



Hyland Greens Newsletter ~ August 2016

President's Report

I hope everyone had an opportunity to make it out to the Fourth of July celebration this year! Our Westminster Fire Department put on quite a show using their 60-foot-tall ladder truck to rain water down on the children on the sports court, our neighborhood volunteers served nearly 600 hot dogs and nachos, residents brought their A-game for the belly flop contest (with a back flip/belly flop to take home the prize), and everyone brought their good neighbor spirit that makes Hyland Greens such a special place to live.

Our next neighborhood activity, National Night Out, is just around the corner on Tuesday August 2nd at Hampshire Park. The festivities are to start at 5:30 with the arrival of the food trucks, and are to include a scavenger hunt and visits from our Westminster Police and Fire personnel. Kids big and small are welcome to meet the Officers, see the trucks and cars, and extend our thanks to them for keeping our neighborhood safe!

The City is wrapping up on the concrete sidewalk work and will be refurbishing the entire length of the main thoroughfare from the 101st and Sheridan entrance all the way up Wolff Street to 104th. They are doing a hot-mix overlay (HMA) on the street so it should look new once they are finished with the job. Also, the City is planning to apply a Slurry Seal treatment to the balance of the streets in the neighborhood in 2017. If you have any questions, please feel free to call the City's Public Works department at (303) 658-2567 or (303) 658-2500 Monday through Thursday 7am to 6pm.

For those of you on Hyland Greens Place, the City has recently determined that they own the land around the Farmers High Line Canal and they will be removing the dead cottonwoods this November when the ditch ceases operation for the year. Many thanks to Dave Glabe, Colleen and Dave Dufresne, and our partners at the City for their tireless efforts to bring this to resolution. This is another great example of neighbors volunteering their valuable time to make life better for all of us!

At the June meeting, a homeowner asked that the Board consider allowing chickens in the neighborhood following the City's adoption of new rules for urban chickens and bees in late 2015. We have included the information provided by the homeowner within this newsletter. Please take a look and return any feedback to me at president@hylandgreens.com or during the regular Board meeting in August. Please note that roosters are NOT allowed by City rules. Further details on the rules and restrictions are available on the Chickens and Bees tab on the City's website.

Presidents Report continued from page 1...

As always, please feel free to join us for the monthly meeting at Ciancio's at the Hyland Hills Golf course at 7pm on the third Tuesday of the month (this month is the 16th), please feel free to come out and let us know what is on your mind!

Sincerely,
Mike McCurdy
President

August Activities

The July 4th event was a success. It appeared that a good time was had by all. The Parade of Wheels was well attended and the fire truck surprised us with an amazing shower on the play court. They extended their ladder and made it rain. The games for the kids were well attended and I sincerely thank Ellen Huang for putting them together. Hot dogs and nachos were well received and it seemed everyone was happy to have them back. Over 250 hotdogs were cooked and consumed! Thank you to all the people who helped on the patio (Jim, Dave, Chris, G.A., Bill, and Gloria). Over 300 snow cones helped cool everyone. Thanks to Renae, Bob and all their helpers. Thanks to Allan Meers for producing the belly flop, and the newly added cannonball and free style dive competitions (and thanks to the judges). Thank you to our life guards. I know I have probably missed a few helpers but please know that I thank you and your help was appreciated. This is always a big event and more hands make it easier. Feedback is appreciated and if you have an interest in helping out next year please let me know.

Our next event is **National Night Out** on Tuesday, August 2nd at Hampshire Park. Please see the flyer explaining National Night Out. Westminster Police and Fire are scheduled to stop by to say hello and answer any of your questions. We have a few prizes we will be drawing for so be sure to stop by and enter. A **Scavenger Hunt** is planned for the kids (7-17 years) so get your teams of 2-6 people together. All items on the list can be found in Hyland Greens. See all the instructions in the July Newsletter. Let's make this a great event with a fabulous turn-out. By knowing and recognizing your neighbors you will make our neighborhood safer, promote positive partnerships with police and fire personnel, strengthen neighborhood spirit, and heighten crime and drug prevention awareness. The food trucks will be there or just pack a picnic and come down. The Scavenger Hunt will start between 6-630PM.

Our final event in 2016 will be the HarvestFest. It is tentatively scheduled for Oct 11th. We are planning to have another big obstacle course blowup for both kids and adults and some other fun for the kids. More information will be in the September and October Newsletters.

Again, THANK YOU to all who helped with the July 4th event. It couldn't have been done without you.

Linda Mollard, Events

Upcoming Events:

8/1/2016 - FY2017 Budget Planning Meeting
(Hyland Hills Clubhouse)

8/2/2016 – National Night Out
(Hampshire Park)

8/16/2016 – August Board Meeting
(Hyland Hills Clubhouse)

9/11/2016 – Doggy Paddle
(Big Pool)

9/20/2016 – September Board Meeting
(Hyland Hills Clubhouse)

10/10/2016 – HarvestFest
(Details to follow)



**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



NATIONAL NIGHT OUT



Tuesday August 2, 2016

Hampshire Park

Come out and meet your neighbors for National Night Out. The food trucks are scheduled to be there and we will have some other events including a scavenger hunt for the older children/teens and possibly some door prizes.

Like last year we expect some law enforcement officers and/or firefighters to stop by to meet residents and answer any questions.

What is National Night Out?

National Night Out is an annual community building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, better places to live.

National Night Out is designed to:

- Heighten crime and drug prevention awareness.
- Bring neighbors together and strengthen neighborhood spirit.
- Make neighborhoods safer.
- Promote positive partnerships between police and fire personnel and the community.
- Generate support for local anti-crime programs.

A total of 28 neighborhoods participated in the 31st annual National Night Out on Aug. 4, 2015 and Hyland Greens was one of them.

"The best way to prevent crime is to know your neighbors & your surroundings. National Night Out triumphs over a culture that isolates us from each other and allows us to rediscover our own communities." Kay Bailey Hutchison, Senator

On the first Tuesday of every August, the City of Westminster joins forces with thousands of communities nationwide to celebrate National Night Out. Citizens, police and fire personnel, businesses, and community leaders come together to communicate with each other and unite against crime.

Neighbors gather for ice cream socials, backyard barbecues and potluck dinners in a variety of locations. Westminster City Council, police officers and firefighters visit these gatherings to socialize and answer questions.

Barking Dogs

In the City of Westminster, dog owners are responsible for keeping their dog from disturbing the peace of any person with their barking, howling, yelping, or other audible sound. Owners violating this ordinance may be issued a summons to court if they do not correct their dog's behavior.

Making a Complaint

Animal Management receives numerous complaints on barking dogs throughout the year, many anonymous. If possible, they encourage you to contact your neighbor and try to work it out on the neighborly level first before filing a complaint. If you feel you are unable to work out the situation one on one, Animal Management can contact the owner of the barking dog.

There are two ways to file a barking dog complaint: In-progress barking, call police dispatch (24/7) at 303-658-4360, or Animal Management voice mail at 303-658-4326.

When Westminster Animal Management Officers receive a barking dog complaint, they must take action to inform the dog owner of the violation. Owners of barking dogs first receive a warning through the mail; non-compliance to the warning may then result in a summons to court.

An Animal Management Officer is happy to discuss potential solutions with you. Animal Management Officers try their best to resolve the barking problem before they have to issue a summons; in the majority of barking dog complaints, the owner of the dog does not realize their dog has been a nuisance.

Solutions to the Problem

Barking is natural for dogs and is an important part of communication for them. Try some of the following techniques below to help stop their nuisance barking.

- **Remove the motivation** – Your dog gets some kind of reward when he barks. Figure out what he gets out of barking and remove it.
- **Bring your dog inside** – Leaving your dog outside unattended is allowing him to continue his behavior with no correction. If you do not want your dog to have the run of the house, you may wish to contain him in a certain area or crate train him.
- **Reward your dog** – Once your dog learns to stop barking, reward him with a treat.
- **Consider an anti-bark collar** – There are several types of anti-bark collars available, when used properly they can be an effective tool.
- **Professional Training** – When all else fails; a professional trainer may be the solution.
- *For more information on barking dog solutions, visit <http://www.asPCA.org/pet-care/virtual-pet-behaviorist/barking>*



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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

June 28th thru July 27th ACC Requests

- 2 Fence Requests
- 2 Landscaping Requests
- 2 Other Requests
- 4 Painting Requests
- 2 Roof Requests

Community Bulletin Board

- The Hyland Greens Bunco group will continue to meet on the 2nd Tuesday of the month. The next meeting will be August 9th. Please contact Linda at LJMollard1@gmail.com for more information. We could use a few more players.
- Ryan Elementary carpool partner wanted to either drop-off or pick up at Ryan Elementary. I have 2 girls in 2nd grade and have room for 1 child in the backseat and 1 in the front seat. Please contact Maria, 303-482-2393 or maria@mariagrimaldi.com.

First Hyland Greens Homeowners Association

Managed by:
HAVEN Property Managers & Advisors
1000 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	14	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

July 19, 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, Greenbelts Committee: Dean

Gutmueller and Bill West, Covenants Committee:

Marianne Clark, Mark Mischke and Chuck Smith,

Pool Committee: Alan Meers, Activities Committee:

Linda Mollard and Andrea Clem were present. Gerry

Mooney, Julie Oldham, and Justin Young were

absent. Shanna Massier represented HAVEN

Property Managers & Advisors.

Approval of June 21, 2016 Summary Minutes

Dean Gutmueller made a motion to approve the minutes of the June 21, 2016 Board meeting with one correction. Mark Mischke seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner Tim Madigan was present to address the Board regarding a post light. Tim indicated that he had received verbal authorization many years ago by a previous Board to remove his yard post light and install two carriage lights on his garage. Now he is being asked to restore the post light. Shanna offered to search the historic files for details on this decision and report back to the Board at the August meeting. Dane Ernsberger made a motion to remove the fine assessed to the account. Linda Mollard seconded. Motion carried unanimously.

President

Trees on Hyland Greens Place

Mike McCurdy provided an overview of correspondence that has been received indicating that the City of Westminster is responsible for the banks of the Farmers Highline Canal and intends to remove several dead cottonwood trees in November 2016. The Board of Directors briefly discussed other maintenance in the area and agreed to table further discussion until the cleanup and tree removal had been performed by the City. Allan noted that homeowners had historically volunteered time to keep this area tidy, and Shanna noted that the HOA has provided haul-a-way and disposal services when homeowners have engaged in this activity over the last several years.

Mike also distributed a copy of a GIS map from the County records to Board members present and asked that this information be captured in the Association's records for future reference.

Home Based Business

The Board of Directors discussed the legal opinion provided on this issue and agreed to wait and see what response the homeowner provides to the recent correspondence sent.

FHG0408 Camper History

The Board of Directors reviewed the correspondence and covenant history on this property and agreed that no further action was necessary at this time.

Homeowner Proposal to allow Chickens in the Community

A copy of the proposal will be included in the August newsletter and homeowners will be encouraged to provide feedback on the suggestion.

FHG0452 Request to remove fine on account

Shanna distributed a homeowner request to remove a fine that had been assessed to the account. The Board of Directors discussed and Dane was able to confirm that indeed remedy to the covenant matter had been complete. Dean Gutmueller made a motion to waive the fine assessed to the account as Dane had confirmed that the problem had been resolved. Dane Ernsberger seconded. Motion carried unanimously.

Minutes continued from page 9...

Vice President

Rosauer Appeal

Mike McCurdy recused himself from discussion. At the June Board meeting Board members were tasked with reviewing the ACC documentation, perform a site visit and be prepared to discuss this matter at the July meeting. After a very thorough discussion of the location, setbacks and project itself, Marianne Clark made a motion to deny the request to allow the garage supporting the original decision of the ACC that stated that the garage was not in harmony with the rest of the neighborhood and that this project could have a negative impact on neighbors in close proximity. Dean seconded. Motion carried 9-0-1.

Update on Marijuana Covenants

Dane Ernsberger stated that there was not update on this topic.

Treasurer

Justin Young was absent. Shanna provided an abbreviated copy of the Reserve Study Budget to Board members to review in advance of the Budget meeting and encouraged members to submit project ideas to Julie Oldham and Shanna as soon as possible. The FY2017 Budget meeting has been scheduled on Monday, August 1, 2016 at Hyland Hills Clubhouse beginning at 6:00 PM.

Greenbelts

Bill West, working in conjunction with Bob Belden, Dean Gutmueller and John Van Royen solicited 7 professional arborist companies to bid on a list of tree problems that has been compiled in 2015 and 2016. A walkthrough for potential bidders was held and three companies submitted proposals. Bill provided a bid summary for the Board of Directors to review and stated that based on thoroughness of bid, insurance coverage qualifications, and ability to meet the specification criteria, he would recommend awarding the contract to Mountain High Tree. Mike McCurdy made a motion to engage MHT for this project. Dean seconded. Motion carried 9-0-1.

Activities

Linda Mollard provided a recap of the 4th of July event and indicated that by all accounts, a good time was had by all. 280 hot dogs were consumed, and more snow cones than could be counted. The fire department put on an incredible display, hoisting the ladder 60 feet overhead and rained (literally) water down on the kids playing on the sport court. Allan Meers coordinated the belly flop contest and added two new events, the “cannon ball” competition and “free style dive” competition. Linda went on to thank all of the volunteers that helped make this such a great event.

National Night Out will be on Tuesday, August 2, 2016, which is also Food Truck Night.

Representatives from both the police and fire departments should be on hand as their schedules allow, a neighborhood scavenger hunt will be held for teens and a prize drawing will be held.

The last event of the year will be Oktoberfest, tentatively scheduled for October 10th. More information will be provided in future newsletters as it becomes available.

Pools

Pool status, 4th flooding, lights, chairs, LED signage

Allan Meers provided a brief rundown of the activity at the pools so far this summer. Lifeguards have had to perform three rescues already this summer, and Allan reminded everyone to be alert when at the pool. Allan also made several suggestions for improving the pool experience including a summer cover that would save on utility expenses during the pool season, digital thermometers to better control water temperature, an LED light bar to notice homeowners of “open” and “close” schedules and solicited Board members to be on the lookout for pool furniture that is on sale.

Pool Company Indemnification and Waivers

Based on recommendations by the Association’s insurance agent and attorney, the Board requested a pool company indemnification for the pool services companies and a Release of Liability for residents participating in swim lessons.

Meeting minutes continued from page 11...

Having reviewed both documents prepared by the Association's Attorney, Mike stated that both documents needed work and agreed to table this discussion for a future meeting. Shanna suggested that perhaps the indemnification language could be incorporated into the pool contracts themselves, and that perhaps the contracts should be reviewed.

Projects

Julie Oldham was absent so there was no presentation or discussion.

Checks were reviewed and invoices signed by Dane Ernsberger and Mike McCurdy.

Adjournment

Dean Gutmueller made a motion to adjourn the meeting at 8:55 PM. Marianne Clark seconded. Motion carried unanimously.



Covenant Corner

2016 has proven to be a tough “landscape season” so far with temperatures soaring into the 90’s and as of today, the forecast calls for record breaking temperatures into the first week of August. Yes, it is hot, and those swimming pools look inviting, but before you reach for your towel and sunscreen, remember that landscaping maintenance is the responsibility of each Hyland Greens homeowner, and the Association’s Declaration of Covenants require the following:

“The landscaping of each Lot shall be maintained in a good, neat attractive and well-kept condition” meaning “lawns mowed, hedges, shrubs and trees pruned and trimmed and weeds and debris removed”.

Your lawn may need a little extra water during these dog days of summer, and a mid-year aeration will go a long way toward helping you get the most for your water consumption.

The political season is upon us and signs will begin to pop up everywhere. Please remember that the Association follows State Statute, which means signs cannot be placed in your yard until 45 days prior to an election and need to be removed no later than 7 days following the election. Only one sign can be placed for each ballot initiative and a sign cannot exceed _____ square feet.

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Backyard Chickens

Benefits of Backyard Chickens:

- Raise your own eggs for consumption.
- Chicken droppings are a great garden fertilizer and work great with compost.
- Help promote sustainable and organic agricultural practices.
- Education for children on how to properly care for animals and where their food comes from.

Nutritional Value of Free Range vs Store Bought Eggs					
Source	Vitamin A	Beta Carotene	Omega 3	Cholesterol	Saturated Fat
Store Bought	0.97 mg	10 mg	0.033 mg	423 mg	3100 mg
Free Range	7.37 mg	76.2 mg	292 mg	231 mg	2310 mg

Myths & Common Misconceptions

Myth: Chickens are loud!

Truth: Chickens are not birds of prey so they are naturally very quiet birds. Roosters are notoriously loud but laying hens are quiet and actually far quieter than dogs are. A hen will cackle or squawk when she lays an egg. That occurs once a day—or less, depending on the breed and age of the hen, as well as the season.

Myth: Chickens are Smelly

Truth: Chickens don't smell worse than any other pet. Properly maintained chicken coops will produce no objectionable odors. If a chicken coop is not cleaned or maintained then it will begin to smell. The same can be said though of a cat box or dog kennel that is never cleaned.

Myth: Chickens will attract wild animals to my neighborhood.

Truth: Presuming you keep everything clean and tidy with your pet chickens just as you would when keeping a pet cat or dog, raising chickens doesn't make rodents or other pests magically appear from thin air. While it is true that if there are any pests already in our neighborhood, they might be attracted to chicken feed if you spill it or don't keep it secured. They would be just as attracted to spilled or unsecured cat or dog food, wild bird feed, a koi pond, or even to a family's food waste discarded in unsecured outdoor garbage cans or compost piles—and all of those probably already exist in our neighborhood, anyway. Chicken food is no different from any other pet food in that respect.

Backyard Chickens

Areas in Colorado That Allow Chickens:

- HRCA – Highlands Ranch Community Association – Allowed up to four chickens
- City of Westminster – Allowed up to 6 chickens with permit
- Denver – Allowed up to 8 female chickens with permit
- Jefferson County – No restriction on the number of chickens with permit
- Colorado Springs – Allowed up to 10 female chickens
- Lakewood – Allowed four hens with permit

Since 2011 only 46 complaints have been filed in Denver involving food-producing animals. Of those, only 18 warnings have been issued and two citations were written when officers discovered fighting cocks.

“There was this big perception that we were in for it,” said Aaron McSpadden of Denver Animal Care and Control. “But it’s been very minimal. It’s a non-issue, really.”

Proposed Amendment to current HOA Guidelines: Allow homeowners to have up to 6 hens per City of Westminster ordinance. Permits must be secured and chicken coop structures must be approved via the HOA board and the city of Westminster.

Sources:

- <http://www.mypetchicken.com/backyard-chickens/chicken-help/i-want-quiet-hens-Which-breed-should-i-get-H220.aspx>
- <http://blog.mypetchicken.com/2012/07/20/the-6-silliest-arguments-against-backyard-chickens/>
- <http://www.denverpost.com/2013/05/28/backyard-chicken-issues-continue-to-ruffle-feathers-on-front-range/>
- <http://www.backyardchickens.com/a/why-raise-chickens-in-your-backyard-the-many-reasons-benefits>
- <http://www.backyardchickens.com/a/the-pros-and-cons-of-raising-chickens>
- <http://www.hobbyfarms.com/5-ways-to-talk-to-your-hoa-about-keeping-chickens/>
- <https://www.greenamerica.org/livinggreen/benefits-of-backyard-chickens-eggs-hens.cfm>

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Owner

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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
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First Hyland Greens Website:
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4692 W 103rd Cir
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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
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Three M's of Homeownership

People have many reasons to own a home. They include having a place of their own to raise a family and to share with friends. Additional benefits include security, investment, peace, pride and enjoyment.

Together with the benefits come the responsibility to take care of the home for its livability and viability as a sound decision. A homeowner's concerns can be broken down into three areas.

The maintenance of the property is something that every homeowner deals with. Changing filters and light bulbs are easy to handle yourself. Other things might require a skilled professional and identifying the "right" one can be challenging. I can help with that. I have a list of all kinds of professionals that have done work for me, my clients or other agents at Innovative Real Estate Group. Call me if you need someone to help with your maintenance.

Minimizing expenses can reduce the cost of living in the home. It's good to recognize when a repair is appropriate compared to replacement. Protecting your property taxes are another way to reduce expenses.

Managing debt and risk becomes the financial side of the effort. Taking advantage of low interest rates or shorter loan terms for refinancing, making additional principal contributions are a couple of ways to manage debt. Home warranty programs and homeowner insurance tips can reduce risk.

I sincerely want to be a resource for you not only when you buy or sell, but all the years in between. It is actually one of the reasons I send you a newsletter. Let me know if I can be of assistance. I can be reached at 303-465-4798 or wendy@wendyatkinson.com

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.

"Coming Soon" Listings

My current listings are all under contract, but I have some amazing properties coming to the market in the next few weeks. Here is the scoop -



\$525,000 - 2014 Ranch, Lakewood
3 bedrooms, 2 baths, 2 car garage
Full, unfin., garden level basement
3,730 Total Sq. ft.
Large fenced yard w/ deck, patio
Firepit w/plumbed gas

\$225,000 - 4127 W. 111th Cir
Westminster - 2 bedrooms, 2 baths
1 car garage, 2 story
1,242 square feet, fenced yard
FHA & VA financing accepted



Broadway North 1/2 Duplex
Denver, In the \$200k range
2 bedrooms, 2 baths
2 off street parking spaces
Fresh remodel and a new roof



Pavillion Lofts - \$225,000
Thornton - 2 bedrooms, 2 baths
2 car garage, huge deck
Laminate flooring, A/C
Fresh paint, close to light rail



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.

*If you don't know where you are going,
you'll end up somewhere else.*

- Yogi Berra



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



Ellen Murdie

Realtor

Call my Cell!
303 720-1234

I am a second generation Hyland Greens resident. Let me be your Real Estate expert.

Office:
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Denver 80203



Website:
ellensdenverrealestate.com
Facebook page
Ellen-Metro Denver Real Estate

Taking you from
"Just Listed" to
Sold for the most \$\$

With every closed transaction, I will donate \$300 towards your closing cost!



RESIDENTIAL BROKERAGE

Sold properties in the last 90 days

4795 W 101st Place \$455,000

4658 Hyland Greens Place \$450,000

10076 Wolff St \$440,000

10261 Zenobia Cr \$424,000

4760 W 103rd Ct \$417,000

9911 Winona St \$405,330