

# HYLAND GREENS NEWSLETTER

MAY 2024



Coming this month: Mother's Day! Food trucks! Pools Opening! It's an exciting month in Hyland Greens!

April leaves us in a series of long rain storms. Will the rain last as long and be as constant as last year, when we didn't have to start watering our lawns until July? No one can say, but one thing is certain: the heat of summer will be here eventually.

May is a transition between the uncertainty of spring, maybe even an occasional snow that got lost wandering around February and is trying to catch up, and the furious unrelenting gaze of the sun that will settle on all of us by mid-July at the absolute latest. That "dry heat" is coming so in the mean time try to enjoy the moisture and make sure your sump pump is working.

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## Hyland Greens Board

Linda Mollard - President and Secretary,  
Activities 2024  
[president@hylandgreens.com](mailto:president@hylandgreens.com)

Dane Ernsberger - Vice President,  
Technology and Communication, 2025  
[vp@hylandgreens.com](mailto:vp@hylandgreens.com)

Ashley White - Secretary, 2026  
[secretary@hylandgreens.com](mailto:secretary@hylandgreens.com)

Tammy Wittkop - Treasurer  
[treasurer@hylandgreens.com](mailto: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](http://lcmpropertymanagement.com)

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

Community Manager:  
Milagros Chavez  
[MChavez@lcmppm.com](mailto:MChavez@lcmppm.com)  
303-221-1117 Ext. 112

## Next HOA Meeting

The Next HOA Meeting will be held on  
Tuesday, April 21, 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](http://www.hylandgreens.org/newsletter)



## DATES TO REMEMBER

May 5	Cinco de Mayo
May 9	Food Trucks at the Park
May 12	Mother's Day
May 18+19	Polar Bear Plunge
May 21	HOA Board Meeting
May 27	Memorial Day, Pools Open
May 28	Armed Forces Day

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HAPPY MOTHER'S DAY  
HYLAND GREENS

*mama's please join us as  
we celebrate you!*

SAURDAY, MAY 11TH  
HAMPSHIRE PARK 10-11:30 AM

ALL WHO ATTEND WILL RECEIVE  
A SPECIAL GIFT, BECAUSE WE  
APPRECIATE ALL MOTHERS



Hosted by Rachel Kennedy  
303-547-8775



THE KENNEDY  
HOME GROUP

## May 9: Food Trucks Are Back!

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

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







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**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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## 2024 Pool Season

May marks the beginning of the Pool Season. During the offseason, the Pool Committee has been working on several projects to ensure that the pools are ready for Memorial Day weekend.

The biggest project is the resurfacing project at the Small Pool. Work began in March and is scheduled to be completed in the coming weeks. New tile, steps and a complete re-plastering of the Small Pool will have it looking brand new by Opening Day!

Other projects include:

- New gate at the Small Pool
- New picnic table umbrellas at the Big Pool
- Additional Cantilever umbrellas for both pools
- Fresh coat of paint for the bathrooms



## 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](mailto:pools@hylandgreens.com)

## Polar Bear Plunge

Come on down to the Big Pool on Saturday, 5/18 or Sunday 5/19 from 12pm – 2pm for the Annual Polar Bear Plunge! Be the first to jump into the chilly water before opening weekend!

## Pool Deck Reservations

Reservations for the covered deck at the Big Pool will be made available online again this year! More information on making reservations will be made available soon.



# TALKING REAL ESTATE

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REAL ESTATE**

MAY 2024



## Envision Home Team

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

720-600-2375

[info@envisionhometeam.com](mailto:info@envisionhometeam.com)

[www.envisionhometeam.com](http://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.

## The Denver metro housing market continued its hot streak in March, with strong buyer demand pushing up sales and prices.

### Competition Heats Up

Home buyers continued to enter the market at a rapid pace, with 4,343 new contracts signed in March. This represents an 8% increase compared to last year and a significant 33% jump from February. This metric, known as "homes pending sale," is a leading indicator of future closed sales and suggests a busy spring selling season ahead.

Buyers are acting fast as the housing market becomes more competitive. Homes spent a median of just 12 days on the market in March, going under contract nearly two weeks faster than February. This highlights an increasing sense of urgency felt by buyers to secure a property before they are snatched up.



### Prices on the Rise

The strong demand is translating into higher prices for sellers. The closing price of homes sold in March was 5% higher than last year and 3% higher than February. Homes priced above \$1 million are in particularly high demand, contributing to the overall increase.

### Strong Economy Fuels Buyer Demand

The strong demand is likely due to a combination of factors, including pent up demand continued strength of the Denver Metro economy. Low unemployment and healthy job growth are putting more money in people's pockets and boosting their confidence to buy a home.

### Inventory Levels Rise, But Remain Tight

While buyer activity is surging, there is some positive news for those hoping to purchase a home. The number of new listings added to the market inched up slightly compared to last year and saw a more substantial 18% increase from February. This trend has continued year-to-date, with 11% more new listings coming onto the market compared to the same period in 2023.

This increase in new listings has helped boost overall inventory levels. At the end of March, there were 47% more active listings available compared to last year. However, with buyer demand so strong, it's likely these homes will continue to move off the market quickly.

## Trash: What Gets Picked Up?

You may have noticed that our trash contractor has implemented the single driver truck with the automatic arms for dumping trash from our cans. Because of this switch, a new driver has been unaware of the contractual agreement for picking up more than our single can. The company agrees there are contractual requirements in place, and they will only abide by what is in the contract.

To help you comply with what should be picked up, the contractual language, in effect since 2018, is as follows:

- **One 96 gallon** can or **three 30-gallon** cans
- **up to 5 additional bags**
- Yard waste, grass clippings and leaves need to be placed in plastic bags, biodegradable paper bags, or a personal trash can marked **"YARD WASTE"**.
- Tree limbs and brush must be tied in bundles no longer than 4 feet long and 3 inches thick in diameter
- These items must be tied with rope or twine in arm length bundles
- Bags/bundles must not exceed 50 pounds
- Maximum of 5 bags of yard waste and 5 bundles of tree limbs or brush per pick up

Waste Connections is willing to pick up more from a homeowner, however that will cost the homeowner extra and must be scheduled in advance. The homeowner must pay for the extra pick-up at the time of ordering it.

If a homeowner needs a second can picked up weekly, please arrange with Waste Connections. The homeowner is responsible for the extra cost.

The HOA Board facilitates the contract and homeowner enrollment, and homeowners are responsible for working with the contractor in resolving issues. As per the one statement on our website, **please call Waste Connections at (720) 322-0500 and reference the community account number 353131.**

If your problem is not resolved, please take pictures and submit them with an explanation of your issue to [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com).





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## Greenbelts Report

*This month we have a special report from Bob Belden, our board member responsible for watching over the Greenbelts in our neighborhood*

Crazy spring weather is upon us, with alternating warm days, snow days and high winds which can be a challenge for our greenbelt maintenance. Downed tree limbs have been the biggest problem for many homeowners. As a reminder, for those of you who live next to the greenbelts, it is your responsibility to remove those limbs that fall from your property onto the greenbelts. In some cases, you may not be aware of this, so please look over your fences for fallen limbs and branches. Thank you to the homeowners who are taking responsibility for their trees and shrubs. Please, please, please do not put branches and twigs in the trash cans. These cans are primarily for doggie bags, which can pose messy, stinky problems when the landscape company collects the trash bags.

The small playground (AKA) Tot Lot continues to see improvements with five new balance beams, new boardwalks, and improved covers for the sand boxes. Shade sails will be hung when the weather begins to cooperate. We continue to see, unfortunately, small acts of vandalism or just plain roughhousing. The popular rectangular swing has already been repaired two times, but it recently came down with full force and has been replaced with a small swing for safety reasons. The large red plastic car that was donated (thank you, thank you) has had a good run but has been slowly stripped of parts. These acts are not caused by children outside the community. If you "see something, please say something."

I would like to thank Julie and Clayton Schaffer, Jean Beall, Tim Maddigan, Matt McDonald, and Dave Pollack for volunteering on the greenbelts. If you see anything that needs to be addressed while walking our beautiful greenbelts, please let a board member know.

Thanks,  
Bob Belden  
Greenbelt Chair





# MAY IN FIRST HYLAND GREENS

GARAGE SALE SEASON  
JUNE 7TH - 8TH - 9TH



ARE YOU PARTICIPATING IN  
THE NEIGHBORHOOD  
GARAGE SALE NEXT MONTH?

CALL, EMAIL OR TEXT ME  
AND I WILL DROP OFF A FREE  
GARAGE SALE KIT TO GET  
YOU READY!

PLEASE NOTIFY ME BEFORE  
JUNE 1ST WITH YOUR NAME &  
ADDRESS AND I WILL DROP  
IT BY!

## Tips for Planning a Successful Garage Sale

### ORGANIZE ITEMS BY CATEGORY

Group linens in sets, mark sizes, etc.

### HANG CLOTHES ON A RACK

Fold clothes often during the sale

### PRICE ITEMS TO SELL

### PLACE LARGE ITEMS TOWARDS THE FRONT

### USE ZIPLOC BAGS FOR ITEMS WITH MANY PIECES

### EXTENSION CORDS/BATTERIES TO TEST ITEMS

### PROVIDE FREE BAGS FOR SHOPPERS

### KEEP LOTS OF SMALL BILLS & CHANGE ON HAND

### PLAY MUSIC, OFFER SNACKS & CANOPY FOR SHADE!

MUST HAVES: MARKERS, PRICE STICKERS, SOLD  
STICKERS, HAND SANITIZER, CALCULATOR, TAPE  
MEASURE, CHANGE, WILL YOU ACCEPT VENMO/ZELLE?



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VALERIE-SKORKA-REMAX.COM

## 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.



**Casandra Martinez**  
Clean Life Cleaning service

 [candmcleanlife@gmail.com](mailto:candmcleanlife@gmail.com)  
email

 7204877327  
mobile

 [instagram.com/clean\\_life\\_cleaning\\_service](https://www.instagram.com/clean_life_cleaning_service)



# SPRINKLER



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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](mailto: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](mailto:newsletter@hylandgreens.org).

Ad space is available in the next issue of the Hyland Greens Newsletter. Please submit advertisement requests to [mchavez@lcmpm.com](mailto: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.



**Meeting was called to order at 6:31 PM**

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

**Open Forum:**

- Introduction of homeowners: David Glabe, Clayton Shaffer, Sia Moghtaderizadeh, Kasey Irwin, Trent Hanson
- David Glabe: awaiting definition of temporary, concerns over temporary illegal fence. Discussion RE fines on financials. Once fines accrue over \$500, HOA must take homeowner to court. If HOA takes homeowner to court and prevails, homeowner has to pay all attorney fees. Discussion RE covenants regarding trailer.
- Clayton Shaffer: pending ACC request, attempting to submit photos and reached out to Milagros for assistance per instructions online and Milagros responded she will not assist and need to resubmit online. Discussion with Kathleen Hencke and Kathleen will assist in getting photos uploaded.
- Sia Moghtaderizadeh: caught many golfers jumping over fence, six times. What can I do to stop it? Advised to call the golf course and speak with them.

**Secretary Report**

- Approval of March 2024 Meeting Minutes
- Pool committee articles for newsletter, this is the month. Need articles submitted by early next week.
- 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**

- March 2024 financials
- 2023 Audit
- 2023 Tax Return

**Managers Report:**

- Covenant Violations
- 17 letters sent out based on today's drive through

**Architectural Control Committee:**

- Majority to approve
- Currently requires someone to push through and send letter after approval, working with Smartweb to automate the site

**Greenbelts Committee:**

- Thank you to Clayton Shaffer for assisting in limb cleanup
- Arborist completed clean up
- Backflow tested and all passed
- Tot Lot updates

**Tech/Communications:**

- Working on ACC website

**Activities:**

- Easter Egg hunt was a success!
- Food trucks start May 9 at Hampshire Park
- Polar Bear swim is May 18 and 19 from 12pm-2pm
- Garage sale is weekend before Father's Day
- Fourth of July

**Pools:**

- Open end of May
- Small pool is about ¾ complete with resurfacing
- Discussion RE storage of big pool cover
- Need bathrooms painted – volunteers to do a bright white. Board members volunteer and will circle back in 2 weeks to plan. David
- Carahasen to get materials, Tamra Purdy looking into pain, Ashley
- White will paint/recruit others to help paint.

**New Business:**

- Waste Connections contract – need someone to run the RFP and project as current person is stepping down. Tamra Purdy volunteers to spearhead this project.

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

- Account for collection
- ACC Violations
- Personnel Roles and Discussion

**Adjourned at 8:17 PM. Next meeting April 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](mailto:HylandGreensHOA@gmail.com)*