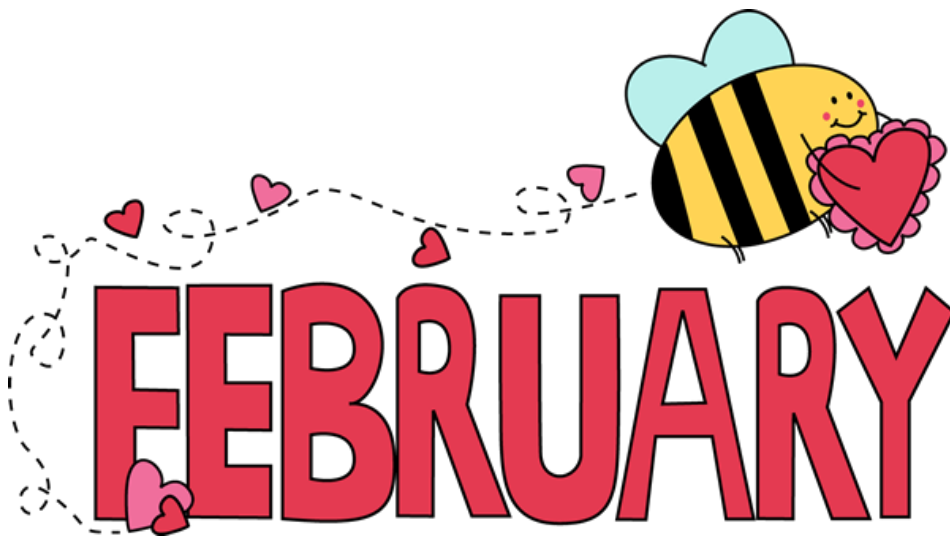


HYLAND GREENS NEWSLETTER

FEBRUARY
2024

February is here!

February means three things: Valentine's day, snow, and taking down those last remaining Christmas decorations. Our neighborhood was more decorated and festive than I have seen in many years. Thanks to all who put up the lights, blow-ups, dogs, reindeer, stars, candy canes and all the glittery and shiny décor.



**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



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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

TBD - 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, January 16th, 2023 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

February 1	Quarterly dues
February 2	Groundhog Day
February 14	Valentines Day
February 19	President's Day
February 20	HOA Board meeting
February 29	Leap day!
March 17	St. Patrick's Day
March 19	HOA Board meeting
March 30	HOA Easter Egg Hunt
April 1	April Fools day
April 16	HOA Board meeting



FEBRUARY IN FIRST HYLAND GREENS



I want to thank
all of you that
decorated your
lamppost with red
lights on Christmas
Eve.

A donation has
been made in the
name of First
Hyland Greens to
Children's
Miracle Network.



WHAT DID REAL ESTATE SALES LOOK LIKE IN 2023?

- 23 Homes sold in Hyland Greens in all of 2023
- The average sales price was \$697,039
- The highest sales price was \$805,000
- The lowest sales price was \$520,000
- The average days on the market was 28

How did my sales compare in the neighborhood for 2023?

- My average sales price for the families that I helped, \$772,500
- My highest sales price, \$805,000
- My lowest sales price, \$740,000.
- My average days on the market, 25

I can honestly say that I am committed to helping you obtain the highest sales price possible in the shortest amount of time. The stats speak for themselves.

If you are considering a move out of the neighborhood, please consider allowing me the honor and opportunity to work for you.

Call me anytime. I am happy to help with any Real Estate need that you might have! Wishing you a Happy Valentine's Day!

Valerie Westmark – Est. 1992

Your Hyland Greens Neighbor

(303) 981-0950

ValerieWestmark@gmail.com

RE/MAX Alliance – Valerie-skorka-remax.com

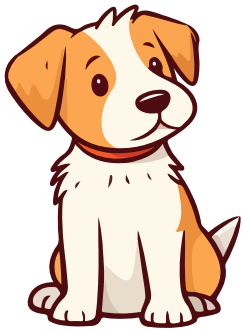


Hyland Greens Holiday “Best Lights” Award

The Christmas Lighting prize went to the Hurrell family at 5130 W 99 th Ct. This is the house to beat. Five homeowners drove the neighborhood and submitted their lists of their top five homes. This is the only house that was on all five lists. Congratulations and enjoy your \$50 gift card.



Dog Poop Bag Heroes



Just thought you would find it interesting that as a neighborhood we purchased 18,360 individual dog poop bags in 2023. That’s a lot of poop that we hope was picked up. Everyone of those bags was ripped off the roll and fluffed a little by a human being, to make them easier to grab and use. We want to acknowledge **Bob Belden, Chris Maloney, Jean Beall, the Ernsberger’s and mostly Donna Jackson**. Unfortunately, Donna moved out of the neighborhood and we could use a volunteer or two who might be interested in fluffing dog poop bags while they watch TV. Please let us know at Hylandgreenshoa@gmail.com.



Casandra Martinez
Clean Life Cleaning service

 candmcleanlife@gmail.com
email

 7204877327
mobile

 [instagram.com/clean_life_cleaning_service](https://www.instagram.com/clean_life_cleaning_service)



How to Buy or Sell in the Current Market



Planning a move in the next 2-3 years? Don't own a home now but plan to in the next couple of years? Tired of the fluctuations of the stock market? Looking for a better investment?

This FREE class will cover:

- Current Real Estate market trends
- When to rent and when to buy
- Information on downsizing and moving up
- How to enhance the value of your home
- Should I sell "as-is" or make improvements
- Can I buy before I sell

Hybrid Event
In-Person or
via Zoom

6:30pm
Check in, Light
Appetizers and
Dessert Selections

Metro North Building
11990 Grant St. Ste. 500
Northglenn, CO 80233

7:00-8:00pm
Presentation by a
team of real estate
and lending experts

RSVP: info@envisionhometeam.com
720-600-2375

Wednesday, February 21st



Beth Ann Mott, REALTOR*
Eric Mott, REALTOR*
Gina Bradshaw, REALTOR*
Kent Davis, REALTOR*
Tonya Sargent, REALTOR*
Casey Reeves, REALTOR*
Wendy Atkinson, RE Consultant



FOLLOW OUR
YOUTUBE



GET YOUR INSTANT
HOME VALUATION



VISIT OUR
WEBSITE

***VOTED FIVE STAR REAL ESTATE AGENTS 13 YEARS IN A ROW BY 5280 MAGAZINE 2011-2023**

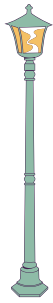
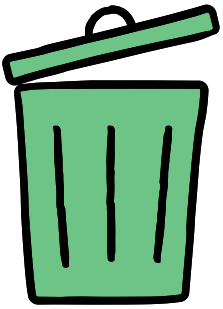
Board openings and volunteering

We have several spots still open on the board so if you have an interest in giving back to and/or serving your neighborhood please contact us at hylandgreenshoa@gmail.com.

We are always in need of volunteers to help with activities, greenbelts, planting flowers, snow removal and the like. We also appreciate your input. You can get in touch with the board at hylandgreenshoa@gmail.com.

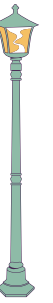


Fair Warning: Trash Cans and Lights



Please make sure that your trash cans are out of site from the street or public walkways. Having trash cans visible other than on trash pick-up day is a covenant violation.

Also, check your post light in your front yard to make sure the light is turning on at dusk. This is part of our agreement with the city.



2024

Hyland Greens Easter Egg Hunt

Hampshire Park

Saturday March 30, 2024

11:00 AM Rain or Shine

*Any changes due to **severe** weather will be updated on Nextdoor.com





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



HOME SMART

I'M HERE FOR YOU

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

Hyland Greens Helping Hands

Name	Age	Phone	Comments
Elijah Huang	16	720-450-1795	Pet sitting, house sitting, snow removal, Neighbor-hood references available
Ellie Huang	13	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
Sydney Angland	13	720-591-4492	Babysitting (CPR certified and Babysitting Boot Camp Certified), Dog walking, Dog sitting, house sitting, References available

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.

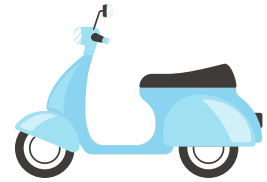
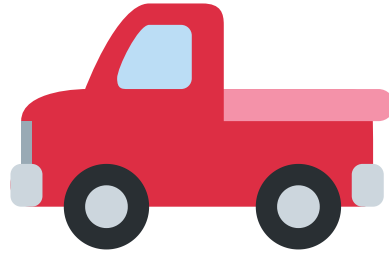
Ad space is available in the next issue of the Hyland Greens Newsletter. Please submit advertisement requests to mchavez@lcmpm.com. For more details about advertising and to see current pricing please visit: <https://hylandgreens.org/newspolicy>

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



Parking

If you have street parking issues to complain about, please go to the City of Westminster's website and look under Public Safety. There is a place where you can report the problem. They have been very responsive so far.



Pool Keys



Pool keys will not be available until May.

After May 1st, email hylandgreenshoa@gmail.com to arrange to get pool keys.

The first key to a homeowner is free. The 2nd key or replacement keys are \$30 cash.

Only two active keys will be allowed per house.

Coming Soon: New Website!

We are hoping to launch our new website sometime this month.
Please stop by and check it out.

We will send out a blast when it is ready. You are just going to love it.



First Hyland Greens Association
Board of Directors Meeting via ZOOM
January 16, 2024 6:30 - 8:30pm



Meeting was called to order at 6:32 PM

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

Open Forum:

- Introduction of homeowners: Roxie Smith

Hearing RE Parking Rules and Regulations:

- Rules and Regulations part 6(c) governs.

Secretary Report

- Approval of November 2023 Meeting Minutes
- Articles for Newsletter due

Treasurers Report

- Still do not have a treasurer, hoping someone from the neighborhood will volunteer.
- December Financials
- Discuss payment approval process

Managers Report:

- Covenant Violations – did not go out in December to write up violations so no new violations to discuss.
- Will complete a drive through this month.

Architectural Control Committee:

- New chairperson for committee – Kathleen Hencke, Dane Ernsberger assisting for the time being.
- If submitting a request, homeowners need to make sure they check their spam folder because approvals/denials/requests for more information are often going into spam folders and being missed.

Greenbelts Committee: Bob Belden

- Update RE landscaping and snow removal, new point of contact working with us

Tech/Communications: Dane Ernsberger

- Addressed in other sections

Activities: Linda Mollard

- Christmas lights award announced and they were give a \$50 gift card
- Easter is in March, will need volunteers for the Easter egg hunt

Pools: Allan Meers, Dave Carahasen and Chuck Smith

- Nothing new to discuss

New Business:

- Roll off- discussion
 - Not going to do it unless a homeowner agrees to supervise because each year homeowners don't follow rules and significant amounts of trash are left behind
- New website
 - Board members/Milagros to send info in for addition to the new site
 - Board members to write small introductions/bios to be included
 - Plan is to use website to convey information to homeowners surrounding facts/info about the neighborhood and common amenities

Unfinished Business:

- None

Executive Session:

- Accounts for Collection

Adjourned at 7:39 PM. Next meeting February 20, 2024 at 6:30 on Zoom

**Happy February!
We wish everyone a great and glorious new year.
See you in March.**

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