

HYLAND GREENS NEWSLETTER

NOVEMBER
2023

Howdy November!

The eleventh month of the year, carries a sense of transition as it bridges the gap between the colorful autumn and the impending winter. In many regions, the landscape undergoes a gradual transformation as trees shed their leaves, creating a carpet of golden and amber foliage. People often find comfort in cozy sweaters and warm drinks as the days grow shorter and the nights longer. It's a time for reflection, gratitude, and the anticipation of the upcoming holiday season, making it a month filled with nostalgia and the promise of new beginnings.



Join us for the Next Food Truck Night: Thursday, November 9th

The Food Trucks for November 9th are scheduled to be [Pierogis Factory](#) and [Sweet Cow](#) Trucks are expected to arrive around 5pm. So bring your blankets and chairs to Hampshire Park and spend an evening with your friends and neighbors. Trucks are subject to change, so check the calendar from Hand to Mouth Events for any changes, linked here: [Hand to Mouth Events Calendar](#).



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TRASH ENROLLMENT FOR 2024 PAST DUE!



If you have yet to pay for trash service for the December 1, 2023 – November 30, 2024 contract year, your time is up!

Brand new enrollees who want/need trash cans should email President@hylandgreens.com and indicate if you want a trash can and a recycle can. We will coordinate the request for all deliveries with Waste Connections so the cans are delivered Monday, November 27th.

The new service year will start with trash and recycle pick up December 4th, 2023.

Hyland Greens Holiday “Best Lights” Award

The holidays are a wonderful time of year in the Hyland Greens neighborhood and one of the best parts is the number of homes which are decorated with lights to bring festive cheer to Hyland Greens. The Hyland Greens HOA Board will be driving through the neighborhood on Dec 16th and 17th to view houses and will select a house for a "best lights" award. We can't wait to enjoy all the lights! Thank you to everyone who helps make our neighborhood look the best!



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)

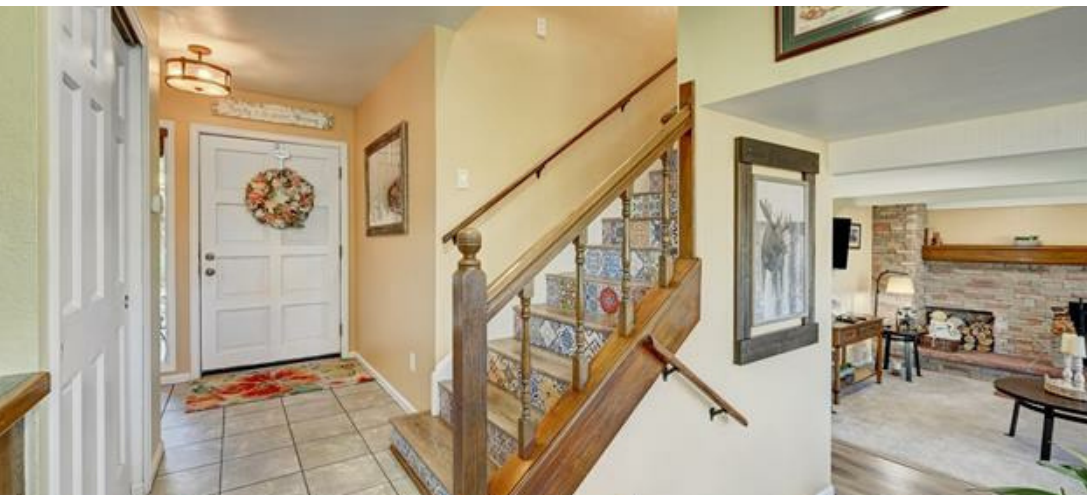


JUST SOLD



5022 W. 103rd Circle
In Hyland Greens

SOLD FOR \$740,000



Your Hyland
Greens Neighbor
& Real Estate
Professional

This amazing property in our neighborhood sold in less than 30 days & for \$25,000 over list price. Buyers LOVE our community & I am honored to welcome another family to our place we call home! If you are considering a move, call me, I am passionate about our neighborhood & committed to your sale!



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Hyland Greens Board

Pam Moores - Co-President and Secretary, 2024

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

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

Brian Sample - Treasurer, 2024
treasurer@hylandgreens.com

Allan Meers - Pools, 2023
David Carahasen - Pools, 2024
Bob Belden - Greenbelts, 2024
Chuck Smith, 2025
Morgan Bilger Hopley - ACC, 2025



lcmpropertymanagement.com

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Denver, CO 80210
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Community Manager:
Milagros Chavez
MChavez@lcmrpm.com
303-221-1117 Ext. 112

Next HOA Meeting

The Next HOA Meeting will be held on Tuesday, November 7th, 2023 at 6:45pm at Cottonwood Lodge

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



DATES TO REMEMBER

Wednesday Nov 1	Trash payment due
Tuesday Nov 7	Annual Meeting at Cottonwood Lodge
Thursday Nov 9	Food Trucks Night Hampshire Park
December 16 & 17	Best Lights Award

2023 Annual Meeting

The annual meeting of all Hyland Greens homeowners is November 7th. It is being held at Cottonwood Lodge at the Hyland Hills Golf Course. Sign-in begins at 6:45 PM and the meeting will start promptly at 7 PM. The Cottonwood Lodge is offering a Prime Rib special for \$23 that night for any homeowners who want to enjoy the restaurant.

We will ratify the 2024 budget then catch everyone up on what happened in 2023. If any homeowners are interested in serving on the board, now is the time. We will then open the meeting up for a question and answer period.

Your volunteer board is responsible for running the HOA, upholding the covenants, and creating and following the budget. We have a fiduciary responsibility to every homeowner to be careful with your dues money, to spend it wisely and to maintain the HOA properties.

Hope to see you there!





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 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	13	303-718-9869	Pet/house sitting, babysitting, and dog walking
Eliot Lindberg	16	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.



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NOVEMBER 2023

Envision Home Team

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Tonya Sargent, Casey Reeves, & Wendy Atkinson**
720-600-2375
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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 MAINTENANCE, HOMEOWNERS, HOMEBUYERS



IS SOLAR WORTH THE COST

According to Solar-estimate.org, costs can vary depending on the climate where you live, what your local electrical provider charges for service, the type of solar system you install, how many stories your home has, and whether your roof needs repair or replacement before solar installation begins, among other factors.

The national home electricity cost is about 14.96 cents per kilowatt hours (kWh) according to solar energy research. Home solar systems have a national average price of \$2.95 per watt of installed capacity, a cost of about \$17,700 for a 6-kW solar system that generates 9,000 kWh of energy. Federal energy tax deductions can reduce your expense by about \$5,310 to a net cost of \$12,390, or about \$300 on every \$1,000 that you spend. Solar panels can last 25 years or more, saving you an average of \$1,346 on annual

energy bills.

You can choose solar panels or solar roof tiles to make your home more energy-efficient, but both are expensive. Are either worth the cost? That depends on numerous factors. CleanEnergyAuthority.com explains that while solar panels are an older technology, they can be installed on more existing roof types. Solar roofs are currently more expensive, but experts believe costs will decline in the next few years, and that they're best employed in new construction or as a total roof replacement.

Last, solar panels or roof tiles can improve the value of your home with a few years of useful life left for the homebuyer.

PROPERTY CORNER

We are here for you!

720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com



ACTIVE



**15201 Huron St
Broomfield, 80023**
**5 Bed - 5 Bath
5,279 Sq Ft
Horse Property
on 2.23 Acres
Barn, Shop, & Pool
Listed at \$1,500,000**

UNDER CONTRACT



**13843 Legend Way
#101
Broomfield, 80023**
**2 Bed - 2 Bath
1,335 Sq Ft
Main Floor Living
Under Contract
In
4 Days
Listed at \$450,00**

SOLD



**6795 W 97th Place
Westminster, 80021**
**4 Bed - 2.5 Bath
2,259 Sq Ft
Main Floor Master
Sold at \$731,000**



SOLD



**15072 Josephine St
Thornton, 80602**
**5 Bed - 4 Bath
3,515 Sq. Ft.
Sold 20k over list
at
\$775,000**

2023 Rubber Duckie Hunt Season Opens Wednesday November 15!

GREAT NEWS! The FIRST EVER Rubber Duckie Hunt Season opens on Wednesday, November 15th!

Rubber Duckies will be hidden throughout the neighborhood. This includes the park, all manicured pathways in the Hyland Greens Neighborhood, and the path along the Farmers Canal. Rubber Duckies will NOT be hidden in the yards of any of our Hyland Green neighbors!

Parents, we ask that you encourage older children not to gather all of the duckies for themselves, but to leave some for our smaller and smallest neighbors. This will be the first hunt of any kind for many of our little kiddos and we want it to be fun for everyone. So—should your child come home with an armload of duckies—it would be wonderful if they would go back out and cleverly re-hide a few.

If this event is successful we can do it again next year. Feedback would be appreciated at Hylandgreenshoa@gmail.com



Pumpkin Patch Recap:

The Pumpkin Patch was a success. It was a beautiful sunny day with temperatures in the high 80s! 60 pumpkins were spread out on the grass in front of the tennis courts and the kids selected some to paint or take home to carve. We had popcorn, cotton candy, and “dirt”(crushed cookies) and “bugs” (gummy bears) parfaits. The kids could stop at tables for tattoos or to play some



games. There was ring toss, bean bag toss, Guess How Many, spin the wheel for a prize, a Spooky Photo Booth, a costume parade, and an epic array of trunk-or-treat cars. We want to particularly thank Erica Chitra, Elva Castillo, Rachel Kennedy, Moira and all the amazing families who came with their wonderfully festive kiddos and costumes to enjoy this fun time of year together. Also a big shout out to all the folks who lended a hand during clean up, particularly Dorian Singh and Morgan MacKay. A special thanks to the steadfast service of Linda Mollard. If I missed your name, I hope you will excuse the oversight. It was a blast doing this event and the feedback from the kiddos - next year: more skittles and nerds. Noted!

-Ada Stepleton

First Hyland Greens Association
Board of Directors Meeting via ZOOM
August 15th, 2023 6:30 - 8:30pm

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

Members Present: Linda Mollard, Pam Moores, Brian Sample, Allan Meers, Bob Belden, Chuck Smith, Dane Ernsberger, Dave Carahasen, and Morgan Hoplely. Milagros Chavez was there representing LCM Management.

Introduction of Guests: David Glabe, Ashley White, Rich Osner, Pete Wagner, Sia and Matthew M.

- Discussions were held regarding ACC and HOA Violations.

Secretary Report:

- September minutes were approved. The board verified it's email vote to approve the stair work on Yates Ct.
- The Christmas lights contest, greenbelts and annual meeting articles were mentioned.

Treasurers Report: Brian Sample

- The treasurer reported that accounts are stable and strong. Trash accounting was discussed. Tyler was asked to chair getting a new reserve study done. He is working on that. The reserve budget analysis was explained.

Manager's Report:

- Several of our larger violations have been resolved and several others must be addressed.

Architectural control Committee

- ACC requests are up to date. A reminder to all that the ACC has 30 days to approve homeowner submissions. Any changes to the exterior of your home and property must be submitted and approved. We have several homeowners interested in helping with this committee. Decisions will be made after the annual meeting.

Greenbelts Committee: Bob Belden

- Mowing is over for this year. The sprinklers have been shut off and blown out. We still have leaf clean up to be done. Roots and Shoots did a great job on tree work and we will be using them again. The stairs from Yates Ct to W 101st Cir have been replaced.

Tech/Communications: Dane Ernsberger

- Dane will be working with someone new who has volunteered to assist or take over the newsletter. New modems have been installed at the pools. The new website is moving along. We now need content submitted.

Activities: Linda Mollard

- The Pumpkin Patch along with a Trunk or Treat will be on October 21st from 2 to 4. There will be games, treats and pumpkins to paint. We are planning to get pickleball lines put on the tennis court by the end of the month. Discussions on repairs to the play court will be postponed till 2024.

Pools: Allan Meers, Dave Carahasen, Brian Sample and Chuck Smith

- A new company was chosen to maintain our pools in 2024 (Clarity Pools). The contract for resurfacing the small pool in the spring was discussed. We are expecting final wording shortly and we will do an on-line vote to decide which company will do the work. The resurfacing is planned for spring 2024 before the pool opens. There may be more work necessary to fix the skimmers. We are waiting for the new gate at the small pool to be completed and installed.

New Business:

- The Annual Meeting of homeowners will be held November 7th at the Hyland Hills golf course Cottonwood Lodge. The Lodge is offering a special prime rib dinner (\$23) that night for any residents who want to stop in for dinner before the meeting.

Adjourned at 9:05 PM

Homeowners..... We need some new people to step-up to serve on the board in 2024. It is one ZOOM meeting a month. We need new voices and thoughts and eyes to help maintain the high quality of our community.

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