



Hyland Greens Newsletter ~ September 2016



Another Successful Event!!

National Night Out went very smoothly, except for the rain and the lack of an ice cream truck because it had gone up in flames earlier in the day. It was great that many of you came out for the food trucks and the friendships.

Westminster Police Department officers stopped by and answered questions.

Target brought us some cases of water, a cupcake cake and some treats for the kids. We had three teams in the scavenger hunt who thought outside the box and braved the rain to get all the items on the list.

Congratulations to the door prize drawing winners; Melissa Schwartz, Ken Peters, Kathy Schomer, Melissa Loats, Joel Scott, Rich Cadwallader, Suzanne McGowan and Cherry Harrison.

Thank you to all that attended and let's try for an even bigger turn out next year.

Food Trucks

August 16th was the last night of food trucks for this year. They seemed to be successful, more so on the first Tuesday of the month than the third but we will look into having them again next year. If you have any feedback to make food truck nights better please let me know.

HarvestFest/Halloween

Our last activity for the year is HarvestFest scheduled for Monday, October 10th. We have reserved a big inflatable obstacle course for use by kids and adults as well as the popcorn machine. We will have a few self-directed activities for the kids but due to a lack of volunteers we can't do much more.

If any of the neighborhood kids want to set up tables for games or drinks please contact me. If anyone wants to set up a table to sell crafts or advertise services please contact me. If there is any interest in this we will see what we can do to arrange the space and advertise it in the October newsletter.

Also as a side note, Sunrise Assisted Living (on the corner of 104th and Sheridan) puts on some fun events. They will be having a garage sale in September and will have a Trick or Treat Street on Halloween for the younger kids (approx. 7 and under). My understanding is that it is indoors and earlier in the evening (watch for their announcements on NextDoor). I will try to get more details about the event and add them to the October Newsletter.

If any of you have an interest in making next year an even better year for Hyland Greens activities please feel free to contact me and offer up whatever time, skill or ideas you might have. Don't be nervous if you are new to the neighborhood, this is a great way to get involved and meet some of your neighbors.

The more hands and the more creative ideas, the lighter the load and the more we can do.

Linda Mollard, Events

Managers Corner

Whether delivering documents or performing a Community inspection, one issue always come to mind when I am in the Hyland Greens Community and that is how difficult it is to find a property address on a home in the neighborhood.

Many homes have used three inch brass letters or painted wooden letters, they are not easy to locate or read from the street. The sun reflects off of metal numbers during the day, and the wooden numbers blend into the exterior painting colors and in many cases house numbers are installed in a location that is not illuminated by exterior lighting after dark.

It's not only the "pizza man" that needs to find your house. In an emergency, you don't want a fire truck or ambulance searching for a house number. You may want to take a moment, check the visibility of your address and consider a change.

Shanna Massier



Notice of FY2017 ANNUAL ASSESSMENT

At the August 16, 2016 Board meeting, the First Hyland Greens Board of Directors voted unanimously to increase the assessment for FY2017 by 2.6%, to \$792.00 per year, and voted unanimously to adopt the FY2017.

First Hyland Greens policy allows for the annual assessment to be paid in quarterly increments of \$198.00, with the first payment due **on November 1, 2016**. The payment will be considered delinquent if not received before the 11th day of November. Homeowners, who prefer, can make the **full payment** on or before this date as well. Homeowners who do not pay the full amount will receive quarterly statements for each payment period.

{ CALENDAR } OF EVENTS

September 2016

Sunday; September 11 - Doggy Paddle (Big Pool)

Tuesday; September 20 - Board Meeting

October 2016

Monday; October 10 - HarvestFest

Tuesday; October 18 - Board Meeting

November 2016

Monday; November 14 - Annual Meeting

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



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



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Notice of ANNUAL MEETING

Please join us for the Annual Meeting of homeowners of the First Hyland Greens Association on:

Monday, November 14 from 7:00 PM to 9:00 PM

Hyland Hills Golf Clubhouse

9650 Sheridan Blvd., Westminster, Colorado 80021

The purpose of the meeting is to provide the homeowners with an overview of the FHGA activities and elect board members. An official announcement and proxy will be mailed to each homeowner in mid-September.



July 28th thru August 24th ACC Requests

- 3 Fence Requests
- 2 Landscaping Requests
- 3 Other Requests
- 5 Painting Requests
- 6 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 September 13th. 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

**Jacki Rivera,
Assistant Community Manager**

jrivera@havenpm.com
(303) 530-0700 ext. 128

www.HylandGreens.com

Babysitting/ House-sitting/ 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 Jacki Rivera at HAVEN Property Managers & Advisors at jrivera@havenpm.com or 303-530-0700 ext. 128 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

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

Approval of July 19, 2016 Summary Minutes

Alan Meers made a motion to approve the minutes of the July 19, 2016 meeting correcting “OctoberFest” to state HarvestFest”. Linda Mollard seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present- 5 minute presentations

Homeowner John Van Royen

John provided a proposal that would provide for video security within the community. The Board asked John to please chair a committee of Board members to perform additional research, including speaking with the Westminster Police Department on behalf of the Community. Dane Ernsberger, Alan Meers, Mark Mischke, and Chuck Smith agreed to work on this project.

Homeowner Candis Chain

Candis was present to discuss several covenant violations within the community.

Homeowner Jim Gilmer

Jim Gilmer was present to ask questions relating to the Board’s procedure as well as several questions relating to the budget process.

Homeowners Devesh Amatya and Sachi Gorkhali were present as new homeowners to observe the meeting.

President

Home Based Adult Long Term Care

The Board of Directors reviewed additional information that had been obtained by the homeowner regarding this concern. After lengthy discussion, it was agreed that HAVEN would request updated documentation from the homeowner as well as input from the Association’s attorney before moving forward with any action.

Minutes continued**Homeowner Chicken Proposal-feedback**

The Board of Directors discussed the home owner proposal to allow chickens in the neighborhood. Based on the positive and negative homeowner feedback, and because it would require a covenant amendment to allow poultry in the neighborhood, the Board did not believe that there would be sufficient neighborhood support to change the current Covenants and therefore decided not to move forward with a chicken proposal at this time.

Annual Meeting Date

The Board of Directors agreed to schedule the 2016 Annual Meeting on November 14, 2016 at Ciancio's pending availability. November 7, 2016 would be considered for an alternative date if necessary.

Vice President**FHG0364 Light Post**

Dane Ernsberger presented information on the post light located at this property address including a copy of the ODP, reference in the Covenants requiring post lights and photos the reflect when the light post was likely removed. After thorough discussion with a member of the City Planning Department, it was clear that a previous Board or Board member would not have had the authority to allow for the removal of a post light in exchange for carriage lights. As a result, Dane Ernsberger made a motion asking that the post light be returned to the yard before November 15, 2016. Mark Mischke seconded. HAVEN will draft the correspondence. Motion carried unanimously.

Treasurer**July Financial Statements**

Justin Young provided a report on the financial statements for the period ending July 31, 2016. First Hyland Greens has assets totaling \$168,725.56 in the operating accounts and \$469,167.29 in the reserve accounts.

FY2017 Budget

Justin presented the budget as drafted on August 1, 2016. While the budget was initially drafted with a 3% increase, Justin asked for support in a motion to decrease this amount to 2.6%, to allow for an annual assessment of \$792.00 per year or \$198.00 per quarter. Julie Oldham seconded. Motion carried unanimously.

With decisions related to the annual assessment made, Dane Ernsberger made a motion to adopt the FY2017 Operating Budget. Mark Mischke seconded. Motion carried unanimously.

FY2016 Audit Engagement

Justin Young presented an audit engagement for the FY2016 audit. N.F. Foss CPA completed the FY2015 audit and for consistency and because we engaged in competitive bidding for this contract in 2015, Justin made a motion to approve the engagement. Linda Mollard seconded. Motion carried unanimously.

Minutes continued

Covenants

Proposed rule revision-recreational vehicles

Mark Mischke provided an overview of the Association's Rules and Regulations as they relate to Recreational Vehicles. While it is clear in the Declaration of Covenants that "no camper or trailer may be parked in the street and the parking of such vehicle off street shall be in a manner reasonably shielding it from the view from the street consistent with the planting and fencing regulations". The Hyland Greens Rules and Regulations recognize that "on occasion, the convenience of residents may require parking of a prohibited vehicle for short period of time and that this may violate either the spirit or the letter of the Covenants". Mike indicated that the City reduced the allowable loading/unloading time for trailers to 24 hours from the 72 hours referenced in the First Hyland Greens Rules book.

After thorough discussion, the Board agreed to follow the process outlined in the rules and regulations when there is a report of a camper or trailer parked in a driveway for more than 24 hours. The Board of Directors also agreed to review the Association's Covenant Enforcement Policy to consider a penalty for "repetitive" violations. HAVEN agreed to work with members of the Covenant Committee to draft this type of policy verbiage.

Activities

Linda Mollard indicated that HarvestFest is the next event to be held on October 10, 2016. Details will be provided in the September and October newsletters. Several Board members expressed their appreciation to Linda Mollard for her enthusiasm and originality in planning and carrying out the events this year.

Pools

Allan Meers provided the report on the pool and indicated that because school is back in session, First Hyland Greens will be reducing pool hours and lifeguard coverage may be reduced somewhat. There was a small problem with one of the pool pump motors at the big pool, but that is in the process of being remedied.

Adjournment

Dane made a motion to adjourn the meeting at 9:05 PM. Julie Oldham seconded. Motion carried unanimously.



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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
¼ page	\$19.00	\$21.00
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First Hyland Greens Website:
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4692 W 103rd Cir
 \$425,000 Active

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



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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

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September 2016
303-465-4798

Picture This!

Listing photos may be one of the most important marketing efforts that lead to a potential buyer. Nearly, all buyers use the Internet during the home search process. They usually start looking at homes online before they contact an agent. It's far more efficient to screen properties by looking at the pictures that have been posted than to make appointments with each homeowner, drive all over town and waste a lot of time looking at homes that would never meet a buyer's criteria.

- There needs to be enough pictures of a property to adequately represent the home; most websites allow for at least 24 and more may be needed if it is a large home.
- Take horizontal shots to accommodate the format of most listing websites.
- The pictures should be well-lit so that it is easy to see all of the features of the room. Natural light is preferred over the limitations of flash.
- They should be taken with a wide-angle lens so that you can see the majority of the room in one picture.
- Large rooms can be taken from different angles to give the buyers a different perspective.
- Rooms should be set if not staged prior to taking the pictures so they will give the buyer an idea of what the room might look like with their own things in it.
- Think about using a tripod; professionals do to absolutely hold the camera still.
- They should definitely not be "photoshopped" to modify factual elements like removing power lines.

Everyone occasionally takes a great picture but it doesn't make them a photographer. Since the photography can be one of the most important marketing efforts, I use a professional photographer to show the home to its best advantage. If you want an agent the will market your home like a professional, 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.

Current and "Coming Soon" Listings

I have one stunning listing on the market and 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

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



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.

Paint Recycling

Old paint can be a problem when you're moving or just cleaning out the garage. It can't just be thrown in the trash unless it is completely dried up. You can check in with PaintCare - they accept paint with no charge for most paints, primers, stains and clear coatings. They don't accept spray paint, solvents or products intended for industrial use.

Use the PaintCare website at www.paintcare.org or call 855-724-6809 to find a drop off site near you!

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- Will Rogers



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Ellen Murdie

Realtor

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9911 Winona St \$405,330