



October 2024

TrailMark News Update

TrailMark at Chatfield HOA's Newsletter

October Calendar

- 10/1 - News Update
- 10/1 - Assessments Due
- 10/8 - Regular Garbage Day
- 10/9 - Deadline to enter TrailMark Chili Cook-off
- 10/12 - TrailMark's 4th Annual Chili Cook-off
- 10/15 - Regular Garbage Day

Visit TrailMark.org for the most current neighborhood news.

Optional 2nd Trash Can delivery date is October 14th



Our Board has had many back and forth discussions with Republic Trash Service over the past two weeks. We've been trying to narrow down the exact date of delivery for the optional 2nd trash cans that will be delivered to those who completed the request form by September 16th, 2024.

Unfortunately, there were quite a few folks who left out some missing information on the form (such as complete addresses, etc.) which has delayed the completion of this task. Republic is finalizing the errors that were submitted by these homeowners so they will still get their requested optional 2nd trash cans.

Republic has promised the delivery of the optional 2nd trash cans on Monday, October 14th, 2024. If for some reason you do not receive your optional 2nd trash can on October 14th, and you filled out the Republic form by September 16th, then please call Republic's customer service number at 303-286-1200.

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



2024 HOA Board of Directors election, candidate platforms

As many of you know, we are hitting that time of year where we are having another HOA Board of Directors election. The Board advertised the call for candidates in July 2024. This year, we have 3 seats up for election. **You will get to vote for your choice of 3 of the candidates.**

Five of our fellow neighbors have thrown their self-nominations into the ring to be considered as HOA Board of Directors. If elected, candidates will serve on the volunteer HOA Board from November 2024 to November 2026. Below are the platforms of the five potential candidates who are running for the 3 open seats on the HOA Board of Directors.

Westwind Management will be mailing our Annual Meeting packets to each home on or around October 1st, 2024. When you receive your Annual Meeting packet, we need residents to fill out the blue proxy and the pink HOA Board of Directors ballot and mail it back to Westwind Management. Mailed proxies and ballots must be received by 5:00 p.m. on November 11th, 2024. **Only one proxy and one ballot is allowed to be submitted per address!** (Please visit the "HOA Annual Meeting" page on the trailmark.org website for an explanation about proxies.)

(continued on next page)



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

(2024 HOA Board of Directors election, candidate platforms continued)

If you normally submit your proxy and ballot at our November Annual Meeting, you are still permitted to bring your (Blue) proxy and (Pink) ballot to the November 12th HOA Meeting. To make counting the proxies and ballots more efficient, the Board and Management company suggest that you mail your proxy and ballot to Westwind Management by November 4th, 2024 so it will be received by 5:00 pm on November 11th.

Below are your 2024 HOA Board of Directors candidate platforms, in alphabetical order by first name.

DAVE (DAVID) SOULE

For the past 5 years, I have had the privilege of being a resident and homeowner in TrailMark, and I have cherished every moment in this unique and beautiful community. My wife and I, high school sweethearts, recently celebrated our 52nd wedding anniversary. We are blessed with three grown children and five wonderful grandchildren, who are spread out across Colorado, Tennessee, and California. I proudly served our country in the US Navy in a naval air patrol squadron, and I am now retired after a 47- year career as an engineer with a Fortune 200 company, where I worked on motion control sealing systems for aerospace, medical and automotive applications. Earlier this year, I stepped in to fill a vacancy at TrailMark HOA Board when a previous member relocated out of state. I have found this role both challenging and rewarding, and I am eager to continue serving to ensure that our neighborhood remains one of the most desirable places to live in Colorado. My extensive life experience positions me well for this volunteer role, and I'm committed to maintaining the high standard that makes our community special. I am always open to hear diverse perspectives on the issues that affect us all. I ask for your vote to help preserve the paradise we all call "home."

JR HOFFSCHNEIDER

I have 15+ years in a variety of management positions in different industries. Currently in charge of creating budgets and schedules for construction projects valued up to \$15 million dollars. I would like to join the Board of Directors To provide a fresh perspective and give back to the community we have lived in for the last 8 years.

PHIL KINNEY

Four years as a member of the TrailMark HOA Board of Directors. I have an MBA from Duke University. I am an original Homeowner of the TrailMark Community (20+ years). I would like to be on the Board because I find working with the TrailMark Board of Directors to be personally rewarding and has educated me as to the requirements of a well-run Board. The Board of Directors makes sure that all covenants are adhered to and therefore maintains a beautiful and valuable asset. Our covenants keep the value of everyone's assets.

TONYA SLOAN

I am the current Secretary of the HOA Board and would like to run for re-election for the next term. We have lived in the TrailMark community for 4 years and love the community, environment, neighbors, and people. I have served on the HOA Board for the last two years and feel I have just gotten started. The current Board members work together very well, and we are making a lot of progress on keeping our community beautiful and modern. I would like to continue my work on the Board and am seeking your vote to make this a reality. My professional background is establishing policies, business practices and processes that build efficiency and consistency. In my role I must maintain an open and collaborative mind and know that my skills are benefiting the community. In my personal life I like to do anything outdoors and love visiting with my neighbors on a regular basis. Thank you for your consideration and I look forward to the many years we will reside in the community.

TRACY SCHERR

I have a bachelor's degree in science and communication. I am a University of Florida Graduate, Dean's list. I am a Project Manager with over 20 years of experience. I would like to be on the board of Directors to ensure that HOA always has the best interest of the community in mind. Honestly, transparency and to ensure well collectively do what is best for the entire Community as a whole.

Please watch for your Annual Meeting packet to arrive in your mailbox in early October.

Campaign season is now officially under way. Good luck to all five candidates!

HOA Annual Meeting - Tuesday, November 12th

Save the date! November 12th, 2024

TrailMark Residents, the annual TrailMark HOA Meeting and Budget Ratification Meeting will be held to discuss the budgets for 2025 on Tuesday, November 12th. The meeting begins at 6:00 pm at Falcon Bluffs Middle School, 8449 S Garrison Street in Littleton. If you want to know where your fees are being spent and managed, please attend the meeting.

Call for Proxies

To have a quorum (required for the HOA meeting) necessary for ratification we need representation by proxy of a minimum of 82 households! You will receive, in the mail, notice of this meeting with a proxy form and ballot which may be turned in at the annual meeting. If you cannot attend the meeting, please return your proxy and ballot by mail.

Every year the HOA struggles to get enough proxies back to meet the quorum requirements set forth in the Governing Documents. If a quorum is not reached, the meeting must be rescheduled and costs the HOA a lot of money as all of the items must be mailed again and additional meetings must be called. Please send back your proxy when you receive it in the mail. Be sure to indicate who you are assigning your proxy to. Do not leave the proxy blank. You may still complete the proxy for quorum only. This means that nobody gets to vote on your behalf, but that your proxy counts towards the quorum requirement for the meeting. If you would like to ensure someone votes on your behalf, you can either assign your vote to a Board member or to someone else in the community. Don't leave it blank! If you think your neighbor already sent it, they probably didn't! So please, if you are not going to attend the meeting, send your proxy back. Thank you!

Call for Candidates

The Annual Meeting also means that Board elections are coming up. Please contact the Property Manager at Westwind Management Group (<https://www.trailmark.org/management-company.html>) if you are interested in running for a position on the Board of Directors. The deadline for bios to be included in the mailed packets was September 10th. People can still submit their interest for inclusion on the ballot but it will not include a bio. More information about Board duties is included in the newsletter and on the [website](#), and will be included with the items mailed to you and posted on the TrailMark website prior to the meeting.

Election Season

As election season is upon us, it is time to remind TrailMark homeowners and residents of TrailMark's signage rules: TrailMark Homeowners Association **cannot** prohibit the placement of political signs on property which is owned by a resident of the HOA or in the window of a unit. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Any political sign shall not be on display earlier than 45 days before an election and shall be removed no later than 7 days after an election. The political sign may be no larger than thirty-six by forty-eight inches in size. Each home or unit may only have one (1) sign per political office or ballot issue that is contested in an upcoming election.

Please adhere to these rules to avoid a covenant violation.

Reference: CCIOA (C.R.S 38-33.3106.5(1)(C)) – (Colorado Common Interest Ownership Act)

Common Questions about running for the Board of Directors for the TrailMark Homeowners Association

Q: What are my duties on the Board?

A: The Board is responsible for maintaining and honoring the Declarations, Bylaws, and Design Review Guidelines of the community. The Board reviews/approves all contracts for work done in the common area. The Board receives emails from residents who voice concerns, complaints and/or ideas. The Board is responsible for holding homeowners accountable to the standards set in the covenants. The Board is responsible for the financial state of the Association in which they set dues, approve all invoices, and maintain a balanced budget. The Board is ultimately responsible for the trash contract, social events, maintenance and upkeep of Association property, and all things administrative (insurance, reserve study, etc.). Each Board member is assigned a committee for which they are the liaison between the Board and that committee. In this capacity, the Board member attends committee meetings and advises the Board on on-going committee activities. The Board currently meets every other month, in the odd number months, on the evening of the 2nd Tuesday.

Q: What are the qualifications for being on the Board?

A: As outlined in the Association Bylaws: "A Director may be any natural person and need not be an Owner of a Lot within the Community Area; provided, however, that upon the expiration of the Declarant's Control Period, at least a majority of the Directors shall be Owners..." It is important to keep in mind that the qualifications to be a Director and the qualifications to vote vary. To cast a vote for Association issues, the Lot for which the vote is being cast must be in good standing, that is, no outstanding fines or dues are allowed, in order to vote.

Q: How much time does it take to be on the Board?

A: Typically, Board members spend about 1-10 hours each week dealing with HOA items: emails; phone calls; visits from neighbors; reviewing and overseeing contracts; performing site visits; attending various meetings with agencies such as City of Littleton, JEFFCO, SSPR and/or fielding and responding to issues presented by these entities; provides guidance to our committees; etc. During the week when there is a Board meeting, the time spent on HOA issues is approximately 15-20 hours to facilitate meeting preparation and meeting attendance.

Q: How long is my term on the Board? And are there term limits?

A: Terms are 2-years in length. This is to ensure not all five Board members change at once, to allow consistency in governance. There are no term limits for how many times a person can sit on the Board.



PLEASE NOTE:

The Annual Meeting is coming up in November. We need people to return the proxies that are mailed to them, so please be on the lookout for a mailing with the meeting notice, 2025 budget, and proxy.

From the CAC

We are trying to organize another "mulch distribution" date to participate in! We will send out a blast when we come up with the date(s)!



Trash and fall yard waste

Recently a homeowner sent the Board some questions regarding fall yard waste and our TrailMark trash policy. Since the Board feels that this is helpful information for all residents, we wanted to post this for everyone to read. There are many tips and suggestions, as well as our trash policy, in this article.

Thank you for your email concerning trash. I'm not certain that you were at our last September 10th HOA meeting. If not, I believe you are asking similar questions to a couple other homeowners at our last meeting.

You are correct that all trash and recycling, per our trash policy, must fit inside all trash and/or recycle cans. Bags and boxes of trash are not permitted outside of the trash and recycle cans, per our policy. On July 11th, 2019, our HOA Board at that time passed our TrailMark Trash Policy – (https://www.trailmark.org/wp-content/uploads/2024/03/hoa_trashpolicy_20190711.pdf). This is posted to the TrailMark website, www.TrailMark.org.

In addition, bags and boxes of trash are not permitted, per our trash contract, either. All trash companies are requiring their drivers to lift the trash and/or recycle cans with the armatures that pick up the trash cans. Unfortunately, several drivers have been hurt in the past trying to lift heavy bags and almost every trash company has strictly prohibited their drivers from picking up bags due to workman's comp claims.

I think you're also asking what you can do with the extra yard waste that most homeowners compile during the fall months. If I'm correct, I'd like to relay some of the suggestions and answers that were discussed at our last HOA meeting on September 10th.

What can I do with my excess yard waste during the fall months?

1. Fill your personal trash can as much as you can each week.
2. Save the extra bags of leaves or yard waste in your garage or behind your wing fence so you can gradually get rid of them each week in your trash can until they are all gone.
3. Ask a nearby neighbor if they have extra room in their can to dispose of extra yard waste. You usually will find a neighbor who can help. For example, my neighbors across the street from me are retired and when I helped put out their trash today, I noticed that they only had one bag of trash in their 96 gallon trash can.
4. Several folks at the September HOA meeting mentioned that they never fill their cans weekly. They suggested that residents who are looking to get rid of extra trash make a Facebook post on Monday asking if any neighbors have extra room to dispose of some extra bags in their cans. Again, most neighbors in TrailMark will help and let you drop a bag or two.
5. I'm not sure if you filled out the request for a second trash can from Republic Services as it was advertised from August 20th to September 16th on the TrailMark website and the HOA Facebook page. If you did request that additional can, it will be delivered on October 14th. (<https://www.trailmark.org/optional-2nd-trash-can-delivery-date-is-october-14th/>)
6. If you did not request the additional trash can from Republic by September 16th, and you would still like an additional can outside of the September 16th deadline, Republic Services will contract with you directly for \$60 a year, by calling 303-286-1200.
7. A few years ago, I was having some difficulty with the many bags of leaves I was raking through the month of October. I think my friends were tired of me nagging that I always had to go home and rake leaves. One of those days, my friend recommended that I borrow his leaf mulcher/vacuum. I'm not sure if you are familiar with these autumn wonders, but I'd like to share with you what I bought. Buying this leaf mulcher/vacuum saved me a tremendous amount of time and decreased my usual 10 bags of leaves down to 2 bags of leaves. So, if you are interested, [here's a link to the Toro leaf mulcher](#) that has become my saving grace this time of year.
8. Another resident at our most recent HOA meeting shared that he has one of the biggest yards in TrailMark. He said that he composts some of his leaves that he picks up.
9. Another resident mentioned that he gathers up his many bags of leaves and takes them to the dump once all the leaves are done falling. He said he just makes one trip a year and gets rid of them. I guess the dump is always an option as well.

I hope these suggestions help answer the question you presented. Please know that our Board also secured a FREE dumpster day for our residents in 2025, 2026, and 2027. We don't know the exact date yet for 2025, but once we do, we will post it on the TrailMark website and HOA Facebook page.

Again, thank you for your email and we sure appreciate you contacting the Board.

Ken Colaizzi, President
TrailMark HOA Board of Directors



Photo by Julianne Roth Lawson

HOA unveils electronic DRC Home Improvement Request Form

During the September 10th HOA meeting, the Board unveiled our new electronic DRC Home Improvement Request Form, <https://www.trailmark.org/home-improvement-request-form/>

For years, homeowners have begged current and past HOA Boards to create and implement a digital DRC Home Improvement Request Form. Vice President Arwen Vaughan deserves a huge round of applause for spearheading and creating such a user friendly form.

When planning your upcoming outdoor home improvement projects, please try using the electronic DRC Home Improvement Request Form and see how easy it is. For the time being, the Board and DRC is allowing homeowners to use either the new electronic form, or the traditional PDF form that needs to be printed out and filled out by homeowners.

We feel that most homeowners will appreciate and love the electronic form. Please remember that all outdoor home improvement projects do require written approval from the DRC prior to starting your project.

Again, a big thanks goes out to Vice President Arwen Vaughan and DRC Chair JT Bergstrom for working together to bring the electronic DRC Home Improvement Request Form to life.

Home Improvement Request Form

This is the Home Improvement Request Form. Please fill out everything you can with as much detail as possible. The Review Committee, which meet every other Friday. You will be contacted by email once your request has been reviewed. Images, PDFs, etc.

Step 1 of 4

Full Name *

First Name

Last Name

Cell Phone *

SIGN UP YOUR WINNING CHILI RECIPE OR JUST COME FOR THE FOOD AND FUN

100% OF PROCEEDS DONATED TO:



NATIONAL FALLEN FIRE FIGHTERS FOUNDATION

- Suggested donation for tasting tickets
- Tables & chairs provided
- Bring your phone for voting!
- Rolls, Waters (or BYOB) & Dessert also provided
- Firefighter judges

4th annual

Chili



COOK OFF



Do you have a winning chili recipe?

SATURDAY - OCT 12, 2024

4:30 PM HOGBACK HILL PARK
IN TRAILMARK

ENTER YOUR CHILI HERE:

<https://form.jotform.com/rosslori1914/4thAnnualChiliCookoff>
or scan QR code

FREE TO ENTER
SUGGESTED DONATION (IN ANY AMOUNT) FOR TASTING



Hosted and Sponsored by:
Lori Ross, REVV Real Estate
For more info, call or Text
Lori Ross 303-437-4563

HOA sends Thank You to South Suburban Parks and Recreation



September 20, 2024

Will, Michelle, Andy and Cullen,

I can't thank all of you enough for opening this GORGEOUS TrailMark Park playground today.

I just stopped by and there are tons of kids up here playing, giggling and having the time of their lives. Parents are equally as happy.

The quality of equipment and installation of everything is top notch. Thank you so much for spoiling our neighborhood. To say we're thrilled is an understatement!! It's absolutely breathtaking.

I know Michelle had stopped services for our United Porta Potty, but please get a new one delivered and in service ASAP.

Thank you again for a job well done. All of us in TrailMark sincerely appreciate the updated playground! Bravo!!

Thank you,

Ken Colaizzi, President
TrailMark HOA
Littleton, CO 80127
president@trailmark.org
<https://www.trailmark.org>



UPCOMING EVENTS

HOA ASSESSMENTS ARE DUE OCTOBER 1st



More information can be found on our [Pay Assessment Fees](#) page.

If you have any questions, please email TrailMark@westwindmanagement.com.

REPUBLIC UPDATE: NO DELAYS IN OCTOBER



October 8th and October 15th are regular garbage and recycling pick-up days.

No delays due to the Cabrini/Columbus Day holidays.

Save the date Future Social Event dates to remember

December 2 - TrailMark Night at the Lights

Visit 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

4th ANNUAL TRAILMARK CHILI COOK-OFF



To support the National Fallen Firefighters Foundation

Saturday, October 12th
4:30 pm
Hogback Hill Park

- ENTER YOUR CHILI HERE – <https://form.jotform.com/rosslori1914/4thAnnualChiliCookoff>
- **off.** Participation in this event is limited to TrailMark residents and their friends, family or invited guests. Please be sure to include your name as a resident or include the name of the TrailMark resident who invited you to enter. Enter by October 9th.
- Judging the chili entries will once again be done by our very own Station #19 firefighters. In the event that they get called to an emergency, back-up judges have been selected.
- Toppings such as cheese, sour cream and jalapenos will be provided for chili tasters but the judges will be making their decision without the use of toppings and based on merit alone.
- A winner will be selected in each of the 4 categories: (1) traditional red chili, (2) green chili, (3) non-traditional chili such as white chicken chili, veggie chili, elk chili, etc. and (4) fan favorite. The fan-favorite category will be voted on by all of the “tasters” at the event. Each of the 4 winners will get a \$50 Amazon gift card and an engraved keepsake cutting board.
- All are invited to come and “taste” chili so please invite family, friends and neighbors to eat and to vote. A recommended donation amount is requested in order to buy tickets for tasting but donations of any amount are welcome. All donations will be given to the National Fire Fighters Foundation.
- In addition to chili, rolls from Texas Roadhouse, waters, and dessert will be provided. You are also welcome to bring your own beverages.
- Tables and chairs will be provided.
- Bring your phone for voting!

Hosted and sponsored by [Lori Ross, REVV Real Estate](#)