

HYLAND GREENS NEWSLETTER

APRIL 2024



As April arrives in Colorado, the signs of spring are in full bloom throughout our neighborhood. The snow begins to melt, and the mountains offer breathtaking views of budding flowers and green valleys. Residents can be seen out enjoying the warmer temperatures, whether it's hiking in the nearby trails, picnicking in the parks, or simply taking a leisurely stroll around the block.

April also brings Earth Day, a time for us to reflect on our environmental impact and strive to make our community a cleaner, greener place.

Let's embrace the beauty of spring and all that Colorado has to offer as we welcome the new season with open arms.

In This Issue

Dates - Page 3

Another Successful Egg Hunt! -
Page 5

Architectural Control
Compliance, Garage Sale -
Page 6

Helping Hands - Page 8

Tot Lot Vandalism, Small Pool
Resurfacing - Page 10

Food Trucks - Page 11

March Minutes - Page 12





I will sell your home for 4.5%!

Tammy Galloway

720-934-2532

**I have owned a home in Hyland Greens for 30 years,
and have SOLD many homes in Hyland Greens!**



**3403 Linden Cr
\$650,000 SOLD**

**10063 Wolff St
Hyland Greens
\$805,000 SOLD**



**101 Pioneer Pl
\$600,000 SOLD**

**15104 Xenia
\$787,000 SOLD**



**6219 E 141st Dr
\$768,995 SOLD**

**1255 Northridge Dr
\$950,000 SOLD**



**14899 Syracuse Way
\$637,500 SOLD**

**10061 Zenobia Court
Hyland Greens
\$675,000 U/C**



**1499 W 120th Ave #110 Denver CO
Office 720-602-4211
www.GallowayRealty.net
winner1726@msn.com**

Based on info from REcolorado Inc for the period 6/23/22-10/12/23. This representation is based in whole or in part on contents supplied by REcolorado Inc. REcolorado Inc does not guarantee, nor is it in any way responsible for its accuracy. Content maintained by REcolorado Inc may not reflect all real estate activity in the market.

Hyland Greens Board

Linda Mollard - President and Secretary,
Activities 2024
president@hylandgreens.com

Dane Ernsberger - Vice President,
Technology and Communication, 2025
vp@hylandgreens.com

Ashley White - Secretary, 2026
secretary@hylandgreens.com

Tammy Wittkop - Treasurer
treasurer@hylandgreens.com

Allan Meers - Pools, 2026
Kathleen Hencke - ACC, 2026
David Carahasen - Pools, 2024
Bob Belden - Greenbelts, 2024
Chuck Smith, - Pools, 2025



lcmpropertymanagement.com

1776 South Jackson Street Suite 300
Denver, CO 80210
303-221-1117

Community Manager:
Milagros Chavez
MChavez@lcmpm.com
303-221-1117 Ext. 112

Next HOA Meeting

The Next HOA Meeting will be held on
Tuesday, March 19, 2024 at 6:30pm
via [Zoom](#)

Stay up-to-date with the
neighborhood news and
announcements by signing up to
receive emails at
www.hylandgreens.org/newsletter



DATES TO REMEMBER

April 1	April Fools Day
April 16	HOA Board Meeting
April 22	Earth Day

SPRINKLER
SOLUTIONS
INSTALLATION & REPAIR
QUALITY LAWN SPRINKLER SYSTEMS
303-523-5859

**For All Your House Projects Trust
Your Hyland Greens Neighbor!**

PETE WAGNER

House Repairs and Updates
Including Kitchen and Bathrooms

480.310.8454 ppwag68@gmail.com

Non-Licensed



Another Successful Egg Hunt!

We wrapped up March with another great easter egg hunt on March 30th. Hampshire Park was filled with over 3000 eggs! The kids were divided into four age groups and had a great time scooping up eggs. Congratulations to our grand prize winners: 2 1/2 year old J.R. Wetli, 6 year old Haylee Martinez, 9 year old Caleb Napolitan, and 10 year old Harrison Guildner.

Thanks to all of the volunteers -- you did a great job and made this happen! This list is not all inclusive since we didn't get everyone's names, but special thanks to the Ernsbergers, Donna Woodside, Judy Quinlan, the McGowans, the Cotosmans, the Wetlis, Tammy Wittlock, Allan Meers, Chuck Smith, the Fines and those unnamed. If anyone has some great pictures to share, please send them to Newsletter@hylandgreens.com.

Who will run the egg hunt in 2026? Linda Mollard announced that next year's Easter Egg Hunt will be her last. She will have organized these hunts for over 10 years. If any one or and group wants to step up to take on this task as of 2026 please let us know at Hylandgreenshoa@gmail.com.





2023 - 2024 HOUSING STATS



First Hyland Greens

AT A GLANCE



0

NEW LISTINGS



0

ACTIVE LISTINGS



21
DAYS

ON THE MARKET



\$710,000

AVERAGE PRICE



\$230

COST PER SQ. FT.



25

NUMBER OF SALES

YOUR TRUSTED RESOURCE FOR RESULTS



VALERIE WESTMARK
YOUR HG NEIGHBOR

Office: 303-420-5352
Cell: 303-981-0950
RE/MAX Alliance

valeriewestmark@gmail.com
<https://valerie-skorka.remax.com>

Architectural Control Compliance

Reminder: any changes you plan to make to the exterior of your homes need to be approved by the ACC Committee.

These changes include windows, paint, fences, cement work, decks, roof and the like. Check out the Rules and Regulations posted on our website. The Architectural Control Committee has 30 days to make a decision so take that time frame into account when you are planning your project. The purpose of this is to maintain the harmony of the neighborhood. NOTE: There could be consequences to not having your project approved.

If you have questions regarding the forms that must be submitted, you should contact Milagros at MChavez@lcmpm.com . Please remember that this is a committee of your fellow homeowners who volunteer to help keep our neighborhood looking great.

Garage Sale in June

The Community Garage Sale is set for **June 7, 8 and 9, 2024**. Start your spring cleaning and gather the items you want sell. Our Community Garage Sale is always well attended. We take care of the advertising, all you have to do is put a sign on your corner, set up in your driveway and sell.



TALKING REAL ESTATE

**BERKSHIRE
HATHAWAY**
HOMESERVICES
COLORADO
REAL ESTATE

APRIL 2024

Envision Home Team

Eric & Beth Ann Mott, Gina Bradshaw,
Kent Davis, Casey Reeves, & Wendy Atkinson

720-600-2375

info@envisionhometeam.com

www.envisionhometeam.com



Envision Home Team offers resources and skills that assist you every step of the way during the process with communication, negotiation and the latest technology. Our knowledge of the industry positions you for a successful transaction.

HOME SELLERS, TAXES, SELLING A HOME



According to the Internal Revenue Service, the sale of your primary residence may have federal tax benefits that can help you avoid capital gains on the sale, if you meet certain criteria for ownership and use of the home.

To claim a tax exclusion, you must have owned the home for at least two years and lived in the home for at least two out of no more than five years of ownership. The tax gain exclusion that's available is \$250,000 if you're single, or \$500,000 if you're married and use a joint tax return.

To maximize your gain and reduce your tax bill, you can adjust the basis of the home you sold. The basis is the price you paid for the home, including closing costs and settlement fees. The adjusted basis, explains Smart Asset, factors in capital improvements that you made to the home, such as replacing the roof or the HVAC, adding a second story, or laying utility lines to the home. You can also adjust for casualty losses, like restoring your home after a fire or water damage.

The higher your adjusted basis is, the lower your capital gains are.

TAX TIPS FOR SELLING A RESIDENCE

PROPERTY CORNER



We are here for you!

720-600-2375

info@envisionhometeam.com

www.envisionhometeam.com

COMING SOON



Strasburg, 80136

3 Bed - 2 Bath
On over
38 Acres

Multiple Out Buildings

UNDER CONTRACT



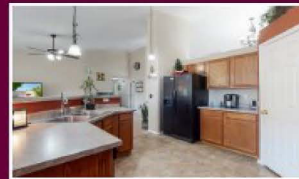
15565 E 99th Ave
Commerce City, 80022

4 Bed - 3 Bath
2,503 Sq Ft

Corner Lot

Listed at \$520,000

UNDER CONTRACT



3407 Watada
Brighton, 80238

6 Bed - 3 Bath
4,298 Sq Ft

Corner Lot

Listed at \$560,000



SOLD



4152 W 111th Circle
Westminster, 80031

3 Bed - 3 Bath
1,426 Sq Ft
End Unit in
Cotton Creek

Listed at \$460,000

Hyland Greens Helping Hands

Name	Age	Phone	Comments
Sydney Angland	13	720-591-4492	Babysitting (CPR certified and Babysitting Boot Camp Certified), Dog walking, Dog sitting, house sitting, References available
Elijah Huang	17	720-450-1795	Pet sitting, house sitting, snow removal, Neighbor-hood references available
Ellie Huang	14	720-287-9136	Babysit (CPR certified & babysitting bootcamp completed), yard work, and baking - Neighborhood references available
Edith Lindberg	14	303-718-9869	Pet/house sitting, babysitting, and dog walking
Eliot Lindberg	17	303-718-9869	Bicycle Tune-Ups
Marlaina Palm	12	303-570-7910	Pet sitting, dog walking, snow removal, leaf raking, house sitting
Hailie Rosauer	13	720-731-7179	Babysitting (CPR certified and babysitting boot camp completed), dog walking, snow removal

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. To submit additions or changes please email newsletter@hylandgreens.com using the subject line "Helping Hand".



About the Hyland Greens Newsletter

The Hyland Greens Newsletter is created each month, February-December, as an informational resource for residents of Hyland Greens HOA in Westminster, CO.

If you would like to submit a letter to the editor for consideration to be published in the next month's issue, please submit your letter to newsletter@hylandgreens.org.

Ad space is available in the next issue of the Hyland Greens Newsletter. Please submit advertisement requests to mchavez@lcmpm.com. For more details about advertising and to see current pricing please visit: <https://hylandgreens.org/newspolicy>

Advertisement in the Newsletter is not an endorsement for products or services.





I WILL SELL
YOUR HOME FOR **3.5%**

DON'T PAY HIGH COMMISSIONS – **\$SAVE THOUSANDS!**

HOMESMART®

Meet your neighbor Tammy Wittkop

REALTOR® • Broker/Associate • Hyland Greens resident

I am passionate about helping my clients find exactly what they are looking for in our beautiful community. I place an emphasis on collaboration and communication and view each engagement as an opportunity to help someone put their dreams into action.



I WILL SELL YOUR HOME FOR 3.5%, leaving you with more money in your pockets (and more money to put down on your next house.)

*Put my experience, knowledge, service, and professionalism to work for you - **CALL TODAY!***

CALL 303.921.9404 • www.eliteteam.pro

LICENSE: FA.100078435



I'M HERE FOR YOU

100% CONFIDENT. 100% COMPASSIONATE. 100% OPERATIONAL.

Tot Lot Playground Vandalism

This is tough to write but it has to be addressed: some kids are vandalizing the tot lot.

There is a small group of children, mostly boys around 8 to 11, that think it is their job to destroy the Tot Lot. They have been observed being reckless and abusing equipment in the small playground. Over the past year they have broken the ping pong table, pulled out the tether ball pole and now have broken the big rectangular swing. The Bocci ball balls and basketball have been thrown out of the tall, fenced area. They have jumped on the boards inside the dome in an attempt to break them. Sand gets removed from the sand box and thrown on the ground.

This can not be tolerated. It is expensive to replace and repair and unfair to the volunteers who try very hard to make this a fun and safe place for the little kids in the neighborhood.

Please chat with your children and explain this to them. Money from your dues money is to be spent to maintain this area.

If your children see something ask them to report it to you, the parents, and then report it to us at Hylandgreenshoa@gmail.com

Some of the kids have been warned and told that the HOA can revoke the families pool privileges for damaging HOA property. Thank you.

Small Pool Resurfacing

When you are out enjoying our greenbelts stop by the small pool and see the progress on the resurfacing of that pool. The new edge tiles are in place, and they are working on the surface repairs now. Everything is expected to be done in time for opening day in May.

Food Trucks: Coming in May

Food trucks will be back starting May 9th. Here is the current schedule, but please note changes may occur.

May 9	Road Runner Pile High Burgers High Point Creamery
June 6	Grecian Gyros Express La Rou Bayou Sweet Cow
July 11	Fanwich Pink Tank Lily's Lemon Ice
August 8	Smokin Bones Dude Bro Taco Hip Pops
September 12	Pierogies Factory Dessert truck TBD



First Hyland Greens Association
Board of Directors Meeting via ZOOM
March 19, 2024 6:31 - 7:38pm

**Meeting was called to order at 6:32 PM**

Members Present: Linda Mollard, Dane Ernsberger, Ashley White, Tammy Wittkop, Chuck Smith, Allan Meers, Dave Carahasen, Milagros Chavez representing LCM Management. Kathleen Hencke and Bob Beldon absent.

Open Forum:

- Introduction of homeowners: Sarah Faucet, Trent Hanson, Patricia and Pete Wagner, Rich Osner
- Sarah Faucet – procedure with ACC, has submitted a painting request.
- Trent Hanson – who is in charge of highline canal to remove down tree branches? Highline Ditch Canal owns 50 feet on each side from center of canal, they are responsible for cleaning and upkeep. Generally come the last week of March prior to turning the water on.

Secretary Report

- Approval of February 2024 Meeting Minutes
- Minutes published in Newsletter need to include heading DRAFT because they do not become official until the next meeting when approved
- Articles for Newsletter due

Treasurers Report

- February 2024 financials
- Tammy Wittkop reviewing prior financials and getting up to speed with her new position
- Anticipating increase in insurance renewals in Fall 2024 as rates are rising. Likely result in dues increase 2025.

Managers Report:

- Drive through for March completed
- Spring coming, will start looking at yard violations in coming months
- Covenant Violations

Architectural Control Committee:

- 30 days from date of request to respond

Greenbelts Committee:

- \$3000 of damage from recent storm, pruning last year mitigated a lot of damage. Debris was cleaned up in one day.
- Snow removal was difficult due to heaviness
- Tot Lot updated
- Tree causing issues with sidewalk, letter to be sent to homeowner

Tech/Communications:

- No update on website
- Delegating newsletter duties
- Corrections made to links brought up at the last meeting

Activities:

- Easter Egg Hunt 3/30 – need volunteers at 9:30 am to help lay out eggs, hunt starts at 11 am
- Garage Sale date will be set in coming months, will be in June
- Food trucks start in May

Pools:

- No update on large pool
- Update on small pool – working on tile and already completed significant amount of work.

New Business:

- Any brought up by board?

Unfinished Business:

- None

Executive Session – Begins at 7:14 pm

- Account for collection
- ACC Violations
- Trash Removal Issues

Adjourned at 7:38 PM. Next meeting April 16, 2024 at 6:30 on Zoom

We appreciate it when you volunteer. Many of you have experience and time that board members do not have. We are a 50-year-old neighborhood that is constantly needing attention paid to it. If you see something that needs repair, please send that information to HylandGreensHOA@gmail.com