



Hyland Greens Newsletter ~ June 2016

PLEASE JOIN US FOR

HYLAND GREENS



Hot Dogs

Nachos

ANNUAL

Games

Friends

Parade

Pool

Fun



Snow Cones

CELEBRATION!

09:00 AM-Children's Parade staging and judging begins at small pool parking lot

09:45 AM- Parade from small pool to big pool with Westminster police and fire

11:00 AM- 01:00PM- Food and Snow Cones available

11:00-11:30-Kids Games

Children's Parade- 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, chips, a pickle, popcorn and ice tea or lemonade. New this year we will also be offering \$1.00 Nachos as well. Snow Cones are free!

Kids Games- Games for kids and their parents will be held in the pool and on the sports court.



Please see the "Activities" section in the newsletter for volunteer opportunities. We need some volunteers to make this successful!

June Activities Update

Hello, Neighbors, Sorry this may be lengthy but there are several key pieces of information.

Thanks to everyone who bought, sold and/or had patience with the neighborhood garage sale. It seemed to be a huge success despite the colder weather on Saturday.

There has been a thought of holding a community sale again in the fall. Please let me know any feedback on this idea.

Upcoming events include **National Night Out** on Tuesday August 2nd. This is a food truck night but if you have any ideas to make this evening different/special please let me know.

Harvest Fest will be on Monday October 10th. More information on this will be in the next newsletter.

The next major neighborhood event is the **4th of July Party!** As in years past there will be a wheels (bike, trike, stroller, scooter, wagon etc...) decorating contest that will take place in the small pool parking lot starting at 09:00AM. At approximately 09:45 a Westminster Fire Truck and the Westminster Police will lead the parade of wheels from the small to the big pool. If there is a true emergency the fire truck may not be available or may have to leave. Please see the additional flyer for further information.

\$1.00 Hot Dogs will be back this year along with a new option of nachos and of course the FREE snow cones. We are planning on having kid's games this year and may need to clear out a part of the pool for a short time. We appreciate your patience and understanding on this matter. We are also planning on having the infamous Bellyflop contest.

VOLUNTEERS

In order to make this event a success we need a few volunteers. Below is a list of what is needed. If you can and are willing to help out please contact me ASAP.

FOOD	Manning the Grill	Assist w/Food	Run Snow Cones
10:30-11:30	<i>Available</i>	<i>Available</i>	<i>Available</i>
10:30-11:30		<i>Available</i>	<i>Available</i>
11:30-12:30	<i>Available</i>	<i>Available</i>	<i>Available</i>
11:30-12:30		<i>Available</i>	<i>Available</i>

Ellen Huang has graciously offered to take the lead on the kid's games but she needs help to make them successful. In addition to the time frame below there may be 1 or 2 meetings before the 4th of July. Please contact her if you are willing to assist her. Contact Info: ellenrose.huang@gmail.com 303-921-6770

KIDS GAMES	Assisting with and Running Games
10:45-11:45	<i>Available</i>
10:45-11:45	<i>Available</i>
10:45-11:45	<i>Available</i>
10:45-11:45	<i>Available</i>

June Activities Continued from page 2...

Miscellaneous things we need completed before the festivities:

- Sew fabric into sacks, for possible sack races (fabric will be provided)
- Fill water balloons and transport to the big pool (empty balloons will be provided)
- Pick-up and return the snow cone machine.

I want to give a big **THANK YOU** to those who have already offered to volunteer and to the Varnet family who continue to organize and execute the wheel decorating contest!

Without volunteers we may need to cut out certain parts of the event, which would be unfortunate. Volunteering gives you a chance to meet and help your neighbors out.

Ljmollard1@gmail.com or 303-466-9780

Bunco

We will have a meeting to figure out a good night on Thursday, June 9th at 6:30. Please come to 4715 West 101st Place. If you have never played it is very easy to learn. Just come out and meet some neighbors.

Food Trucks

Food trucks will be here on June 7th and 21st. They should begin serving by 5:15—5:30 and stay until 7:30—8:00. Our plan is have them at the park on June 7th and at the Big Pool on June 21st. We usually find out which trucks are scheduled on the Thursday before. I will post the names of the trucks on Nextdoor.com as soon as I know. If there are any changes or cancellations due to weather, they will be posted on Nextdoor.com. If you have not signed up for Nextdoor.com I suggest you look into it.

Roll-offs

We have tentatively scheduled a large roll-off dumpster for June 15th or 16th. It will only be here for one day. The roll-off dumpster is for use by those neighbors that are signed up with Packman/American Disposal. The dumpster will be located by the small pool. It is important to note that certain items cannot be disposed of in the dumpster.

No electronics (TV's, Computers, Monitors, etc.)

No hazardous waste (paint, yard chemicals, oil, gas, etc.)

No tires

No refrigerators, freezers, or any items containing Freon

No white goods/appliances (washers, dryers, stoves, dishwashers, etc.)

The dumpster cannot be filled to overflowing and no items can be left on the street or sidewalk.

If any of the above are ignored the HOA will have to pay any excess fees. Our contract with Packman Disposal/American Disposal allows for weekly pick-up of two 96 gallon containers and 3 bundles of branches, tied and cut to 4 to 5 feet in length. An additional 96 gallon container is available to the homeowner for \$2.50 per month. Recycles are picked up every other week. If you call Packman/American Disposal make sure you tell them that you are covered under the Hyland Greens HOA contract.

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
Marianne Clark

Activities: Linda Mollard, 303-466-9780
Andrea Clem

April 29 thru May 25 ACC Requests

- 1 Combo Request
- 1 Driveway / Walk Request
 - 1 Fence Request
 - 3 Other Requests
 - 1 Shed Request
- 1 Solar Panel Request
- 2 Painting Request
- 1 Window Request

Please join the Board of Directors in welcoming Chuck Smith as its newest member. Chuck moved from Wyoming to Hyland Greens in December 2013 and is an attorney at a local IP firm. Chuck enjoys guitar, singing, piano, backpacking, vintage audio, and jigsaw puzzles. He is looking forward to making a positive contribution to the neighborhood.

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.HylandGreens.com

Babysitting/ Housesitting/ Pet Care/ Lawn Care

Send your information and we'll list Hyland Greens residents aged 18 and younger for free. Written parental consent is required for minors to publish their personal information. Contact Abigail Snyder at HAVEN Property Managers & Advisors at asnyder@havenpm.com or 303-530-0700 ext. 124 for more information. Please keep us updated with any changes to your information.

NAME	AGE	PHONE	CPR?	COMMENTS
Sydney Small	14	303-424-4193	Yes	Sydney has completed the Red Cross Babysitting Class.
Carissa Elston	15	303-410-0530	No	Available for babysitting, pet sitting, plant sitting , and watering.
Ruby Maldonado	15	303-726-3406	No	Available evenings and weekends.
Daniel Mayer	14	303-480-0537	No	Housesitting, Pet care, Plant care, Watering, Mowing, Raking, Lawn raking, Snowshoveling.
Layla Teague	13	303-549-0849	Yes	Babysitting certified, lawn work, petcare, house sitting.
Audrey Sheldon	16	303-765-4513	Yes	Completed Red Cross Babysitting Class.
Graham Sheldon	14	303-765-4513	No	House sitting, pet sitting, mowing, raking leaves, general lawn clean up.
Ben Schwartz		303-905-6979	No	Pet sitting, house sitting, Neighborhood References available.
Marian Bettinger	15	303-466-5407	No	Babysitting and pet sitting.
Peter Bettinger	14	303-466-5407	No	Pet sitting, lawns, yard work, and snow shoveling



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**First Hyland Greens Association
Board of Directors Meeting**

May 17, 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 7:00 PM.
President: Mike McCurdy, Vice President: Dane Ernsberger, Secretary: Julie Oldham, Treasurer: Justin Young, Covenants Committee: Gerry Mooney, Mark Mischke and Marianne Clark, Greenbelts Committee: Bill West, Pool Committee: Alan Meers, Activities Committee: Linda Mollard and Andrea Clem were present. Dean Guttmueller was absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of April 19, 2016 Summary Minutes

Alan Meers made a motion to approve the minutes of the April 19, 2016 Board meeting with one correction. Julie Oldham seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner Matt Brozovich was present to observe the meeting.

Homeowner Lee Silver was present to present several ideas. Lee suggested scheduling a different trash and recycle pick up date to accommodate more homeowners; he asked questions relating to ownership and maintenance responsibilities for the greenbelt area north of the playground and initiated several suggestions for revitalizing the playground area.

Homeowner Chuck Smith was present to extend his interest in becoming a Board member.

President

FHG0071 Homeowner Records Request

Pursuant to the Association's Records Request Policy, this homeowner submitted a written request for copies of the Committee notes pertaining to his two ACC applications that were denied. Shanna distributed copies of the notes for all Board members to review. After a brief discussion, Julie Oldham made a motion to approve the request. Linda Mollard seconded. Motion carried unanimously.

FHG0263 Homeowner Request to Remove Late Fees

The Board of Directors reviewed a written request to waive late fees that had accumulated on this homeowner account. After a through discussion, Mike McCurdy made a motion to extend Shanna the authority to manage a payment plan for this homeowner with the balance being paid in full before September 30, 2016. No late fees or penalties will be waived. Mark Mischke seconded. Motion carried unanimously.

Tot Lot

Mike presented information he obtained from the City of Westminster regarding the Tot Lot. The Hyland Greens Original Development Plan (ODP) considers the tot lot a "recreational facility" and therefore it cannot be removed from the community without a replacement being installed. This led to an engaging discussion about proposed alternatives. Suggestions included: removing the playground and basketball court and adding outdoor seating or picnic tables, adding additional playground equipment, shortening the fence to make the area more aesthetically pleasing, converting the area to a community garden or dog park, building a shade structure, adding bocce and/or horse shoes.

Julie reminded the Board the demolition is expensive, particularly due to the lack of access to the area. Old concrete or asphalt would have to be hauled out in wheelbarrows, and initial estimates she received several years ago ranged from \$10,000 – 20,000 for the demolition only. Further discussion was tabled for a future meeting.

Board Membership

Mike McCurdy provided a short outline of the responsibilities associated with being a Board member including attendance at monthly meetings and participating on a committee. Homeowner Chuck Smith introduced himself as a relatively new homeowner with interest in participating on the Architectural Review Committee. Julie Oldham made a motion to appoint Chuck to fill an open seat on the Board of Directors until the 2016 annual meeting. Mike McCurdy seconded. Motion carried unanimously.

Vice President

Dane Ernsberger reintroduced his idea from the April 2016 Board meeting of researching website alternatives. Homeowner Matt Brozovich has a background in website building and has offered to assist Dane in this process. Dane asked the Board for \$100.00 to begin his research. Linda Mollard offered to provide \$100.00 from the event/activities budget to meet Dane's request and followed with a motion to approve Dane's request. Marianne Clark seconded. Motion carried unanimously.

Treasurer

Financial Statements

Justin Young presented the financial report for the period ending April 30, 2016. First Hyland Greens had assets totaling \$317,678.42 in the operating accounts and \$361,315.99 in the reserve accounts as of the end of the period.

FY2015 Audit

Justin noted that the draft audit report had just been received. He will review it and present it to the rest of the Board of Directors at the June 2016 Board meeting.

Activities

Linda Mollard reported that the garage sale was a success and that everyone had a good time. This was an event that has no cost to the homeowners association. Linda noted that the next activity is the 4th of July BBQ and she will need volunteers to help with many portions of this event. She will include a large announcement with detailed information relating to the event and volunteer participation opportunities in the upcoming newsletter.

Linda also noted that she had decided to postpone the dumpster delivery following the garage sale to afford an opportunity to gather additional information and coordinate volunteers to assist with the pick up station.

Lastly, Linda shared that Gloria Fisher had been responsible for cleaning up the planter beds on 101st and planting the new flowers for the Community – thank you Gloria!

Pools

9 days, 14 hours until the pools officially open for the 2016 season! Alan Meers reported that the heat exchanger has been replaced at the big pool and due to the weather and low temperatures, the water is heating slowly. Everything should be up and running in time for opening day!

Covenants

Gerry Mooney reported for the Covenants Committee. The volume of applications has been lower than usual, likely due to the cold and rainy spring weather. She stated that she had received a call from a homeowner about the storage of trash containers and thought that the HOA should take more stringent measures to encourage homeowners to keep their containers out of sight except on trash days.

Gerry has been storing the historic copies of the newsletter and asked for a volunteer to store or scan the documents. Matt Brozovich offered to help by scanning all of the newsletters for the Association's historic files. Gerry will work with Matt to complete this project.

Projects

Julie Oldham provided the Board of Directors with an update on the bathroom remodel project at the big pool. She is still hoping to have this work complete before the pool opens on May 28. She also shared that problems with the pool decking project resulted in a cost overrun of \$2,750.00 due to the lack of footer support under the original deck.

Greenbelts

Bill West stated that the split rail fence project is in process and has been delayed slightly due to issues with the contractor's insurance documentation. The Greenbelt Committee is working with Summit Services to provide some remedial drainage work east of Wolff Street. John Van Royen and Bob Belden have been working on a rock project and have performed some extensive pruning around the property.

Adjournment

Mark Mischke made a motion to adjourn the meeting at 8:50 PM. Linda Mollard seconded. Motion carried unanimously.



It's hard to believe, but it is that time again – as you are reading this newsletter, the swimming pools at Hyland Greens are open and ready to be used. As you are packing up your towel, hydration and sunscreen, please take a moment to be sure you are familiar with ALL of the pool rules for the neighborhood.

Hyland Greens HOA *Pool Rules*

- The lifeguards and pool management must be obeyed at all times.
- Pool area for residents only and their guests.
- No admittance without a key – guard will not open gate.
- No offensive language or inappropriate behavior.
- Adult swim at 45 minutes on the hour, every hour, for fifteen minutes. All children under 18 must leave the pool.
- No turning over or hiding under rafts.
- Rafts, toys, or large floating devices may not be allowed if pool is too crowded.
- No rough play.
- No running.
- If a child can't swim, a parent must be within arm's reach.
- Children not potty trained must wear swim diapers.
- Children under the age of 12 must be supervised by an adult 18 years of age or older. (Lifeguard may override the age restriction if children are well behaved and have sufficient swimming skills.)
- No diving in the shallow end.
- One person on the board at a time.
- Wait until diving area is clear before jumping off the board.
- No holding onto the diving board.
- Food and drinks in the grass or picnic area only.
- Absolutely no glass.
- Keep pool area clean.
- Alcohol is permitted for persons of age.
- No smoking is permitted in the pool area.

Remember too, that the pool areas are available for parties. For additional information, or to schedule your event, please call the pool company:

BIG POOL **Absolute Pool Management (APM)**

303/442-7114

SMALL POOL **Carousel Pools**

303/422-7114

Well, it's June!

By most accounts May proved to be a difficult month to get out in the yard. The abundance of moisture we received in Westminster was a blessing and many Hyland Greens yards are showing the results. If you didn't find the time (or weren't able to dodge the rain storms) it is still a great time to aerate and fertilize. Refer to the May 2016 newsletter available on the website, www.hylandgreens.com for additional information.

For your trees and shrubs, June is a great time to:

- Prune early flowering shrubs such as lilacs and forsythia after blooms have faded.
- Water trees and shrubs only as needed and remember to adhere to local water restrictions and guidelines.
- Plant flowers, ground covers, perennials, and ornamental grasses.
- Remove foliage from spring-blooming bulbs such as iris and tulips after leaves have completely died back.
- Continue deadheading and weeding as needed. Deadhead or pinch back annual flowers to keep them bushy and full of blooms.

For your lawns:

- Adjust your sprinkler so that established bluegrass lawns receive about 1 ½" of precipitation a week. Avoid water waste by monitoring how much water your sprinkler puts out and by setting your sprinkler to run in a way that avoids runoff away from the lawn.
- Raise your mowing height on cool season turf lawns (like bluegrass) to 3" and continue to mow as needed removing only 1/3 of the blade at each mowing.

If you are a vegetable aficionado:

- It's a good idea to set out heat loving veggies like tomatoes, squash, pumpkins, cucumbers, and peppers when night temperatures are consistently above 50 degrees.
- Remember to weed regularly.

COVENANT CORNER

The Association's Covenants require that **garbage containers** be "screened" or "concealed" so that they are not visible to your neighbors or from the street. Technically this means that they need to be kept in the garage or behind a side (wing) fence except for on trash pick up days. Board members have received several calls from homeowners asking that stronger enforcement measures be taken in this regard. Please help us all by taking note of your own containers and moving them to a new location if you can see them from the street.

Declaration of Covenants; Article VI- "Restrictions":

(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.

Covenant Corner Continued from page 9...

There has been a very positive response to the new light fixture hangers that have been placed on yard lights! Thank you to the volunteers for heading up this process.

Hyland Greens homeowners are required to maintain at least one electric post light between the house and street operated by a photo-cell or other automatic device so it is lit automatically during hours of darkness.

First Hyland Greens is blessed with some great homeowners, who donate their time and energy to making our community great!

This month, special thanks go to:

Bob Belden

Many of you have seen Bob around the property pruning and tidying up for the summer!

Matt Brozovich

Matt has volunteered his time to research improvements to the Association's website and scan and preserve all of the Association's historical newsletters.

Gloria Fisher

Gloria cleaned out and planted the flower beds on 101st!

John Van Royen

John has been coordinating the effort to clean up the drainage channels!

THANK YOU!

(If you know a neighbor who is special in our neighborhood, please let a Board member or HAVEN know as we would like to recognize their efforts in an upcoming newsletter)

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June 2016
303-465-4798

Decluttering is Good Whether You Move or Stay!

Since it might actually be spring, my thoughts are turning back to spring cleaning. Spring cleaning for me always starts with decluttering. We all accumulate stuff - stuff we don't use, stuff we don't need, stuff the kids don't want or need. Some stuff is out for all the world to see, but some of the stuff lurks in closets, junk drawers, under beds, in the attics and basements of our homes. There are a million excuses to keep things - the tapes are already running in my head. But here are some thought changers that could help you move forward and let some of the stuff go.

Clothes - Clothes are hard to let go. This is still "good". I will wear this some day when I lose/gain weight. It could come back in style. Those are some of the arguments for keeping clothing I don't need. Here are some blockers to those thoughts. If you haven't worn something in 2 years, it is not a favorite item. It goes in the donations bag. If something is too big, you probably don't want to wear it again. Get rid of those clothes as motivation to maintain your weight loss. If something is too small, it goes in the donations bag. When you get to that size again, treat yourself to new things - you earned it!

Unfinished Projects/Hobbies - I have several unfinished craft projects that should let go. It bugs me that they are not done, but I am not interested enough in the final outcome to finish them. Some ideas for disposal are donating supplies and materials to schools. Ask crafty friends if they want to take on the projects. Try selling or giving things away on Craigslist. If all else fails and you have stuff nobody wants, in the trash with it!

Paperwork - Tax returns, bank & credit card statements, financial statements are all papers that accumulate. I have financial statements for accounts that have been closed for several years. Those go in the shredder! You need 3-7 years of tax returns and the rest - shredder. Real estate documents should be kept until you sell the house.

My sister is getting ready to sell her home in Texas. As she was going through her stuff, she acknowledged that a lot of it very important to her at one time. But faced with putting it in a box and moving, she realized that the importance was no longer there. 3 large bags of treasure went to Goodwill and 3 more to the trash.

If you are saving things for someone, check in with them to see if they want them. You may find what my sister found - the things are not important any more and they can go. Decluttering will make your space more comfortable whether you stay in your home or move. If you are ready to put your house on the market, call me and I will help you get your decluttering underway to have your home looking and feeling spacious! I can be reached at 303-465-4798 or wendy@wendyatkinson.com

Current Listings are ALL Sold!

I have 2 properties coming on the market at the end of May or early June. Now is the time to get pre-approved for a loan, so you can make an offer when they hit the market because they won't last long!

FHA/VA Eligible 2 story Townhouse in Denver
2 bedrooms, 2 baths, no garage
1,440 Sq. Ft. including the basement
Will have a new roof
In the \$200K range

The preferred lender for this property is Andrew Toof at Mountain West Financial. Andrew can be reached at 720-502-1109.

\$225k - 3250 E. 103rd Place #808, Thornton
2 bedrooms, 2 baths, 1 car attached garage
1,223 square feet, Ranch style on second floor
Granite counter, SS appliances, tile floor in kitchen
Open house Saturday, May 28th from 2:00 PM - 4:00 PM
The preferred lender for this property is Belinda Sawyer at Mountain West Financial. Belinda can be reached at 720-502-1116.

If you want more information on these properties, let me know and I will send you listing details when they go on the market. Call me a call at 303-465-4798 or drop me an e-mail.

Lucky Buyers!

Market timing for stocks or real estate will take a bit of luck. Zillow recently listed the top 10 markets with the nation's luckiest buyers - most equity gains in the shortest amount of time. The Denver market was ranked #9 with the luckiest buyers being those who purchased a home in August 2011 (the bottom of our market) at an average price of \$207,300. The current average value of a home is estimated at \$324,500 - a value growth of 56.5%!

Let me know if you would like to cash in - gains on your primary residence are most likely to be tax free making you doubly lucky!

The best investment on earth is earth.

- Louis Glickman



5280 Magazine's Five Star Real Estate Agent for 2012 - 2016 - as selected by my clients!



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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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Galloway Realty, LLC

720-934-2532

I am a Hyland Greens Home Owner



10261 Zenobia Cr
 \$425,000 Active

4750 W102nd Pl
 U/C \$469,000



4795 W 102nd Ave
 \$450,000 Active

5060 W 98th Ct
 U/C \$424,824



4692 W 103rd Cir
 \$425,000 Active

4735 W 101st Pl
 U/C \$389,900



HYLAND GREENS ACTIVITY

Sold	9831 Xavier Ct	\$444,000
Sold	9953 Wagner Lane	\$469,824
Sold	4715 W 103rd Cir	\$509,400
Sold	4811 W 99th Ave	\$408,000
Sold	5061 W 101st Cir	\$351,000
Sold	4685 W 102nd Pl	\$365,000
Sold	9951 Yates St	\$425,000
Sold	10170 Vrain Ct	\$415,000
Sold	4820 W 99th Ave	\$400,200
Sold	4811 W 102nd Pl	\$365,000
Sold	4682 103rd Cr	\$423,500
Sold	10220 Zenobia Cir	\$380,500
Sold	9920 Winona St	\$430,000

**Call me today for a
 Free
 Market Analysis!**



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