi had a very long phone conversation with the Chief Operating Officer at Westwind and explained that the Board needed all of the security camera notices and seasonal wreath notices immediately corrected for our affected residents. The Board also asked for each affected homeowner to be contacted by Westwind with an email and/or letter explaining that the mistake had been corrected and no further action was required.

On Monday, March 4th, Board President Ken Colaizzi had a conversation with Brian TerHark, the owner of Westwind, regarding this mistake in sending out notices that were in fact not violations. On behalf of every resident, he asked for Westwind to mail a community-wide apology and for Westwind to pay for the mailing. Brian not only agreed, but he took full ownership and emphasized that Westwind would quickly correct this matter.

Brian deeply apologized and said that his company will not only notify the affected residents with a letter and/or email to be mailed to their homes, but would also send a letter and/or email to all 799 homes apologizing for their mistake. Brian also assured our board president that Westwind would meet with their entire covenant compliance team to make sure a mistake like this wouldn't happen again.

Board President Ken Colaizzi had a meeting with Westwind Management and learned that the apology letters would be mailed and/or emailed within a few days. All residents who received security camera and/or wreath violation notices have been resolved and will not receive any fines.

In the future, if any question should arise regarding a notice that you receive from Westwind, please email them to TrailMark@westwindmanagement.com, or call Westwind at 720-756-3187. Westwind will quickly take care of any concerns or issues once they are reported.

Thank you all for your patience in letting your Board work with Westwind in correcting these issues.



MAINTENANCE
vs.
**ARCHITECTURAL
APPROVAL**

Definition of Maintenance and Definition of Architectural Approval

During the March 12th HOA Meeting, the HOA board's last agenda item was titled, HOA 101 - Definition of Maintenance Items vs Definition of Architectural Approval. The Board took the time to explain what the difference is between a Maintenance Item to your home versus an Architectural Approval Item.

We realize that not all homeowners are able to attend our HOA meetings. For those who were unable to attend our March HOA meeting, we've created two digital PDF copies: Definition of Maintenance, and Definition of Architectural Approval. We encourage you to share these documents with your neighbors. They are also posted on the TrailMark website, www.trailmark.org.

Maintenance Items are items in which you as a homeowner are required to maintain for the upkeep of your home. Included in this document is a reference to homeowners, specifically pages 3, 4, and 5, that details which repairs **do not require written DRC approval**.

The Architectural Approval document goes over the process of **filling out a [DRC Home Improvement Request form](#) prior to beginning an improvement to the exterior of your home**. Included in this document is a copy of the required DRC Home Improvement Request form that always needs to be submitted on all of your outdoor home improvements. This document will come in handy for many of the outdoor projects that you have planned for the upcoming warmer months.

The Board will continue adding a new HOA 101 topic at each meeting in the future. Our hope is that our HOA 101 topics will better familiarize our residents with the rules, policies, and procedures of the HOA. All Board Members are TrailMark residents, too, and we want to include our residents by helping everyone understand how the wheels turn in the HOA.

Hopefully, these documents will be a great resource for all homeowners. Please remember that these two documents do not apply to residents in the Star Canyon Patio Homes, nor the Star Canyon Condos as they have a separate HOA that enforces their covenants. These documents only apply to the 659 single family homes within TrailMark.

If anyone has any additional comments or questions, please email the Board at TrailMark@westwindmanagement.com, or speak with one of our five HOA Board Members.

Definition of Maintenance
Definition of Architectural Approval

TrailMark Park Construction Update

Letter from SSPR planner Will Barringer to HOA President Ken Colaizzi

March 22, 2024

Good morning Ken,

My name is Will Barringer, and I am the planner who will be managing the TrailMark Park Improvement Project on behalf of South Suburban. I wanted to provide you with an update on where we are in the design/construction process and the best way TrailMark residents can access information.

South Suburban has completed the design and bidding phases of the project and have now moved into the construction phase. South Suburban has awarded a construction contract to Sabell's Civil and Landscape to complete the project. The contractor (SCL) is scheduled to begin mobilizing the first week of April and have the project completed by the end of the summer. We are hoping to open sections of the park before then; however, the shelter is a 24-week lead item and will be installed last.

South Suburban is also in the process of replacing the entire irrigation system within the park. The design is anticipated to be complete late spring and construction will begin mid-summer. We are hoping to integrate the playground construction project with irrigation project; however, it may be that the playground project is completed without sod having been installed. If this is the case, the areas intended to be sodded as part of the playground project would either receive erosion control blankets or hydro mulched until the irrigation system replacement project has been completed. Once the irrigation system replacement project is complete, those areas adjacent to the playground would then receive sod.

You are welcome to utilize the attached pdf in your upcoming April newsletter; however, the best way for the TrailMark community to stay up to date with the construction progress will be by accessing our Game Plan website. I have included a link below to the TrailMark Improvement Project page. The QR code located in the bottom right corner of the Construction Sign pdf will also take you to the webpage.

TrailMark Park Improvement Project Game Plan page link: <https://gameplan.ssprd.org/trailmark-park-playground-improvements>

Please let me know if you have any questions or need additional information.

Thank you,

Will Barringer, Park Planner II
South Suburban Parks and Recreation
4810 E County Line Rd, Littleton, CO 80126
ssprd.org | 303.483.7024

Park Construction

Spring through Summer 2024

Park Improvements Include:

- New play structures for children ages 2 - 5 and 5 - 12
- Rubber poured-in-place playground safety surfacing
 - ADA accessible concrete walkways
 - New shade pavilion, tables and benches
 - New asphalt parking lot stalls

Please use caution during park construction

PROJECT MANAGER:
Will Barringer, Park Planner II
South Suburban Parks and Recreation
email: wbarringer@ssprd.org

CONTRACTOR:
Sabell's Civil & Landscape LLC
9888 W Belleview Ave.,
Littleton, CO 80123



5K event in TrailMark to benefit Shaffer Elementary's sister school in Kenya

Ronesa Junior School, Shaffer Elementary's sister school in Kenya, is facing a severe water crisis due to a 4-year drought that has depleted the water levels in the aquifer. The school's well has run dry, and two new wells drilled nearby are drawing all the available water. This has resulted in a financial burden on the school, and has put the health and well-being of students and staff at risk from water-borne diseases. [Read more here.](#)

Join others on April 27th at 8 a.m. to run/walk a 5K in the TrailMark neighborhood. Parking is limited so please plan on arriving early to park on neighborhood streets and walk to the start at Hogback Hill Park. Packet pickup details will be provided to you via email one week prior to the event. There are other options offered through the registration form if you can not attend in person on Saturday, April 27th, but still want to donate to the cause. For questions please reach out to TrailMark resident Kim at R4r@gritzmaker.com.

Information: <https://givebutter.com/run4ronesa>

Not an HOA sponsored event.



RUN FOR RONESA WALK FOR WATER

Join us on April 27th at 8 a.m. for a 5k run/walk in the Trailmark neighborhood to benefit Shaffer Elementary's sister school in Kenya. The Ronesa Junior School is facing a severe water crisis due to a 4-year drought that has depleted the water levels in the aquifer. Two new nearby wells are drawing all the available water and the school's well has run dry. This has resulted in a financial burden on the school, and has put the health and well-being of students and staff at risk from water-borne diseases. We're seeking funds to drill a new well on the school site to provide access to clean and safe water for the community. Please come out and run/walk for a great cause and help us keep our kids in Kenya healthy, happy, and able to learn. Asante Sana (Thank You)!

When:
Saturday, April 27, 2024

Where:
Hogback Hill Park
8892 W. Trailmark Pkwy., Littleton
(Just west of Chatfield Reservoir)

Scan the QR code to register
or at givebutter.com/run4ronesa

Four ways to participate:

- 1 - run/walk the 5k on April 27th in person
- 2 - run/walk the 5k virtually on your own time
- 3 - sleep in and still donate to the cause
- 4 - We will have students at Ronesa school in Kenya running at the same time on April 27th and you can sponsor a student.

Packet pickup details will be provided via email one week prior to the event.

For questions please reach out to Kim at:
r4r@gritzmaker.com

scan to register



Heartfelt thanks to our sponsors for this event:



Easter Egg Hunt was a smashing success

We couldn't have asked for a more beautiful day for our annual Easter Egg Hunt! Hundreds of kids came out, and many parents, to hunt for 2,000 Easter Eggs and to take some selfies with the Easter Bunny.

Three special golden eggs were found! Two of the golden eggs had a Starbucks gift card, and one golden egg had a grand prize of a custom gift basket from our local Starbucks at Chatfield and Wadsworth.

A huge thank you to the Starbucks at Chatfield and Wadsworth for donating all the coffee and lemonade. All of the extra coffee went to our local fire station #19 after the event.

Our HOA president Ken Colaizzi provided donuts and the Easter eggs as a special token of his appreciation for all of the outstanding neighbors who make TrailMark such a special neighborhood. Events like this bring our community together so we can call it HOME.

Thank you all for coming to our annual Easter Egg Hunt!

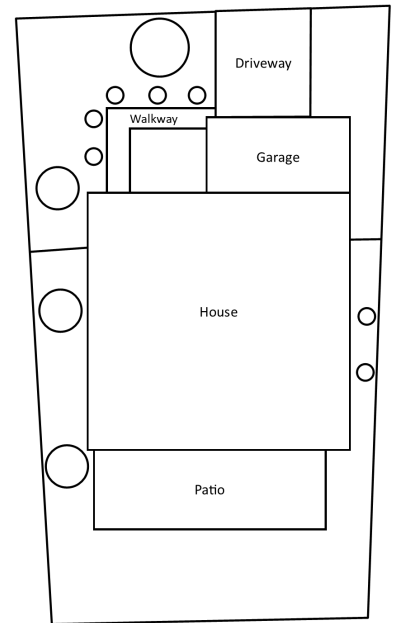


Photos by Ken Colaizzi, Phil Kinney, Cyndi Parazak, David Soule, Coleen Thurber and Deahna Visscher. Video by Coleen Thurber. View more photos and the video [here](#).

Many Home Improvement Requests require a Property Plot Plan

Many DRC (Design Review Committee) requests such as fence replacement/repair/painting, landscaping plans, driveway/walkway installation/replacement, etc., require a property plot plan. To assist the DRC with these reviews, detail your improvement on the plan including dimensions of the improvement. Improvements such as decks, patios, fire pits, outdoor kitchens, must also include the distance from the improvement to the side and rear property lines.

Per the City of Littleton, plot plans for TrailMark addresses are available, over the counter, at the Building Department, 2255 W. Berry Ave., Littleton, CO 80120. (303) 795-3751. Hand-drawn plot plans are also accepted. All plot plans must be legible, easy to read, and well documented of the proposed improvement, including accurate dimensions.



Plot Plan sample

UPCOMING EVENTS

Save the date Future Social Event dates to remember

May 14th - HOA Board Meeting

Visit trailmark.org for more details.

FOOD TRUCK THURSDAY

Thursday, April 4th
5:00-7:30 pm
S. Field Way by TrailMark Park



FOOD TRUCK(S):
TBD

- 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.