



Hyland Greens Newsletter ~ October 2016

Welcome to fall in Hyland Greens, I hope that everyone is enjoying the changing of the leaves and the fast start from our Denver Broncos! It's always so much fun to get together and enjoy some good chili and a warm drink as Mother Nature turns down the temperature on us.

Did your doggie enjoy her dip in the pool? Alan and team delivered another safe and highly successful pool season with clear water and laughter all season, culminating in the doggie dip which was well attended with plenty of wagging tails. I would like to remind everyone about our upcoming Harvest Fest celebration which is scheduled for the 10th of October. This year features the return of the obstacle course as well as other games and activities. Linda has graciously provided more details on the event within this month's newsletter.

Do you have plans on November 14th? Why not come out to the annual meeting to help us elect our board members, get updates on our projects and other activities, and have a chance to ask questions and provide feedback to the Board. After many years of dedicated service, both Gerry and Justin intend to step down from the Board to focus their time on other opportunities. I would like to personally extend my thanks, and that of the neighborhood, to both of them for the time and effort they have contributed to the community. You will be missed!

Concurrent with the City's repaving of 101st, we will be wrapping up many of our 2016 projects in the next few weeks as well. Bill and the greenbelts team are finishing up the tree trim, and should have that dead branch on 101st gone by the time the newsletter hits our doorsteps. We also received approval from the City for the big pool fence replacement and should finish up that work prior to the annual meeting. Many of next year's projects are advancing through the planning stages, with the tot lot refurbishment and repair/resurfacing of the tennis courts at the small pool topping the list.

For those of you that participate in the neighborhood trash service, we have decided to eliminate the semi-annual payment option in favor of an annual payment and we intend to stay with Packman/American Disposal for the time being. While the transition has certainly been bumpier than we had hoped, recent service improvements and the inconvenience of switching providers motivated us to sit tight.

Our Board of Directors meeting is on October 18th this month, 7pm at Ciancios at the Hyland Hills golf course. Please feel free to stop by for more details on our activities, to provide feedback, or to volunteer for our community! For those of you that can't make it out, enjoy the changing leaves and we'll see you at the annual meeting!

Sincerely,
Mike McCurdy
President





Notice of ANNUAL MEETING

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

Monday; November 14, 2016

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 FY2017 budget and elect board members.

Mark your calendars now to attend this important meeting.



August 25th thru September 26th ACC Requests

- 0 Fence Request
- 0 Landscaping Request
- 1 Other Request
- 0 Painting Request
- 1 Roof Request
- 1 Window Request



Community Bulletin Board

- The Hyland Greens Bunco group will continue to meet on the 2nd Tuesday of the month. The next meeting will be October 11th. 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.

Architectural Review

While the window to complete outdoor improvement projects is drawing to a close, it doesn't mean that there will won't be some days this fall where house painting or roof replacement seems like a possibility.

Please remember however, before you proceed that any change, alteration or addition to the exterior of your home requires architectural review and approval by the Association's Committee. This includes, but is not limited to roof replacement or exterior house painting, fencing, radon mitigation, patios or decking, solar systems, hot tubs, etc. An application form is available either on the Association's website or by contacting HAVEN Property Managers. Each application form should include your plans and enough detail including type of project, materials to be used, colors, and any other additional information that will allow the Committee to consider.

2017 Budget

First Hyland Greens Association Operating Budget

	FY2016 Operating Budget	FY2017 Operating Budget
Revenues		
Homeowner Assessment	379,052	388,872
Miscellaneous Revenue	5,000	5,000
Total Revenues	384,052	393,872
Operating Expenses		
Management Fees	36,372	36,560
General Administrative Expense	20,800	17,250
Events/Social Activities	4,350	4,750
Insurance-Liability & Property	15,000	15,000
Landscape/Grounds Maintenance	61,300	64,000
Recreation/Pool Facilities	73,000	78,100
Utilities Expense	48,485	48,460
*Community Trash Service		
Participating Homeowner Fees	(18,000)	(36,300)
Community Trash Service Expense	18,000	36,300
*Total Community Trash Service	0	0
Total Operating Expenses	259,307	264,120
Revenues Less Expenses	124,745	129,752
Transfer to HOA Reserve Account	124,745	129,752
Net Operating Income/(Loss)	0	0

First Hyland Greens Association Reserve Project Listing FY2017 Budget Meeting

Item Description	*Estimate 2017
Landscape Refurbish/Repair	7,500
Tree Maintenance	7,500
One - time tree inventory	10,000
Concrete Repairs: General	5,000
Concrete Drainage Repairs	8,000
Tennis Court: (Near Sm. Pool)	55,000
Pool Boiler: Small pool	19,800
**Pool Fence: Large pool	35,000
Area lighting: Sm./Lg. pools	20,000
Brick fence column repairs	12,000
Tot Lot - Improvement	20,000
Pool Entry - Card Security	10,000
Total Expenditures	209,800

* Project costs are estimates and will only move forward if project is approved during a monthly Board of Directors meeting.

** Approved project

* The homeowners association has oversight of the Community Trash Service program. Costs associated with this program are distributed only to participating homeowners.

MANAGER'S CORNER

Political and Election Signage

With the **political and election season** right around the corner, please remember that the First Hyland Greens policy states as follows:

Political Campaign Signs:

Homeowners and residents may display one political sign per political office of 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.

Recreational Vehicle Parking

The First Hyland Greens Declaration of Covenants do not allow for recreational vehicles to be parked "off street" (on a property) unless reasonably shielded from view from the street with either planting or fencing, the Rules and Regulations recognize that "on occasion, the convenience of residents may require parking of a prohibited vehicle for short periods of time and that this may violate either the spirit or the letter of the Covenants". With this in mind, the Board has 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 (which is consistent with the City of Westminster regulations).

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

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~TIME TO WINTERIZE~

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

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	House-sitting, Pet care, Plant care, Watering, Mowing, Raking, Lawn raking, Snow shoveling.
Layla Teague	14	303-549-0849	Yes	Babysitting certified, lawn work, pet care, 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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Clayton Shaffer
Owner



October 2016

Monday; October 10 - HarvestFest
Tuesday; October 18 - Board Meeting

November 2016

Monday; November 14 - Annual Meeting



Homeowner Association Dues

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.

The annual assessment for the period
 October 1, 2016 to September 30, 2017 will be \$792.00.

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.

Activities

The last event of 2016 will be held at the park on Monday, October 10th (weather permitting). We will have a big obstacle course blow up that both kids and adults can enjoy. Remember to wear comfortable clothes and shoes that can be removed easily. We will have a popcorn machine with free popcorn for all. There will be some crafts for the kids and a place to decorate your own cookie. All activities are self-directed so we ask that parents supervise their children so there will be enough supplies for all to enjoy.

The obstacle course is scheduled to be ready at 3 PM and available until 7 PM. If the weather holds for us, bring your dinner and picnic at the park.

Sunrise Assisted Living on the corner of 104th and Sheridan will be having a Trick or Treat Street for children seven and younger. It is held early and inside. They are extending an invitation to our children to attend. I think they will put a reminder on NextDoor closer to the event. I am sure their residents would love a visit from our costumed children.

And speaking of Halloween.... Get out your decorations and let's SPOOK up the neighborhood !!!

Board of Directors

President: Mike McCurdy (exp. 2016), 303-466-8790

President@hylandgreens.com

Vice President: Dane Ernsberger (exp. 2017), 303-736-9876

Vicepresident@hylandgreens.com

Treasurer: Justin Young (exp. 2017), 720-570-2032

Treasurer@hylandgreens.com

Secretary: Julie Oldham (exp. 2016), 303-424-4193

Secretary@hylandgreens.com

Greenbelts: Bill West (exp. 2018), 303-469-4021

Dean Gutmueller (exp. 2016), 303-460-9155

Pools: Allan Meers (exp. 2017), 303-460-3875

Covenants: Gerry Mooney (exp. 2016), 303-469-4220

Mark Mischke (exp. 2017), 303-635-1948

Chuck Smith (exp. 2016)

Marianne Clark (exp. 2017)

Activities: Linda Mollard (exp. 2018), 303-466-9780

Andrea Clem (exp. 2018)



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



your newspaper bags!

Those used plastic bags that your newspaper comes in can be recycled and used in our neighborhood pet pick up stations. Not only are you recycling, but you are also helping reduce costs for our Community. If you have a handful of bags (or more), please contact HAVEN Property Managers & Advisors at 303/530-0700 to make arrangements to donate.

Thank you!!



Hyland Greens HOA – Preferred Trash Service

Sign-Up Sheet

Please return this form to HAVEN Property Managers

NO LATER THAN November 10, 2016

to begin service on December 1, 2016

Please check the appropriate boxes or provide the information requested below. Please provide complete information as we have similar addresses on Streets, Courts, Place's, etc.

All participants need to complete this sign-up sheet and return to the HAVEN office by either USPS, scan or email.

My name is: _____

My Hyland Greens address is: _____

My email is: _____

New participants – please note whether or not you want a 96 gallon container to be delivered to your home. 1 container is provided with the service at no charge. Additional containers are charged separately by American Disposal, \$2.50 per month.

I would like to have a 96 gallon trash can delivered to my house at no charge: Yes _____ No _____

*In order to authorize a payment by ACH this form must be received in the HAVEN office before October 21, 2016 **and** you must have previously established an ACH transaction for your assessment payments. This form must be received in our office before October 21, 2016 in order to transact with the 1st quarter FY2017 assessment payment. ACH requests received after this date cannot be honored and you will need to mail a check for the trash service, received in our office before November 10 in order to be included in the service.*

Payment of: _____ \$132 for one year of service (\$11/month) is enclosed (no cash please)
_____ \$132 for one year of service will be sent with my Assessment before November 10.
_____ I have an already established ACH and authorize my payment of \$132 by ACH

Where to Send Sign-Up Sheet:

Via Email:

manager@havenpm.com

Via Mail:

HAVEN Property Managers & Advisors
Attn: HG Trash Sign-Up
1000 McCaslin Blvd, Suite 300
Superior, CO 80027

The information above will be used for the Hyland Greens trash service to confirm your desire to enroll, establish the house where service is provided, and establish an email list of participants for communication regarding service changes or updates. The information is not to be sold, distributed, or used for any other purpose.

First Hyland Greens Association

Board of Directors Meeting

September 20, 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, Treasurer: Justin Young; Secretary: Julie Oldham; Covenants Committee: Marianne Clark, Gerry Mooney and Chuck Smith, Greenbelts Committee: Dean Gutmueller and Bill West; Activities Committee: Linda Mollard were present. Andrea Clem, Dane Ernsberger, Alan Meers, and Mark Mischke were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of August 16, 2016 Summary Minutes

Julie Oldham made a motion to approve the Minutes of the August 16, 2016 meeting subject to the following additions:

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 and the use of a “outbuilding” or structure to house the chickens***, 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.

Activities

The date of the HarvestFest should be ***October 10, 2016***.

Gerry Mooney seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner Joe Armstrong

Joe was present to present a document providing information he gathered relating to the collection of assessments and historical and current collection fees.

Joe also provide a proposal for amending the Association’s Bylaws to allow for additional homeowner oversight in the budgeting process.

Homeowner Candis Chain

Candis was present to follow up on several previously discussed concerns she had regarding covenant violations.

President

FHG0120 HO Correspondence

The Board of Directors discussed the homeowners’ correspondence and request to have the information included in the upcoming newsletter. The letter expresses concern for the timeline for processing payments, and the increase in fees that have been collected since 2015 based on the auditors reports. Shanna provided a spreadsheet detailing the

Minutes continued

various types of income received by the Association and explained that “other income” reflected on an auditor report did include newsletter advertising income, insurance claim and pool key income as well as covenant violation fees, homeowner late fees attorney collection fees. Per the Association’s policy, payments are due on the 1st and considered late if not received by the 10th of the month. However, the Board agreed to consider amending the Collection of Assessment Policy to allow homeowners additional time for payment processing.

Homeowner Proposed Bylaw Amendments

The homeowner submitted two proposals for Bylaw Amendments, the first, which would amend Article IV of the Bylaws to allow for members to amend the operating and/or reserve budget as part of the annual meeting. The proposal also provided for an addition to Article VIII to require the Board of Directors preparing and publishing an annual budget and reserve budget, which would be reviewed at the annual meeting and be subject to amendment by the membership.

The Board of Directors discussed these two suggestions in detail and because the FY2017 budget has already been approved by the Board of Directors, the procedural requirements necessary to amend Bylaws, and some Board members request to take time to further research these suggestions and consider the pro’s and con’s, these items were tabled for further discussion.

Big Pool Fencing Project

Marianne Clark asked the Board to provide an overview of the process and documentation used for approving the replacement of the big pool fence. Marianne felt that she had performed significant research in meeting with members of City staff, and interviewing lifeguards and did not believe that the resulting information substantiated the need for replacing or relocating the fence.

Mike McCurdy clarified that the roles and responsibilities of the various City of Westminster Departments, as well as the legal responsibility that the Board had for replacing this fence and making the pool area as safe as it could possibly be.

Julie Oldham outlined the additional costs that would be imposed if the fence was not moved (additional landscaping and irrigation modifications) and shared historic pricing that reflected the dramatic increases in pricing due to the postponing of this project from 2011 to 2015 and now to 2016.

Chuck Smith and Gerry Mooney explained the importance of having the absolutely safest pool facility possible and the potential financial consequences to Board members and homeowners if there is ever a serious accident at the pool.

After thorough presentation of the facts, and additional expenses that would be incurred, Julie Oldham made a motion asking that the Board reconsider their previous decision to move the fence 10 feet south of the existing fence and now move it back to the rock line. Gerry seconded. Motion carried 6-3.

Annual Meeting Notice & Proxy

The Board reviewed a draft of the annual meeting notice and proxy, which was subsequently approved. There are currently 3 open positions on the Board; and 4 Board members whose terms expire at the 2016 annual meeting. It was suggested that term expiration dates for each Board member be included in the newsletter.

Vice President- Proposal to revise Covenant Enforcement Policy

In Dane’s absence, Linda Mollard provided an overview of the drafted amendment to the Association’s Covenant Enforcement Policy that would allow for penalties to be imposed for “habitual” and “continuous violators”. The Board agreed to table this discussion until Dane Ernsberger and Mark Mischke were present.

Treasurer-Financial Statements

Justin Young provided a report on the financial statements for the period ending August 30, 2016. First Hyland Greens has assets totaling \$164,581.41 in the operating accounts and \$479,704.67 in the reserve accounts.

Projects

Julie Oldham reported that several changes will be made to the big pool restroom remodel over the winter. Marianne Clark indicated that she had contact information relating to tennis court maintenance that she would provide to Julie for follow up.

Minutes continued

Greenbelts

Bill West presented the accomplishments of his volunteer group having recently completed a small concrete drainage project near the big pool. They have also been working diligently on pruning and the contract previously approved by the Board of Directors for large tree structural pruning is currently underway.

Activities

Linda stated that HavestFest is scheduled for October 10, 2016 and this will likely be the last event for this calendar year. Linda expressed appreciation for those who have volunteered throughout the year to make these events so successful. A sno-cone machine was recently purchased by the Association for use at community events.

EXECUTIVE SESSION

The Board of Directors went into Executive Session to discuss a legal opinion provided by the Association's attorney. Following the close of Executive Session Mike McCurdy made a motion the Association cease pursuing this issue. Julie Oldham seconded. Motion carried unanimously.

Adjournment

Linda made a motion to adjourn the meeting at 9:10 PM. Julie Oldham seconded. Motion carried unanimously.

Coyote Conflicts in Neighborhoods: What you CAN DO!!

Tracy Kennedy has done the research and this is what she has come up with:

Coyotes have always been in the city but conflicts are on the rise. Unfortunately, the DOW (Dept of Wildlife) will not trap and remove them in the city and since we are in the city, we cannot shoot or kill them as we would be allowed to do in the country. As a result of losing a high number of pets (dogs and cats) this summer in our neighborhoods, here are a few suggestions on how we may protect our private property and neighborhoods.

- * When letting your pets out in the early morning please have lights on and initially go outside with them to ensure your yard is coyote free.
- * Put some rocks in a pop can or something you can shake. Gives warning as you go out into your yard.
- * When walking in the neighborhood since coyotes are out and about as late as 11 a.m., carry a walking stick and pepper spray or citronella.
- * Make sure you have no trash cans or containers with food outside.
- * You can buy wolf urine or wolf urine pellets from ACE Hardware to put around your fence line.
- * Have water guns or a garden hose ready to spray
- * Strobe or motion lighting is effective as well.
- * Coyote Roller Fencing can be placed at the top of our fences which prohibit them from climbing over as it is rolled on the outer edge and they cannot grasp and hurl over. Probably one of the most effective deterrents.
- * Don't leave your little dogs or cats out all day. They are prime target as these coyotes look for rabbits and smaller prey around the neighborhood.
- * Using a paintball gun or something similar is effective as well.
- * For those with cats who like to get outside, make a perching post for your cat. The posts are really a great idea. Build it 7-9 feet high out of a material that cats can climb and enough space on top for the cat to sit. Gives them a secure "getaway".

TRICK OR TREAT STREET



Saturday, October 29th

2:00pm - 4:00pm




SUNRISE
SENIOR LIVING

10280 N. Sheridan Blvd. Westminster, CO 80020



Hyland Greens Neighbors! Call or email me and I will pick up your donations until October 15th!



DONATE ANY SHOES IN ANY CONDITION...

PICKUP:

SHOE DROP SITES:

ColoradoHomeStyle.com/Shoes

AGENT INFO
DONATE MONEY:

Soles4Souls.org

Announcing the BIG Coldwell Banker Fall Shoe Drive benefiting the Soles4Souls organization. Drop off your unwanted shoes at any Coldwell Banker office location near you or call your Coldwell Banker Realtor to arrange a pick up date and time at your home and we'll take care of the rest.



AGENT: **Christina Kern**
Hyland Greens Specialist

PHONE: 303.915.0809

EMAIL: christina@livinginco.com

SOLES
4
SOULS



The shoes collected will be delivered to Soles4Souls, an international anti-poverty organization that monetizes used shoes to create sustainable jobs and funds direct relief efforts, including distribution of new shoes. Founded in 2006, the organization has distributed more than 26 million pairs of shoes in 127 countries, 55% staying in the U.S.

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Xcel Energy Air Conditioner Trade-In Rebates on Qualifying Equipment..... SAVE UP TO \$500
Federal Energy Tax Credits On Qualifying Equipment Are Back For 2016..... SAVE UP TO \$500*



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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
½ page:	\$31.50	\$42.00
Full page:	\$42.00	\$52.00

First Hyland Greens Website:

www.hylandgreens.com