



Photo by Ken Colaizzi

August 2024

# TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

## August Calendar

- 8/1 - News Update
- 8/3 - Pirates Cove Night
- 8/6 - National Night Out
- 8/8 - Food Truck Thursday
- 8/13-8/15 - Republic Trash/ Recycling Bin Swap
- 8/22 - Food Truck Thursday
- 8/25 - Concert in the Park

Visit [TrailMark.org](http://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](mailto:TrailMark@westwindmanagement.com)



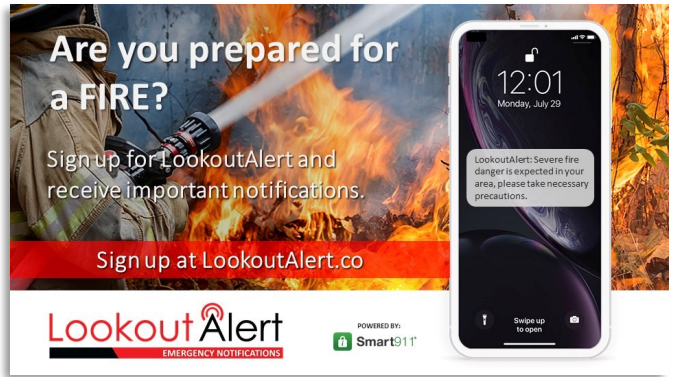
**Click here  
for a list of  
TrailMark's  
Websites &  
Pages**

## Fire in Deer Creek Canyon

Sign up for LookoutAlert Emergency Notifications here –  
<https://www.jeffco.us/473/Emergency-Notifications>

**Colorado Fire Weather  
Boundaries map –**  
[https://www.weather.gov/  
source/pimar/FireZone/  
co\\_firezone.jpg](https://www.weather.gov/source/pimar/FireZone/co_firezone.jpg)

*(TrailMark is in Fire Weather  
Zone 239, and very close to  
216.)*



## National Night Out

Tuesday, August 6th, 6-8 pm at Hogback Hill Park

Each year, police departments across the country take time to get to know their residents and build relationships with their community. TrailMark loves hosting Littleton Police on National Night Out. It gives each of us a chance to thank the men and women in blue for keeping our neighborhood safe.

Littleton Police will be bringing multiple police cars. Kids will get a chance to play in the police cars, touch handcuffs, and ask officers questions. Last year, the K9 dog also made a special appearance.

LB Tacos Food truck is coming to sell tacos, burritos, and quesadillas. Starbucks at Chatfield and Wadsworth will also be bringing some free tea and lemonade for all of us.

It's a fun family night to come appreciate your police officers at Littleton PD. The entire HOA Board and the Littleton Police Department hope that you, your family and your neighbors can join us. Come say HI and participate in this fun, annual, community building event!

Photos by Ken Colaizzi



# HOA Board of Directors Calling for Candidates



Each year our HOA Board of Directors has an annual election. This coming November, there will be three (3) HOA Board of Director positions up for election. Currently, the seats of Treasurer Phil Kinney, Secretary Tonya Sloan, and Member At Large Dave Soule are up for election. Phil, Tonya, and Dave do have the option of filling out a Self-Nomination Form and running for another two-year term.

Ken Colaizzi's (President) and Arwen Vaughan's (Vice President) terms do not expire until November 2025.

Our Board would like to encourage other interested residents who would like to volunteer their time to consider running for the HOA Board. If you are interested, please fill out the Self-Nomination form and either scan it and email it back to [TrailMark@westwindmanagement.com](mailto:TrailMark@westwindmanagement.com) or mail it to:

TrailMark HOA  
C/O Westwind Management Group  
27 Inverness Drive East  
Englewood, CO 80112

**SELF-NOMINATION FORM**

As mentioned at our July 2024 HOA meeting, all self-nomination forms are due to Westwind Management by end of the day September 10th, 2024. Turning in your self-nomination form by September 10th will guarantee that your candidate platform will be included in the Annual Meeting mail-out in October as well as your name being on the HOA Board of Directors ballot.

Our Bylaws also permit residents to nominate themselves at the Annual meeting, pursuant to meeting the noted qualifications.

TrailMark's Second Amended Bylaws, posted on [TrailMark.org](http://TrailMark.org), clearly define the Qualifications of Directors in section 5.3:

"A director may be re-elected and there shall be no limit on the number of terms a Director may serve. In order to be eligible for election and/or appointment to the Board of Directors, an Owner must be in good standing with the Association. Good standing means, without limitation, free from any outstanding balance owed to the Association and free from any infractions with the Association."

If you are elected, you will participate in 6 bi-monthly HOA meetings (usually two hours long), as well as 5 bi-monthly work sessions at Westwind Management. You will also help with various committee events. All positions are volunteer and usually consume about 2-5 hours a week with emails and/or phone calls amongst Board Members, the management company, vendors, committee members and homeowners.

Once the votes have been certified and counted at the Annual HOA meeting on November 12th, the Board will then have a brief meeting to decide who will be President, Vice President, Secretary, Treasurer, and Member at Large for 2024-2025.

Being an HOA Board member is rewarding as you are able to assist your neighborhood with enforcing its covenants, beautification of our neighborhood, assisting fellow neighbors to follow the HOA process, and helping maintain our property values. If you meet the above criteria, and can dedicate your time to TrailMark, then we strongly encourage you to complete your self-nomination form and run for the TrailMark HOA Board of Directors.



## Drivers: Reminder to Stop when School Bus Lights are Flashing

As we start a new school year, we would like to remind residents that when the school bus lights are flashing **RED**, drivers must stop from every direction. Colorado law states: "You must stop your vehicle at least 20 feet before reaching a school bus that is stopped with its red lights flashing whether it is on your side of the road, the opposite side of the road, or at an

intersection you are approaching. You must remain stopped until the flashing red lights are no longer operating. Watch carefully for children near the school bus and children crossing the roadway before proceeding."

## Republic Services plans trash/recycle bin swap with TrailMark homeowners



HOA President Ken Colaizzi spoke with the General Manager at Republic Trash Services regarding their company's master plan to switch all of our trash cans and recycle cans.

Please write down these dates on your calendar so you can assist Republic with changing out your trash and recycle cans with new ones.

**On August 13th, 14th and 15th, please leave your ONE current GFL/Alpine Trash can and your ONE current GFL/Alpine Recycle can in your normal pick-up spot for trash day.**

On August 13th (trash day) it's okay to have the trash cans and recycle bins full like usual, because the switching of trash/recycle cans will follow immediately after trash/recycle pick up.

**If not exchanged on August 13th, please leave your Trash and Recycle cans EMPTY AND FREE OF TRASH AND RECYCLED MATERIAL on August 14th AND 15th.**

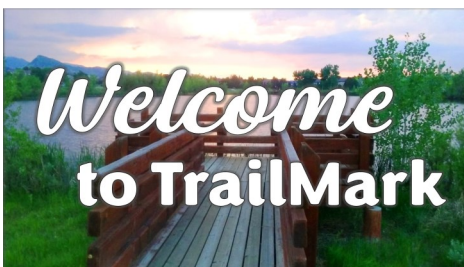
Trash and Recycle cans should be left EMPTY for replacement on August 14th and 15th.

On either August 13th, 14th, or 15th, Republic will eventually stop by your house and haul away your old trash and recycle cans, and replace them with ONE new trash can and ONE new recycle can. Once you receive your new trash and recycle cans, we kindly ask that you store them in the place that you normally store your trash and recycle cans.

This applies to all residents of TrailMark - whether in the single family homes, the patio homes, or the condominiums.

## Fairview Reservoir fish survey

Last week, Colorado Parks and Wildlife conducted a fish survey to research the aquatic life in Fairview Reservoir. The last study was conducted in 2011. A small boat was used to allow the Park Rangers to navigate during the study.



## WELCOME, NEW RESIDENTS!

There is a web page that welcomes TrailMark's incoming residents and offers essential information for a smooth transition. View it here –

<https://www.trailmark.org/new-residents/>

# HOA revises the Garage Door Standard, Address Number Standard, and Replacement Window Standard



During the public HOA meeting on July 9th, the Board voted to revise three of the current Design Review standards. All Board members felt that updating these three standards would benefit homeowners with some additional options and choices when doing home improvements to their homes. For clarification, these revised standards only pertain to the 659 single family homes – not the Star Canyon Condos, nor the Star Canyon Patio Homes.

As a gentle reminder, please note that **ALL** exterior home improvements require homeowners to complete a [Home Improvement Request form](#), submit it to [trailmark@westwindmanagement.com](mailto:trailmark@westwindmanagement.com) and wait for written approval prior to starting your outdoor project. All three of these revisions/updates mentioned below also require written DRC permission prior to starting your project. We appreciate your cooperation.

Now for the good news, the Board has updated the following Design Review standards as follows and has included a link for homeowners to better access the new revisions to the standards that have been updated and are in effect as of July 9, 2024. These can also be found on our website, [www.trailmark.org](http://www.trailmark.org).

## **GARAGE DOOR STANDARD:**

Previously, the Board only allowed three (3) different window options in the top panels of new garage doors. As of July 9th, 2024, the Board has revised the Garage Door standard to include eight (8) different window options. When replacing garage doors, homeowners still have the option to not have upper panel windows as well.

[The new TrailMark GARAGE DOOR STANDARD can be reviewed HERE](#)

## **ADDRESS NUMBER STANDARD:**

Most homes in TrailMark only have one set of address numbers on their homes. As of July 9th, homeowners are now allowed to have no more than TWO sets of address numbers affixed to their homes. The Board felt that to improve emergency response times when needed, a second set of address numbers could be helpful to first responders. The Board felt that a second set of address numbers could also be helpful to delivery drivers.

[The revised ADDRESS NUMBER STANDARD can be reviewed HERE](#)

## **REPLACEMENT WINDOW STANDARD:**

Previously, the Board only allowed white replacement windows. As of July 9th, the Board will allow white and black (dark) windows as replacement windows. The Board felt that black (dark) windows would look nice on certain painted homes. The Board felt that black (dark) windows would be a novel revision to this standard. When submitting for black (dark) windows, the DRC will be charged with making sure white or black (dark) windows would best match the home.

[The revised REPLACEMENT WINDOW STANDARD can be reviewed HERE](#)

The Board would like to thank all five members of our Design Review Committee for assisting the Board with the verbiage and language to all three revisions of our standards mentioned. On behalf of the Board, we hope that this gives homeowners more flexibility and individuality when planning these future home improvements. Please remember to fill out your [DRC Home Improvement Request form](#) and wait for written permission prior to starting your project. Thank you in advance for following our process.

# CAC Thanks

WOW!!!!!!! We had an AMAZING turn out on Sunday, July 7th for the distribution of our first batch of wood chips! For 3 hours these folks VOLUNTEERED and worked hard hauling and spreading wood chips from the shed to Independence, where they were able to cover over 3/4th of the targeted area!!!!



SO THANKFUL FOR THE HELP WE HAD FROM:

Ken, Brooke and Domenic Colaizzi, Arwen, Heather and Maddox Vaughan, Guy & Lisa Barbera, Michael and Tonya Sloan, JoAnn Gould, Dave Soule, Mike McCaffery, Leo, Mr. Econopoly, Ray Hallquist, Jason Aiken, Jim Thinnes and Dennis Kreeger....AMAZING group of HARD workers!

Stay tuned for information to come on MORE opportunities to help beautify our community when we receive additional deliveries of chips!

Mary Kreeger, chair  
TrailMark HOA Common Area Committee

Photo by Ken Colaizzi. View more photos at <https://www.facebook.com/groups/trailmark>



## “Mulch” appreciation from the CAC

On Sunday, July 21st, helping hands, HARD workers, delightful temperatures, merciful hazy skies and MUSCLES helped to move about 3/4ths of the chip dump to finish Independence-to-Gibraltar and the two corners at Independence and TrailMark, as well as the Carr-Dover fence line and most of the corner on the east side of Dover!!!!

There were so many willing participants: Brooke Colaizzi, Ken Colaizzi, Paul Fatseas, Keith Jagiello, Linda Jagiello, Dennis Kreeger, Mary Kreeger, Mike McCafferty, Mike Sloan, Dave Soule, Don Stanley, Jim Thinnes, Jack Wyman, Andrew Zapotoczny, Jake Zapotoczny, Katie Zapotoczny, Will Zapotoczny, Tractor donor & driver Steve Draeger

Jake and Will Zapotoczny learned new skills which they can add to their resumes!!!! :))))

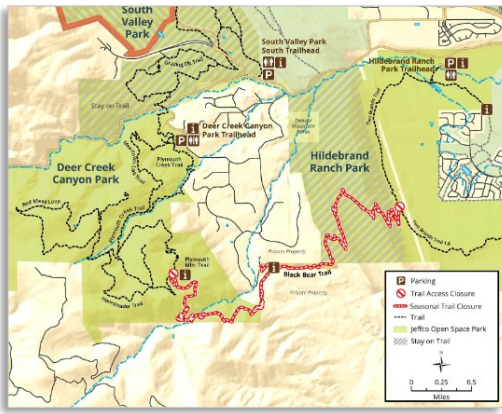
A mystery energizer bunny showed up near the end and gave us a little extra boost!

There's no way the CAC can do these projects without the community's help and we are terribly grateful to those who were willing and able to donate their services.

We have more to do but we will be in a holding pattern until mid-September or so, and we hope to see YOU at our next mulch party!

Thanks again!!!  
Mary Kreeger

Photo by Ken Colaizzi. View more photos at <https://www.facebook.com/groups/trailmark>



# Black Bear Trail reopens today, August 1st

The Black Bear Trail is a difficult shared-use trail to the west of TrailMark, connecting Deer Creek Canyon Park and Hildebrand Ranch Park. It is closed seasonally from February 1st through July 31st.

- [Black Bear Trail Map](#)
- [Black Bear Trail Seasonal Closure Flyer](#)
- [Black Bear Trail Fact Sheet](#)

Source: <https://www.jeffco.us/1208/Deer-Creek-Canyon-Park>

## 4th of July Bike Parade was a FIRECRACKER

Our annual 4th of July Kids Bike Parade went off like a FIRECRACKER. Hundreds of kids decorated their bikes and followed behind the South Metro Fire truck and the Littleton Police vehicle. Many kids were able to sit in the fire truck and police car – How awesome!



The TrailMark HOA Board wishes to thank the South Metro Fire Rescue and the Littleton Police Department for sending their personnel to brighten the eyes of our TrailMark kids.

Another huge thank you goes out to the Starbucks at Chatfield and Wadsworth for donating the lemonade, iced coffee, and hot coffee. When you stop by their store, please express your gratitude for their generous contributions to TrailMark.

After the bike parade, families enjoyed donuts, face painting, otter pops, and a bouncy house at Hogback Hill Park. The pictures speak for themselves that we all enjoyed our Independence Day with the best neighbors in Littleton.

Photo by Ken Colaizzi. View more photos at <https://www.facebook.com/groups/trailmark>

## Josh Bierman Concert was a Big Hit

The Josh Bierman concert was a big hit amongst TrailMark residents. Thank you to our Social Committee for picking another great band for all of us to enjoy!

Several residents sang along with The Ring of Fire while they ate the yummy LB Tacos. There were smiles throughout the park as nearly everyone was singing along. Lots of kids played in the bouncy houses and sang and danced to the Josh Bierman band. Gracie and Charlotte Brown allowed a picture of them dancing in front of their parents – WHAT FUN!!

Thank you all for coming out and mingling with your neighbors. Please don't miss our last concert scheduled for Sunday, August 25th from 5:30-7:30 p.m. at Hogback Hill Park.

Photo by Ken Colaizzi. View more photos at <https://www.facebook.com/groups/trailmark>



# UPCOMING EVENTS

## NATIONAL NIGHT OUT

Tuesday, August 6th  
6:00-8:00 pm  
Hogback Hill Park



A fun family night to come appreciate your police officers at Littleton PD.

LB Tacos Food truck is coming to sell tacos, burritos, and quesadillas. Starbucks at Chatfield and Wadsworth will be bringing some free tea and lemonade for all of us.

Come say HI and participate in this fun, annual, community building event!

## CONCERT IN THE PARK #3

Sunday, August 25th  
5:30-7:30 pm  
Hogback Hill Park



### DARLING REVIVAL

Relax with your neighbors and enjoy the scenery while listening to music from a good local band.

Bring your picnic basket, lawn chairs and outdoor blankets and settle in! Or, enjoy food available to purchase from the [Slife's Devil Dogs](#) food truck. There will be a bounce house for the kids!

Please remember to leave no trace and put trash in the receptacles by the basketball court. If you have lost or found items, please contact the Social Committee at [social@trailmark.org](mailto:social@trailmark.org).

## TRAILMARK NIGHT AT PIRATES COVE



Saturday, August 3rd  
6:00-8:00 pm  
Pirates Cove Water Park  
1225 W Belleview Ave, Littleton

Come join us for a fun family night at the water park. \$5 cash only at the door. Children 2 & under are free.

## FOOD TRUCK THURSDAY



Thursdays, August 8th & 22nd  
5:30-7:30 pm  
S Field Way near TrailMark Park

- 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](http://trailmark.org) for cancellation information.

## Save the date

*Future Social Event  
dates to remember*

September 5 - **Food Truck Thursday**  
September 7 - **Movie Night at the Park**  
October 12 - **Chili Cook-off**  
December 2 - **TrailMark Night at the Lights**

Visit [trailmark.org](http://trailmark.org) for more details. If you would like to volunteer for any event, please contact the Social Committee with the name of the event and we will send you the sign-up genius for that event - [social@trailmark.org](mailto:social@trailmark.org)