



Please Join Us For

HYLAND GREENS

ANNUAL



4th OF JULY CELEBRATION

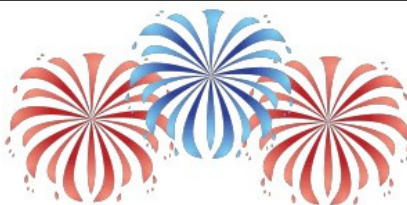
09:00AM-Children's Parade staging and judging begins at small pool parking lot
09:45AM-10:00AM Parade from small pool to big pool with Westminster Police and Fire
11:00AM- 01:00PM- Food and Snow Cones available (*while supplies last*)



Children's Parade sponsored by Ed Varnet's family- Children are invited to decorate their wheels (bikes, trikes, wagons strollers etc...) with their best Independence Day motif and meet at the small pool parking lot for ribbons. Westminster Police and Fire will then lead the parade of participants over to the big pool. (**The fire truck will not be present if there is an emergency**)

Food- for \$1.00 you can purchase a plate which includes a hot dog, potato chips, and a drink. \$1.00 Nachos and \$2.00 brats will be available. Snow cones are free!

Events- Dive contests
Diving for money for the kids



HYLAND GREENS NEWSLETTER

JUNE 2024



Welcome to June, a month that ushers in the warmth of summer and the vibrant energy that comes with it.

As the days grow longer and the sun shines brighter, June invites us to embrace the outdoors and revel in nature's beauty. Gardens are in full bloom, offering a colorful canvas that lifts our spirits and inspires us to explore. Whether you're planning a beach vacation, a hike in the mountains, or simply enjoying a picnic in the park, June provides the perfect backdrop for all your adventures. It's a time to unwind, recharge, and make lasting memories with family and friends.

June also brings a host of celebrations and important observances that unite communities and honor traditions. Pride Month kicks off with parades and events that celebrate diversity and advocate for equality, reminding us of the importance of acceptance and love.

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Hyland Greens Board

Linda Mollard - President, 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
Tamra Siens, 2026



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, June 18, 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

June 6	Food Trucks
June 7 & 8	Garage Sale
June 16	Father's Day
June 18	HOA Board Meeting
June 19	Juneteenth
July 4	Big pool 4th July party!!!
July 16	HOA Board Meeting

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

PETE WAGNER

House Repairs and Updates
Including Kitchen and Bathrooms

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Non-Licensed



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HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

JUNE 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.

HOMEOWNERS, FINANCE, HOME IMPROVEMENT

SHOULD YOU TAP INTO YOUR HOME EQUITY?



Equity is the amount of the home that you own, and it's built through down payments, monthly mortgage payments, and increases in market value. You may want to tap into that money to carry out home improvements, make a down payment on a second property, or pay off credit cards and other bills. Is it a good idea to use your equity to build a portfolio or reduce debt?

The answer is this: you're putting your home in deeper debt, so your reasons for using equity instead of another means of borrowing or consolidating must be worth the risk.

Home improvements are designed to add value to your home, a sure thing that will net you more money when you decide to sell it one day. Making a down payment on another home is riskier—as you'll have two mortgages—but if you can afford it, you'll have two properties potentially building equity. Credit cards are unsecured debt so interest rates are high. Home equity loans are far less costly, so you could get much relief by paying credit cards off. However, you must avoid "reloading" the cards with new charges, which will take dedication and self-discipline.

ICE CREAM *Appreciation Party*

Come enjoy a scoop or two on us. We will be providing the Sweet Cow ice cream truck and fun activities for our guests as an appreciation for your friendship and support through your business and referrals. So, bring your lawn chairs or blankets and come hang out for a while.

Please Bring A Friend As We Love Making New Connections

Sat. June 22, 2024 • 1:00pm - 3:30pm

Ranch Park, 11899 Tejon St., Westminster



**BERKSHIRE
HATHAWAY**
HOMESERVICES
**COLORADO
REAL ESTATE**

RSVP

by June 21st

info@envisionhometeam.com

720-600-2375

ENVISION
HOME TEAM
HOME IN OUR MIDDLE NAME

*VOTED FIVE STAR REAL ESTATE AGENTS 14 YEARS IN A ROW BY 5280 MAGAZINE 2011-2024 EnvisionHomeTeam.com

June 6: Food Trucks Are Back!

Food trucks will be back on June 6th. 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





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.

2024 Pool Season

Pool Rules and Reminders

FHG Residents and their Guests are reminded to follow ALL rules while using the pools. Failure to follow the rules could result in loss of pool access. In addition, Residents are asked to adhere to the guidelines outlined below:

- Do NOT leave pool gates open or let non-residents into the pools – ALL Residents must have a current fob to gain access to the pools.
- Please follow all posted pool rules – these rules are intended for the safety of everyone.
- Clean up after yourself – pick up and dispose of all trash and clean up any spills or messes that you or your group has made.
- Report any concerns to the Hyland Greens Pool Committee - pools@hylandgreens.com



POOL KEYS

You can email your questions and requests for pool fobs or cards to hylandgreenshoa@gmail.com. The first access device to a homeowner is free. If you need to replace a lost fob or card it is \$30 CASH ONLY. A household is only allowed two devices.

Please be aware that the HOA reserves the right to remove a household's pool privileges. Usually this is only done when a homeowner is in arrears on their dues or fines. The HOA will also remove pool privileges if any members of the household are found to be damaging or destroying HOA property or not following the pool rules.

Pool Reservations



Want to reserve the covered deck area at the Big Pool? Scan the QR Code and sign up for any available time slot. ***Time slots are limited to no more than two slots (4-5 hours) per resident/household on any given day.*** A signed waiver and \$25 refundable deposit are required. Deposits are payable by Credit/Debit or eCheck only.

*NOTE: If using a mobile device, turn your device sideways for best viewing.

Any questions regarding reservations can be directed to pools@hylandgreens.com



<https://2024-pool-deck-reservations.cheddarup.com/>



VALERIE WESTMARK
RE/MAX ALLIANCE ARVADA
(303)-981-0950

FLY WITH US!

TETHERED BALLOON RIDES & BREAKFAST

BOTH RESERVED AND WALK-UP RIDES

CONTACT ME IF YOU WOULD LIKE TO BE NOTIFIED WHEN
RESERVATIONS BEGIN!



SUNDAY
JULY 28TH @ 6:15AM
MAPLE GROVE PARK

HOA Reminders

LAWNS and WEEDS

Article VI

(q) The landscaping of each Lot shall be maintained by the Owner in a good, neat, attractive, and well-kept condition, whether xeriscaped or turf, which shall include but not be limited to, lawns mowed, hedges, shrubs, and trees pruned and trimmed, and weeds and debris removed. The fences on each Lot shall also be maintained by the Owner...

When you purchased your home in this HOA community you agreed to the Covenants of this community. Please read them, become familiar with them and maintain your homes accordingly.

TRASH CANS

On the recent drive through of the neighborhood, 17 violation letters were sent out regarding trash cans that were still out or visible from the streets and walkways. The HOA does not want to send these letters out. We don't want to fine you, but our covenants address this issue directly. This is simple to remedy. After trash pickup, please put your cans in your garage or behind your fence. If you are sent a second letter due to a second offense there will be a fine.

Article VI

(o) All clotheslines, equipment, garbage cans, service yards, wood piles or storage piles shall be kept screened by adequate planting or fencing as herein permitted so as to conceal them from view of neighboring Lots and streets. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereof.





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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!***

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HOME SMART.

I'M HERE FOR YOU

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

Gratitude

A big shout out of thanks to Ashley White for painting the bathrooms at the big pool and to Meredith Fine and Johnathan Atkeison for painting the lady's room at the small pool. We still need to get that men's room painted. Their willingness to volunteer is so appreciated. Their time and effort saves the HOA a considerable amount of money.

The pool houses need their exteriors painted. Are there any of you who would volunteer to help do that? Just email: hylandgreenshoa@gmail.com or let any board members know.

Safety Alert!

We want to make you aware that there have been several garage break-ins. Last month two homes had their garages broken into on the same night. The common denominator was a nice truck parked in the driveway. The perpetrators broke into the vehicles and then opened the garage door with the opener that was in the vehicle. In one case the homeowner had left her purse in the car in the garage and the thieves used her keys to steal her car. There is nothing the HOA can do to prevent this. Hiring a security company to drive through is expensive and they would only be doing one random drive thru a night. We don't think this would be a major deterrent. All we can suggest is what the Police have said, lock your vehicles, don't leave valuables in them and now, take your garage door openers inside. We suggest you lock the door from your garage into the house as well.

Garage Sale in June



The Community Garage Sale is scheduled for June 7th and 8th. The big signs should be going up on our exterior fences on June 3rd or 4th. We hope all our sellers do great.

4th of July Party Coming

Don't forget the 4th of July event. We'll be at the big pool with hot dogs, brats, chips, drinks and nachos. We are forced to raise prices this year. Hot dogs and nachos will still be \$1 but brats will be \$2. We only take cash as the HOA does not have the ability to do Venmo or credit cards. We hope to see you there. Volunteers are great to have to help serve food and make snow cones. If you need more info just email: hylandgreenshoa@gmail.com.



CLEAN*life*

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)



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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
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.



First Hyland Greens Association
Board of Directors Meeting via ZOOM
May 21, 2024 6:30 - 8:44 pm

**Meeting was called to order at 6:34 PM**

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

Open Forum:

- Introduction of homeowners: Sia Moghtaderizadeh, David Glabe, Tim and Tracy Lamberth, Justin Young
- Sia Moghtaderizadeh – lamp post issue.
- David Glabe – issues with neighboring fence, issue with trailer at end of street
- Justin Young – looking to replace roof, submitted ACC request
- Tim and Tracy Lamberth (formerly Kennedy) – hearing will take place in executive session

Secretary Report

- Approval of April 2024 Meeting Minutes
- Articles for Newsletter due
- Article outlining loss of pool privileges if not up to date with HOA payments. If children damage property the family will lose pool privileges.

Treasurers Report

- April 2024 financials
- Reserve project update - need 3 bids then will submit in board packet for approval

Managers Report:

- Covenant Violations
 - will repeat in a couple weeks because a lot of landscape violations but has been raining a lot so giving homeowners additional time to get lawns in order.
- Smart Web tweaks and updates, schedule meeting to try to finalize changes

Architectural Control Committee:

- Nothing New

Greenbelts Committee:

- Damaged shrubs and trees on homeowner property are homeowner responsibility, sending letters to homes
- New car donated to the tot lot
- LMI spraying 5/22

Greenbelts Committee (cont):

- Plan to plant more willows and other trees to replace damaged/lost trees
- Traffic control box art – searching for information RE program and how to request
- Discussion RE camera installation at tot lot

Tech/Communications:

- Wifi at big pool working. Small pool needs to be reset

Activities:

- Garage sale 6/7 and 6/8
- July 4th celebrations - raising price for food to \$2

Pools:

- Big pool bathrooms painted – thank you Ashley
- Opening weekend this weekend
 - New umbrellas
 - Cantilevers backordered
- Polar Bear swim was a success
- Small pool project complete

New Business:

- Basketball Slam System
 - Reserves allotted funds for court improvements 2024
 - LCM management will solicit additional bids to present to board at June meeting
- Waste Connections contract – Tamra Purdy has information she needs and is working on the project.

Unfinished Business: None**Executive Session – Begins at 7:14 pm**

- Hearing – held
- o Attorney Discussion
- o Attorney Delinquency Report
- o Accounts for collection

Adjourned at 8:17 PM. Next meeting June 21, 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