



Hyland Greens Newsletter ~ March 2016

2016 Activities Update

We are off to a good start for 2016. The Easter Egg Hunt plans are well on their way. Thank you to the two residents offering to donate some candy. It is appreciated. We put out over 1000 eggs for the neighborhood children in four age categories to hunt and collect. The Easter Bunny has committed to be there so bring your cameras. We could use a few volunteers to help mark off the areas and distribute the eggs. Teenagers are welcome to volunteer.

Speaking of volunteers.... Is there anyone out there willing to make some signs? We always need signs, for the Easter Egg Hunt, garage sale, 4th of July, HarvestFest, etc. Is there anyone who can put together a flyer page for the newsletter? I freely admit that creating flyers on the computer is not one of my skills. I'd love to get a small committee together for 4th of July plans and one for HarvestFest.

The agreement for the food trucks has been signed. They liked coming here so much last year that they want to come twice a month this year. We don't have the schedule of which trucks are planned for which date yet but as soon as we have it I will get it in the newsletter. For May they will be at Hampshire Park but for June, July and August they will be at Hampshire Park for the first Tuesday of the month and at the big pool for the third Tuesday of the month.

I look forward to your feedback and suggestions so please feel free to email me at LJMollard1@gmail.com

Dates to Remember

March 26, 2016 Easter Egg Hunt 10 AM

May 3 and 17, 2016 Food Trucks

June 10 - 11, 2016 Neighborhood Garage Sale

June 7 and 21, 2016 Food Trucks

July 4, 2016 4th of July bike parade and events

July 5 and 19, 2016 Food Trucks

August 2, 2016 National Night Out

August 2 and 16, 2016 Food Trucks

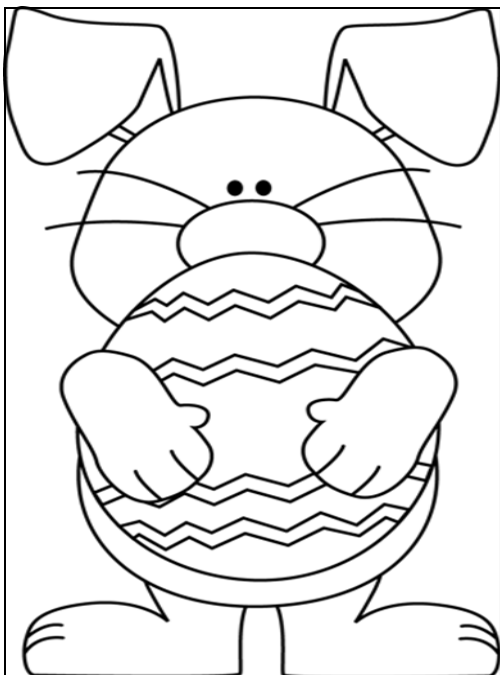
More dates to follow for HarvestFest

2016 Easter Egg Hunt



Hampshire Park
Saturday, March 26th
10AM Rain or Shine

The Easter Bunny will be stopping by so bring your camera!



Age Divisions

10:00AM 3 years and under

10:05AM 4-6 years

10:10AM 7-9 years

10:15AM 10-13 years

NEIGHBORLY REMINDERS

Holiday Lighting and Décor

While not specifically against the Covenants or Rules and Regulations, the winter holidays have long since passed, and generally speaking what remains does not contribute to Community curb appeal. We've had some nice weather recently, and would ask that if you still have a Santa, snowman, Christmas lighting or a candy cane in your yard, that you consider removing it and storing it until December. Christmas 2016 is only 291 days away!!

Pets

The Greenbelts Committee has placed pet cleanup stations throughout the community. Please use them. As the snow continues to melt we are left with a huge mess along the greenbelts. Not only is it unsightly for those homeowners and residents who walk along the Greenbelt pathways, it is also a health hazard.

Snow Removal

The City of Westminster requires all sidewalks to be shoveled clear within 24 hours of a snow storm's completion. Our neighborhood children and walkers use your sidewalk regularly and it is your responsible (and liability) to make sure that they are kept clear. Violations of this City Ordinance can be reported to Code Enforcement with the City of Westminster.

*****We are in need of a Volunteer to Deliver Newsletters on Wagner Lane . *****

Please contact Abigail Snyder at HAVEN Property Managers & Advisors at 303-530-0700, ext. 124 if you are interested in volunteering.

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Advertisement in the Newsletter should not be construed as an endorsement for products/services.

Your HOA Board of Directors

President: Mike McCurdy, 303-466-8790
President@hylandgreens.com

Vice President: Dane Ernsberger, 303-736-9876
Vicepresident@hylandgreens.com

Treasurer: Justin Young, 720-570-2032
Treasurer@hylandgreens.com

Secretary: Julie Oldham 303-424-4193
Secretary@hylandgreens.com

Greenbelts: Bill West, 303-469-4021
Dean Gutmueller, 303-460-9155

Pools: Allan Meers, 303-460-3875

Covenants: Gerry Mooney, (303) 469-4220
Mark Mischke, 303-635-1948
Marianna Clark

Activities: Linda Mollard
Andrea Clem

Lost and Found

Homeowners can send a brief note on lost or found pets (and important items) to Manager@havenpm.com for inclusion in the newsletter free of charge.



Law Office of Maria Grimaldi

Is your will up to date?

Just like insurance, your estate plan needs to be reviewed periodically. Here is a checklist to help you decide if it is time.

- ☐ Have you had any life changes occur in the last year?
- ☐ Did you get married, divorced, or have children since your last will?
- ☐ Do you have a will but need to change beneficiaries, personal representative or guardian for your minor children?
- ☐ Did you move from another state since your will was drafted?

For the sake of your family it may be time for you to renew your estate plans.

Maria Grimaldi, Esq.

303-482-2393 ☐ www.mariagrimaldi.com

First Hyland Greens Homeowners Association

Managed by:

HAVEN Property Managers & Advisors

1000 S. McCaslin Blvd., Suite 300
Superior, CO 80027

Shanna Massier, Community Manager

Smassier@havenpm.com
(303) 530-0700 ext. 123

Abigail Snyder, Assistant Community Manager

Asnyder@havenpm.com
(303) 530-0700 ext. 124

www.HAVENpm.com

COVENANT CORNER

Political Signs

With the political sign season soon to be in "full force", please remember that First Hyland Greens rules and regulations state as follows regarding signage:

Homeowners and residents may display one political sign per political office or ballot issue no sooner than 45 days before any election. Signs must be removed within seven days following the election. Political signs can be no larger than five square feet or as allowed by applicable local ordinance.

Trash cans

You can certainly see the difference that the volunteer trash service is making in the neighborhood. 65% of the neighborhood is having their trash and recycle picked up on Thursday's, which greatly reduces the number of trash trucks on the road and the number of containers at the curb every other day.

Please remember that all garbage and recycle containers need to be concealed or screened from view of neighbors except on trash day. Being tucked in a garage or behind your side fence is the best place to store these containers. Containers should only be tucked behind a pony wall if they are not visible from the road. This Covenant was designed to help keep the neighborhood "clean and tidy", and anything homeowners can do to improve the Community's curb appeal is appreciated.

Exterior Yard Light

When our community was built in the 1970's yard lights were added to every front yard to help light up the neighborhood at night. Not all of the electrical wiring was placed in conduit and over the years, this wiring has failed and in some cases the light posts have rusted at the bottom and completely tipped over. While it may seem easiest to not replace your yard light, they are a requirement in the Community per the Association's Declaration of Covenants, which reads:

Each residence shall maintain at least one electric post light between the house and the street, which said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness.

Courtesy letters will be sent to homeowners who have a light that is in disrepair, and we hope that this reminder will help you get a jump on the repairs needed for your yard light.

Architectural Requests

Spring brings a flurry of requests for architectural changes to homes.

According to our Covenants, all exterior changes or additions to your home and construction of fences must be submitted in writing to the Architectural Control Committee for approval. To make the process easier, the request form is available on our website by looking in "Documents", use the drop down box "Forms" to find the "Architectural Request" form.

Also, our Covenants and Rules and Regulations for Hyland Greens are available on the website under "Documents".

Please remember to state names of manufacturers of roofing products, siding and paint plus color names. Architectural drawings are necessary for some renovations and many projects need building permits from the City of Westminster. Best to check with the City ahead of time to see what their requirements are.

MIKE EGNER, MLO

LIBERTY
home loans 

15 YEAR HIGHLAND GREEN RESIDENT

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nmls 1077309 lmb100045579

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- Colorado company since 1986.
- A solid, focused, stable Support and Leadership Team.



First Hyland Greens Association

Board of Directors Meeting

February 16, 2016; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse

9650 Sheridan Blvd., Westminster, Colorado
80021

MEETING MINUTES – SUMMARY DRAFT

Call Meeting to Order with a Quorum of Directors

The meeting was called to order at 7:05 PM. Vice President: Dane Ernsberger, Covenants Committee: Marianne Clark, Gerry Mooney, and Mark Mischke, Greenbelts Committee: Dean Gutmueller and Bill West, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Mike McCurdy, Julie Oldham, Justin Young were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of January 19, 2016 Summary Minutes

Linda Mollard made a motion to approve the minutes of the January 19, 2016 meeting with one correction. Marianne Clark seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner William Maier of 4910 West 101st Circle and his son-in-law John Rainwater were present. John presented Mr. Maier's appeal regarding the plastic lighting frame in the back yard. The Board of Directors listened to the presentation and asked several questions of both Mr. Maier and Mr. Rainwater. Vice President, Dane Ernsberger thanked the homeowners for attending the meeting and indicated that further discussion would be tabled to the March Board meeting to give Board members an opportunity to see the frame and review the Association's legal documents as they pertain to this type of addition.

Homeowners Matt Brozovich, Jim Gilmer, G. A.

Harrison and Brian Sample were present to observe the meeting.

Vice President

Dane presented a proposal for amending the Board Policy regarding Expenditures, Bidding & Contracting. The primary purpose of this proposal is to create a more efficient process for Board meetings. It would allow for Board members to review bids and/or a bid summary prior to a meeting, Board members would be able to ask questions or perform research about the project prior to the meeting and these would provide for a shorter discussion period during meetings. The Board discussed this proposal at length. Alan suggested that the cost levels be increased to allow for additional flexibility and inflation that has occurred since the policy was initially enacted. Dane agreed to add some additional verbiage and Gerry asked that this item be tabled to the March Board meeting when all officers and Projects Committee, Julie Oldham would be present to voice their opinions.

Proposed Rules Revision

Dane proposed a revision to the Rules and Regulations to further define a "structure" and allow for additional processes to help homeowners who are endeavoring to complete a large home remodel within the confines of the current architectural review process. This topic was discussed at length and it was whole heartedly agreed that the Rules and Regulations should be reviewed with a fine tooth comb for updates or improvements and that Dane's suggestion for improving the ACC process for large projects could be provided for in a Board Policy. Dane will work on the policy. It was agreed that all Board members would review the Rules and Regulations, note suggestions for possible changes and have them to Shanna before the end of the month. Shanna will incorporate all suggestions into one draft document and forward to the Architectural Review Committee for review the first week in March.

FHG0201 Homeowner request to waive late fees

The Board of Directors reviewed a homeowner request to waive late fees applied to their account. After a thorough discussion, Linda Mollard made a motion to deny the request because the homeowner did not respond to the initial delinquency letter sent in December 2015. Dean Gutmueller seconded. Motion carried 7-2.

Meeting Minutes continued from page 7....

Board Resignation

After further consideration of his schedule, Tim McClung has decided to resign from his seat on the Board of Directors. Robert Johnson has also been excused from his seat on the Board of Directors

Treasurer

In Justin Young's absence, Shanna Massier presented the financial report for the period ending January 31, 2016. First Hyland Greens had assets totaling \$297,324.21 in the operating accounts and \$317,804.47 in the reserve accounts as of January 31, 2016.

Greenbelts

In advance of the Board Meeting, Bill West had submitted a list of small projects to be accomplished by a group of community volunteers. Bill indicated that the Greenbelt Committee is gathering information to be used in submitting a Westminster Enhancement Grant in 2017.

Activities

Linda Mollard stated that the community garage sale has been scheduled for May 13-15 in conjunction with the sales being held in the Windings, Hyland Greens East and NorthPark. The Easter Egg hunt is scheduled for March 26. Linda has also scheduled the food trucks for this summer and provided an event calendar for 2016 to be included in the March newsletter.

Pools

Alan Meers indicated that there are 102 days until the pools open on Memorial Days. The Board reviewed a solicitation for swimming lessons and agreed to include the advertisement in the March newsletter.

Adjournment

Linda Mollard made a motion to adjourn the meeting at 8:45 PM. Mark Mischke seconded. Motion carried unanimously.





INNOVATIVE

Real Estate Group

Wendy Atkinson

Broker Associate
CRS, GRI, SFR



Web Site: www.WendyAtkinson.com
E-mail Address: wendy@wendyatkinson.com

March 2016
303-465-4798

Real Cost of Housing

A variety of factors have led to a shortage of rental units, especially single family homes, and as a result, rents have been steadily increasing nationwide. In most markets, it is considerably less to own than to rent.

In some cases, the total house payment is less than the rent for a similar size and condition home. That data alone supports a purchase. However, when you factor in some of the financial benefits like principal reduction, appreciation, and tax savings, the difference becomes even more dramatic.

Let's look at an example of a \$250,000 home with a 3.5% down payment and a 30 year mortgage at 4.5%. We'll assume a 3% annual appreciation, 25% federal tax bracket, \$1,200 in annual maintenance and a current rent of \$2,100 a month.

The total house payment with property taxes, insurance and mortgage insurance premium would be \$1,834 a month. Once principal reduction, appreciation, tax savings and maintenance have been considered, the net cost of housing is about \$673 a month. It costs a tenant over \$1,400 more a month to rent than to own. The total difference amounts to \$17,000 in the first year alone. That's almost twice as much as the down payment to get into a home.

In the Denver market, the actual monthly payments for rent and ownership in the under \$300,000 market are pretty close to the same and the savings are not quite as dramatic. Savings are closer to \$1,000 per month or \$12,000 a year in our market and that is still a lot of money!

The first step to becoming a homeowner is lining up financing. There are amazing down payment assistance programs, mortgage interest tax credits and grants which not all lenders can provide. I can hook you up with a great lender and then help you find your dream home or your first home.

To make your dream come true, call me at 303-465-4798 and we'll get started. If you would like more information on the 2015 real estate market or see how it actually applies to you and your real estate holdings in 2016, give me a call at 303-465-4798.

Neighborhood Inventory Statistics

I send out monthly e-mails of the active, under contract and sold listings for the past month - a link to the full MLS listing of each property in the neighborhood. If you have a neighborhood that you would like more information about, please e-mail me the name of the neighborhood(s) and I will be happy to send those statistics to you each month. If you find you would like more information on a particular property, let me know that as well and I can e-mail that to you. There is no charge for this service. E-mail your request to wendy@wendyatkinson.com.

Once again! Current Listings are ALL Under Contract!

I have been listing some beautiful homes and wanted to show you what I've been up to.

4260 W. 105th Place, Westminster, Legacy Ridge
2 Story w. \$1M Views, 5 beds, 6 baths, 3 car garage
\$738,935 - under contract in 2 days - multiple offers



7201 Larsh Dr, Denver, Perl Mack Manor
Ranch w/ 3 beds, 2.5 baths, 2 car garage
\$225,800 - under contract in 4 days - multiple offers

I helped both of these sellers prepare their homes with the advise of my stager, my mover, Craigslist ads and a lot of energy. The hit the market ready to go and that makes all the difference. If you want that level of service and attention to detail, call me at 303-465-4798 and I'll do the same for you!

I do still have a lot in warm, sunny Arizona that I am selling. Here are the details -

1.29 Acre Homesite - \$7,890
Water on the property, electricity in the street
Faces 50 Miles of BLM land to play on
Seller will carry at 8% for 3 years with 30% Down



I haven't verified this, but it sounds legit -

A recent study found that women who carry a little extra weight live longer than the men who mention it!



5280 Magazine's Five Star Real Estate Agent for 2012, 2013, 2014 and 2015 - as selected by my clients!



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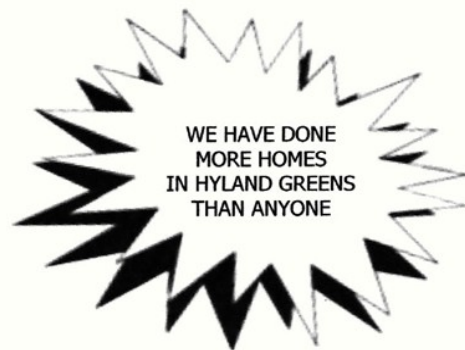
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Clayton Shaffer
Owner

Advertisement in the Newsletter should not be construed as an endorsement for products/services.

The Hyland Greens Newsletter

The Hyland Greens Newsletter is published each month, except January, using articles that are sent to us by the HOA Board and Homeowners. Our network of volunteers includes six block captains and 35 block reps who distribute your copy. Each issue should be delivered to your door during the first few days of the month. If you miss a copy please contact HAVEN Property Managers & Advisors.

Disclaimer: Advertisement in the Newsletter should not be construed as an endorsement for products/services.

This Newsletter is published as an information resource to benefit the residents within the First Hyland Greens Association.

Letters to the Editor

Letters to the Editor are the opinions of the writer, and are not necessarily the opinions of the Hyland Greens HOA. To be considered for publication, letters to the editor must include the writer's full name, address and daytime phone number. Your name will be printed with your letter.

Newsletter Deadlines

Articles and ads for each issue must be received by the 15th of the preceding month. Ads should be emailed as an attachment in jpg format and appear as you want it to appear in the newsletter.

Please contact the Newsletter Department at HAVEN Property Managers & Advisors: manager@havenpm.com or 303.530.0700.

Ad Rates:

	Resident	Non-Resident
1/8 page	\$11.00	\$13.00
1/4 page	\$19.00	\$21.00
1/2 page:	\$31.50	\$42.00
Full page:	\$42.00	\$52.00

First Hyland Greens Website:
www.hylandgreens.com



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Winter Special on Roof Replacements!

Take advantage of our off-season discounts in addition to your Hyland Greens' residence discount.



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Swim Lesson Schedule 2015

Cost \$40

Monday – Thursday

(Friday make-up, due to inclement weather)

Session 1 June 6 – June 16

Session 2 June 20- June 30

Session 3 July 5 – July 14 (7/5-7/8 & 7/11-7/14)

Session 4 July 18 – July 28

See back of sheet for specific lesson level guidelines.

10am

Preschool Beginner

or

Level I

10:30 am

Preschool Intermediate

or

Level II

11am

Preschool Advanced

Or

Level III/IV

11:30am

Preschool Beginner

or

Level II

Classes are subject to change depending on demand.

Name of Participant _____

Age _____ Phone # _____

Pool Community _____

Name and Address of Guardian:

Session Time	Level
_____	_____
_____	_____
_____	_____
_____	_____

Private Lessons - If you are interested in private or semi-private lessons please contact the lesson supervisor.

\$30 - single/ 4 lessons- \$100

\$40 - semi-private/4 lessons-\$130

EACH 1/2 HOUR

Contact Information

Lesson Supervisor- Julie Redin

720-556-0702 or oasis_26@msn.com

Swim Lessons Description Preschool (ages 3-5)

Preschool Beginner

Exploration of water

Buoyancy and breath control

Introduction to back and front float

Water entry and exit

Supported kicking on front and back

Hold breath and fully submerge head

*Back and front float without support

Preschool Intermediate

Back and front float without support

Leveling off from vertical position

Rhythmic breathing

Retrieve objects under water

Flutter kick on back and front

Back crawl arm action

Combined front and back stroke with kicking

Turning over

*Swim 15 yards front crawl

Preschool Advanced

Glide with push off from the side

Dive from the side of pool

Retrieve objects from bottom of pool

*Coordinate front crawl arm stroke with breathing to the side

Coordinate back crawl

Elementary backstroke

Reverse direction while swimming

Personal safety and rescue skills

To determine which swim level is appropriate for your child, make sure each skill is mastered from the previous level. *
Essential