



Photo by Monica Ulrich

May 2024

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## May Calendar

5/1 - News Update

5/2 - Solar Garden Project Tour at Botanic Gardens

5/8 - City Council Meet and Greet

5/14 - HOA Board Meeting

5/21 - TMMD Meeting

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

## HOA schedules Meet and Greet for TrailMark residents with City Council Member Andrea Peters



The TrailMark HOA Board of Directors has scheduled a Meet and Greet with Andrea Peters, our Littleton City Council Member for District 4. Andrea Peters has agreed to come visit with our TrailMark residents during a one hour meet and greet.

Please mark your calendars for Wednesday, May 8th, 2024 from 6:00 p.m. until 7:00 p.m. We will be meeting on the 2nd floor in the library at Falcon Bluffs Middle School, located at 8449 S Garrison Street Littleton, CO 80128. All TrailMark residents are invited to attend. Light refreshments will be provided.

A huge thank you goes out to Principal Tom Burns at Falcon Bluffs Middle School for allowing us to meet in the library that evening. We are very thankful for the accommodations that Mr. Burns extends to TrailMark.

This is not an official HOA meeting, nor is it an official Littleton City Council Meeting. Periodically, City Council Members like to visit with their constituents to hear the concerns, accolades, and questions of the community. Our TrailMark HOA Board is excited to have secured this special meeting with Councilwoman Peters, so please take advantage of this great opportunity to come meet your City Council Member.

Our Board tried diligently to invite Ms. Peters to one of our Tuesday HOA meetings, however, Littleton City Council meetings are also on Tuesdays, so there was a conflict. Thankfully, Councilwoman Peters has agreed to a special one hour question and answer session for TrailMark residents. Please join our HOA Board in welcoming Ms. Andrea Peters on **Wednesday, May 8th, 2024 at 6:00 p.m. at Falcon Bluffs Middle School.**

## 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](mailto:TrailMark@westwindmanagement.com)



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

### Nice weather = Home Projects:

Any exterior work to your home not classified as [Routine Home Maintenance/Repairs](#) REQUIRES you to complete a [DRC form](#) and wait for approval BEFORE work starts. **WHEN IN DOUBT, SUBMIT A FORM.**

# The HOA is asking for information on Hit and Run Crash

Our HOA was informed of a hit and run Wednesday, April 24th, at the traffic island located at South Holland and TrailMark Parkway, directly south of Hogback Hill Park.

Our association suffered damage to our tree, irrigation system and landscape. A City of Littleton sign was also destroyed.

If anyone has any information regarding the hit and run, please email [president@trailmark.org](mailto:president@trailmark.org).

We hope that the responsible party will come forward and assume financial responsibility for the damage. Unfortunately, when folks purposely leave the scene of an accident and don't admit their mistake, all 799 homes in TrailMark are forced to pay for these damages to make the association whole again.

Police are looking for a 2011-2017 dark colored, possibly black Infinity SUV, either a QX60, or QX80 with significant body damage to the front driver's side (see photos below).



South Holland and TrailMark Pkwy

Our HOA landscaper helped clean up the island debris. Again, if anyone has credible information regarding this hit and run, please email [president@trailmark.org](mailto:president@trailmark.org).

Our Board appreciates your help!



Black Infiniti QX60 with obvious front end body damage



Black Infiniti QX80 with obvious front end body damage

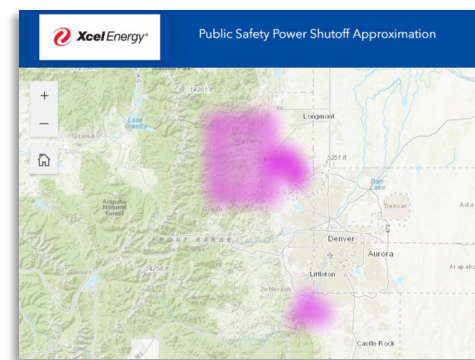


## Garbage and Recycling Delayed due to Memorial Day holiday

Garbage and recycling pick-up is delayed from Tuesday, May 28th to Wednesday, May 29th due to the Memorial Day holiday.

# TrailMark included in 30-hour power outage

On April 6, 2024, some residents received a message from Xcel Energy warning of upcoming power outages—Outages that “may” include our area. Others were given no notice. Some received a later message saying that it “will” include our area. Soon after, all electric power was cut to TrailMark, as well as a few other chosen front range neighborhoods.



The outage lasted a total of 30 hours. While some camped out in their living rooms, others left town only to come back to a refrigerator full of throw-aways.

The following information is a compilation of what we’ve learned from Xcel and the news media to better prepare ourselves for “next time.”

- Xcel’s web page, <https://co.my.xcelenergy.com/s/outage-safety>, includes information with an outage map, status checker, outage check list, and how to report outages and receive alerts.
- During a power outage, you can check the status of your electric outage by texting STAT to 98936. You may also text OUT to 98936 to report an outage, or call 1-800-895-1999.
- Oxygen dependent people should be prepared with enough spare bottles to last a few days, or consider staying with family, friends or in a hotel outside of the planned outage area. South Metro Fire Rescue is only equipped to provide oxygen for medical emergencies and your regular provider should be contacted for non-emergent needs.
- Smoke alarms may start intermittently chirping because their back up batteries are low. If this happens, the batteries should be replaced.
- Please do not use a gas stove to heat your home and do not use outdoor stoves indoors for heating or cooking. If using a generator, keep it outside in a well ventilated area away from windows.

Everyone should [Sign Up to Receive Alerts](#). Please do not contact the HOA with questions about power outages. Xcel does not share any extra information with the HOA than is shared with the general public.



## CAC jumps back into action

The Common Area Committee (CAC) jumps back into action in May, refreshing the north flower bed at the entrance.

The CAC is always waiting to welcome additional members as well as entertaining your thoughts/suggestions for enhancing our common areas!

For further information, please contact Mary Kreeger at [common-area@trailmark.org](mailto:common-area@trailmark.org).

Photo by Ken Colaizzi—CAC Spring Refresh, May, 2023



# From the Design Review Committee (DRC)



Radon is a naturally occurring radioactive gas that comes from the breakdown of uranium in the soil, that moves up through the soil into the atmosphere. It can seep into our homes through cracks and openings in floors and crawlspaces. When this happens, radon becomes part of the air we breathe.

The Colorado Department of Public Health and Environment tells us that TrailMark, in fact the entire state of Colorado, is rated as Zone 1 – High radon potential (probable indoor radon average >4pCi/L), and about half the homes have radon levels higher than the US Environmental Protection Agency recommended action level of 4 picocuries per liter.

As a safety issue, homeowners are encouraged to test radon levels in your home. If you find that your radon levels require mitigation, a DRC request is required because radon mitigation systems vent radon outdoors through a pipe that ends above the edge of the roof. All DRC radon mitigation system requests require that all system parts external to the house (conduit, fan assembly, brackets, etc.) must be painted the color of the surface upon which they rest. **After initial installation, upkeep of those system parts becomes a maintenance issue – painted the color of the surface upon which they rest, regardless of who installed the system or when it was installed.**

For more information on radon testing and mitigation, check with the CO Department of Public Health and Environment at <https://cdphe.colorado.gov/hm/radon>.

**TRAILMARK COMMUNITY  
GARAGE SALE  
& KIDZ MARKET**

# SAVE THE DATE

## JUNE 7TH & 8TH

FRI-SAT 7:30 - 2:00

### 303-437-4564

Sponsored by: **Lori Ross**  
Dubrova & Associates at REVV Real Estate



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SCAN TO SIGN UP

Sign up here to get on the map: <https://form.jotform.com/213636238515153>

# Questions about the TrailMark Park Improvement Project?

South Suburban has encountered a minor permitting issue that has delayed the contractor from beginning the demolition process. This delay has not changed the project schedule, and SSPR anticipates the issue to be resolved quickly.

Residents can ask questions related to the TrailMark Park Improvement Project through Game Plan. Please see the link and steps below.



- Step 1:** Open the link: <https://gameplan.ssprd.org/trailmark-park-playground-improvements>
- Step 2:** Click on the Questions Tab
- Step 3:** Submit a Question

## UPCOMING EVENTS

### CITY COUNCIL MEET AND GREET

Wednesday, May 8th  
6:00-7:00 pm  
Falcon Bluffs Middle School



Come meet your City Council Member Andrea Peters during a special one hour question and answer session for TrailMark residents.

### HOA BOARD MEETING

Tuesday, May 14th  
6:00 pm  
Falcon Bluffs Middle School

All are welcome.



### SOLAR GARDEN PROJECT TOUR

Friday, May 3rd  
12:00 noon  
Denver Botanic Gardens Chatfield Farms



Come for a sneak peak of the solar garden project and chat with the experts.

For more information, email Larry Vickerman at [VickermL@botanicgardens.org](mailto:VickermL@botanicgardens.org)

### TMMD REGULAR MEETING

Tuesday, May 21st  
6:30 pm



### Save the date *Future Social Event dates to remember*

- June 6 & 20 - Food Truck Thursday
- June 7-8 - TrailMark Garage Sale
- June 23 - Concert in the Park

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