



2024 Hyland Greens Annual 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

Age Divisions

~11:00AM 3 years and under

~11:03AM 4-6 years

~11:06AM 7-9 years

~11:09 AM 10-13 years

Please be present at 11AM as subsequent age groups will be released to hunt as the previous age group finishes



The Easter Bunny will be
stopping by so don't
forget your
camera!



HYLAND GREENS NEWSLETTER

MARCH 2024

MARCH



March in Colorado may bring just about anything weather wise: winter trying to make up for missed opportunities through it's more appropriate months, spring trying to get an early start, or summer forgetting yet again that it's not supposed to be around for a bit longer. It's also a month for celebrating birthdays (there are more than average) and celebrating holidays: both St. Patricks day, as always, and Easter this year. Read on to hear about how our neighborhood will celebrate the holidays: the rest is up to you!



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Your Hyland Greens Neighbor!**

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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**

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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

March 17	St. Patrick's Day
March 19	HOA Board meeting
March 30	HOA Easter Egg Hunt
March 31	Easter Day
April 1	April Fools day
April 16	HOA Board meeting





COMPLIMENTS OF YOUR HYLAND GREENS NEIGHBOR

VALERIE WESTMARK

(303)-981-0950

VALERIEWESTMARK@GMAIL.COM



RE/MAX
ALLIANCE

CLIENT APPRECIATION

SHRED EVENT



**SECURE ON-SITE
SHREDDING**



**COFFEE
& DONUTS**

**BRING UP TO 2 BANKER
BOXES OF PAPER PER
HOUSEHOLD**

FIRST COME FIRST SERVE



**APRIL 6, 2024
9AM-11AM**

5440 WARD RD

ARVADA, CO

80002

PARKING LOT

Prune trees while it's still cold

"There are several reasons why you should consider pruning your trees during winter months rather than during the warm growing seasons. Tree growth and activity slows during the winter months, and while trees do not stop growing, the detrimental impacts of pruning tend to be less significant while dormant. Insect and pathogen activity is minimal during the winter months. This is why we only prune certain species such as apple and oak during the winter. Fungal and bacterial infections are transmitted far easier in warmer temperatures and can cause infections that can threaten the health of your trees. While we can still safely prune during the summer months, the risk of infection decreases as temperature and pathogen activity decreases in the winter. Pruning during the dormant season allows us to take more and have a greater effect without causing a decline in resilience."

This article comes from Sam Williams of Roots and Shoots who is the arborist for Hyland Greens. For more information contact them at <https://rootsandshootstreecare.com>

Volunteers make the difference

The board (and neighborhood!) would like to thank volunteers **Matt McDonald** and **Julie Schaffer** for shoveling the steps and egresses during the recent snowstorms. A special thanks to **Chuck Shurman** who lives next to an egress and is out there shoveling everytime it snows. Volunteers make the difference!!



COME AND JOIN US

We are excited that you are part of our real estate family! Please bring a friend and let's connect. Come enjoy heavy appetizers and beverages on us. Let's catch up!

Satire Brewing Company
12136 Grant Circle, Thornton, CO 80241

RSVP by April 12 with how many will be attending to info@envisionhometeam.com or 720-600-2375



SPRING HAPPY HOUR

FRIDAY, APRIL 19TH, 2024
5PM-7:30PM

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



REAL ESTATE AND TAX HIGHLIGHTS

As April 15th and tax filing is right around the corner, we've recapped below some important highlights including recent tax changes as it pertains to real estate. We are your resource for all things real estate. Please contact us with your questions!

- **SETTLEMENT STATEMENTS:** If you refinanced, sold, or purchased a property in 2023, carefully review the fees, interest, points, taxes, etc. that you were charged with your tax professional to determine what you can deduct.
- **PERSONAL EXEMPTIONS:** These were eliminated as part of the 2018 Tax Law change.
- **STANDARD DEDUCTIONS:** For 2023 these were increased to \$13,850 for single filers and those married filing separately, \$27,700 for those married filing jointly, and \$20,800 for heads of household. (Itemized deductions would need to exceed these minimums).
- **HOME MORTGAGE INTEREST:** Mortgage interest on a first and second home is deductible on the first \$750,000 of combined mortgage debt. (Any home mortgage interest debt incurred before 12/15/2017 will continue to be eligible up to the previous \$1,000,000 cap).
- **HELOC (HOME EQUITY LINE OF CREDIT):** Interest on a HELOC is only deductible if the funds are used for home improvement and is subject to the same limitations mentioned in the Home Mortgage Interest section. If the funds are used for any other purpose, ie paying down debt, then the interest is NOT deductible.
- **PROPERTY, STATE, AND LOCAL INCOME AND SALES TAX:** These are deductible but limited to a maximum of \$10,000 in total.
- **CAPITAL GAINS EXCLUSION FOR A PRIMARY RESIDENCE:** Qualifying homeowners who have sold a primary residence that they lived in two out of the last five years may be able to exclude up to \$250,000 if filing single and \$500,000 if married filing jointly.
- **INVESTMENT PROPERTY:** While there isn't a capital gains exclusion for investment or rental properties, the ability to defer capital gains was preserved for real property using a 1031 exchange.

*Disclaimer: The scope of this overview focuses on real estate-related tax law implications and generally does not delve into tax issues not associated with real estate. Please contact your tax professional for specific details on how this impacts your situation.

It's almost time for the....

2024 Hyland Greens Easter Egg Hunt

11:00 AM Saturda March 30
Hampshire Park
Rain or Shine

In the event of severe weather, watch for updates
on [Nextdoor.com](https://www.Nextdoor.com)



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

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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.)

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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
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.



Covenants in a Nutshell

March is a great month to review the *Hyland Greens Covenants*! Here is a quick, easy-to-read version.

By accepting the deed to your home, you agreed to the covenants of the First Hyland Greens Homeowner's Association. These are the guidelines that the HOA Board follows.

Each Lot (homeowner) by accepting the deed agrees to pay annual dues, charges, special assessments and may have a lien on their property as well as a personal obligation. Non-payment of assessments might cause the HOA to bring an action of law against the Owner personally and/or a lien against the property.

The association (HOA Board) has the right to charge fees for the use of our recreational facilities. They also have the right to suspend your voting rights and your use of the recreational facilities for of 60 days due to any unpaid assessments and/or any infractions of its published rules and regulations. You need approval to make any changes to your building, fence, wall, or other structures. This includes color, material, shape, height, and location. Changes are to be submitted in writing and must be approved within 30 days of all information being received.

Restrictions:

- Common areas are open to all but subject to Rules and Regulations.
- Every lot shall be used for single family residence purpose only. No room or rooms may be rented or leased, and no paying guests shall be quartered in any residence. The entire house may be rented as a single unit to a single family.
- No business or profession of any nature shall be conducted on any Lot.
- No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be allowed on any portion of the premises.
- Fences or walls must be wood or stone or brick and may not exceed 6 feet in height. Boundary plantings except on trunk trees shall not be permitted to grow over 6 feet.
- Each residence shall maintain at least one post light between the house and the street to be lit during the hours of darkness.
- NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot. Only dogs, cats or other household pets are allowed but not for commercial purposes.
- All equipment, clotheslines, trash cans, wood piles or storage piles shall be kept screened so as to conceal them from neighboring lots and streets.
- Landscaping shall be maintained in a good, neat, attractive, and well-kept condition whether xeriscaped or turf. This includes lawns mowed, hedges, shrubs and trees pruned and trimmed. Weeds and debris must be removed. Fences are to be maintained in good, neat, attractive, and well-kept condition.
- Failure by the HOA or by the owner to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.

**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: David Glabe, Tammy Wittkop, Tamra Purdy, Liz Rohloff, Rich Osner, Sia Moghtaderizadeh, Jim Griebet
- David Glabe – regulations on website out of date – new website will be much more accurate and easier to navigate. Discussion surrounding outstanding violations throughout the neighborhood. Request to fix/trim a bush that is causing a drainage issue.
- Sia Moghtaderizadeh – discussion over trailer/construction. Currently in compliance with rules and regulations as property is under construction.

Secretary Report

- Approval of January 2024 Meeting Minutes
- Articles for Newsletter due

Treasurers Report

- January 2024 financials
- Appoint new treasurer
 - Tammy Wittkop introduction
 - Sworn in as board member and treasurer

Managers Report:

- Covenant Violations

Architectural Control Committee:

- No current requests in the queue
- Need to update technical procedure so that system automates approval once committee members vote and there is a majority
- Ashley White joins ACC

Greenbelts Committee: Bob Belden

- Issue with homeowner tree disturbing sidewalks
- Shout out to snow shovelers
- Thank you to Jean Beall for cleaning flower beds

Tech/Communications: Dane Ernsberger

- Discussion RE: new website

Activities: Linda Mollard

- Upcoming Easter Hunt, need volunteers for laying out eggs, prize booth, cleanup
- Garage sale in June

Pools: Allan Meers, Dave Carahasen and Chuck Smith

- Awaiting schedule for small pool rebuild
- RFP for swim lessons
- New company will be working on pool maintenance this year
- Looking into more new umbrellas at both pools due to homeowner interest
- Discussion RE painting pool houses
- RFPs versus homeowner volunteers
- Further discussion once there is more information next month

New Business:

- Tamra Purdy nominated to the board and sworn in as new board member.

Unfinished Business:

- None

Adjourned at 7:25 PM. Next meeting March 19, 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