



## *Hyland Greens Newsletter ~ November 2016*

Hasn't this been a beautiful fall? The picturesque yellows and oranges provided a wonderful backdrop for this year's Harvest Fest, delivering a perfect capstone to this year's organized activities. I would like to say thanks to our Activities Chair Linda, Alan with Pools, and all our volunteers that have made our busy social schedule happen!

Speaking of volunteering, have you ever thought about giving your time to help your community? The HOA is a great way to give back, meet your neighbors, and make an impact in our neighborhood. Our volunteers sit on the Board, plant flowers, cook hot dogs, supervise projects, and all sorts of other tasks so people can match their interests and skills with the needs within the neighborhood. No contribution is too small! We are currently looking for a new newsletter coordinator to pick up the newsletter and distribute them to the block captains. If you are interested in this position, or would like to contribute in a different way, please feel free to reach out to any of our Board members. Details on this is included in the newsletter as well.

For those of you that want to continue to participate in the trash service, please make sure you send your \$132 payment this November for service in 2017. If you do automatic dues payments and would like to pay via ACH, please send a copy of the enrollment form authorizing an ACH transfer for the trash payment (which is separate from the dues payment). Anyone that wants to enroll in the program, please fill out the enrollment form within the newsletter and send the form with your payment to Haven so that we can get you signed up.

Finally, our Annual Meeting is the 14<sup>th</sup> of this month (November) at Ciances at the Hyland Hills golf course. We will be discussing our budgets, 2016 accomplishments, upcoming plans for 2017, elect Board members, as well as have an open forum where homeowners can provide input on the direction for our community. If you won't be able to attend, we would appreciate if you could deliver your proxy to a Board member so that we can be sure to make quorum for the meeting. For those of you that can't make it to the annual meeting, I hope you enjoy the upcoming holidays and we will see you in 2017!

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.



**Law Office of Maria Grimaldi**

[mariagrimaldi.com](mailto:mariagrimaldi.com)

#### **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](http://www.mariagrimaldi.com)



### September 26th thru October 28th ACC Requests

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

## 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.

# COVENANT CORNER

Thank you to all homeowners who have made an effort over the last several months to repair or replace their yard post light. Members of the Board and volunteers have been active in notifying homeowners of a problem by initially placing a postcard size notice on a light post found to be not working properly. Some new homeowners may not be aware that each home in the Community is required to maintain at least one electric post light between the house and the street operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness. Thank you again for your cooperation.

By the time this newsletter is received, the political season will be almost behind us. Please remember that all political signs in your yard or window should be removed within a week after the general election.

Many homeowners have been out this fall gathering their fire wood for the winter season. Please remember wood piles, storage piles, equipment of any kind and your garbage and recycle containers need to be out of view, in a garage, behind a fence, or screened with planting or fencing so it is not visible from a neighboring lot or from the street.

## **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](mailto:Smassier@havenpm.com)  
(303) 530-0700 ext. 123

**Jacki Rivera,**  
**Assistant Community Manager**  
[jrivera@havenpm.com](mailto:jrivera@havenpm.com)  
(303) 530-0700 ext. 128

**[www.HylandGreens.com](http://www.HylandGreens.com)**

# SPRINKLER

**SOLUTIONS**  
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**303-523-5859**

## **~TIME TO WINTERIZE~**

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



# Greenbelt Projects in 2016

## Replace Junipers on Hyland Greens Place Island

To relieve a homeowner's safety concerns and improve appearance of the Island a majority of the surrounding homeowners approved removal of aging Junipers and replacement with a rock garden. The project was completed in March 2016.

Junipers removed



Cobblestones and Boulders placed



## Split Rail Fence Repair and Replacement

The split rail fences installed throughout our community are aging and experiencing rotting conditions. In one area the fence had fallen over and needed complete replacement. In other areas we were able to only replace rotting post and reuse existing rails. The project was completed in May 2016.

New Fencing



New Posts/Reused Rails





## Tree Pruning and Replacement Project

This year we embarked on an ambitious project to either prune dead branches or completely remove dead trees on the greenbelts in our community. 23 trees are in the project schedule. As of September 16th, work on 18 trees on the schedule is complete. We expect to complete the project by September 23rd with the cooperation of the City of Westminster



Pruning at Small Pool



Pruning and removal on Greenbelt



Before at 101st Ave & Sheridan



After at 101st Ave & Sheridan

## 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](mailto: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



### NOVEMBER 2016 RECYCLE SCHEDULE

Thursday; November 10

Friday; November 25 or Saturday, November 26  
(due to Thanksgiving holiday)

### DECEMBER 2016 RECYCLE SCHEDULE

Thursday; November 8

Thursday; November 22



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!!

*If your service is normally collected on Thursday, it will be delayed by one day due to the Thanksgiving Holiday. Christmas and New Year's Day will **not** be interrupted. Christmas Trees will be collected on your service day. Please be sure that you remove all tinsel and decorations and do not place them in plastic bags.*

# November

# Activities

2016 was a great year for activities. Here's a rundown in case you missed anything.

We started the year with the Easter Egg Hunt snow storm. With 20 inches of snow in the park we found a way to still have the hunt. We postponed the hunt by one day and moved it to the small pool area. Over 1400 eggs were stuffed and put out for our children and the Easter Bunny still found us. Despite the weather we still had a good turnout for the event.

Starting in May the food trucks rolled in on the first and third Tuesdays of the month. The response was great and the attendance got better every month. We are in talks with the food truck coordinator as they would love to come back in 2017. If you have any thoughts, please send them to me.

The garage sale allowed us all to rid ourselves of some of our stuff so we could go get new stuff. I am wondering if you would be interested in a second garage sale in the fall? Please let me know.

Roll-off dumpsters allowed us to trash some of the big items that the weekly trash doesn't take. There were a few bumps with this but it was basically successful.

The July 4<sup>th</sup> event was bigger than ever. The Parade of Wheels was well attended and the fire truck surprised and delighted us all with the shower onto the courts at the big pool. Hot dogs were back on the menu as well as nachos. The diving, belly flop and cannonball contests were a kick to watch. A good time was had by all.

The first Tuesday in August was National Night Out. Westminster Police officers stopped by to interact and answer questions and some representatives from Target stopped by and handed out goodies. Unfortunately rain blew in but many of us huddled together and waited the storm out. The food trucks were there and several teams went out for the scavenger hunt (in the rain). The rain moved on and the sun came out again.

September and the closing of the pool brought the Doggie Swim. This was the first year that I attended that event and it was entertaining to watch. Golden retrievers were out in force. The wiener dog in the life vest was great and dog parents holding their dog babies in the water made me laugh. If you have not stopped by to see this, you should next year.

We ended the year with HarvestFest. Free popcorn, cookies to decorate, temporary tattoos and the inflatable obstacle course were enjoyed by all in attendance. The prizes for Guess How Many were won by Elijah Huang, Quinn Owen, Brandy Kay's kids Zoe and Adalynn Kay and Eloise Knudsen. The weather was perfect and it was a great way to end the year.

I will be planning for next year and your input is always appreciated. I will make my usual plea..... volunteers are needed. Without some more volunteers we may have to eliminate some events. I want to thank all of you who raised your hand and helped out in the past year. I want to thank you for sewing, cooking, setting up, cleaning up, organizing games, shopping, carrying things, making signs, stuffing eggs, listening to my ideas, proofreading, donating and just being there. You will never know how much I appreciate you.

Thank you.

[LJMollard1@gmail.com](mailto:LJMollard1@gmail.com) 720-233-8220





# 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)

*Get*  
**Involved**  
**unteer**

A special thank you to Sheri Mischke who has served as the Newsletter Coordinator for the last year. With Sheri's resignation, the Board of Directors is looking for a replacement to begin in February 2017. This position included:

- Picking up the newsletter copies from the local print shop (30 minutes each month)
- Bundling and distributing newsletters to block captains (2 hours)
- Newsletter distribution for block captains on vacation (30 minutes each month)
- Coordinate block captains, i.e. find replacement as needed, communicate distribution issues, etc. (30 minutes each month).

This volunteer position will take approximately three and one half hours per month and is typically performed the last Thursday or Friday of each month. The Board would be happy to consider more than one homeowner sharing this volunteer position, so talk to your neighbors and see if collaboratively you can fill these shoes. Hyland Greens has provided a monthly newsletter, delivered to each address for the last 42 years and we hope to be able to carry on with this tradition. If you have any questions or are interested in the position, please contact Shanna Massier at HAVEN Property Managers and Advisors. 303/530-0700 ext. 123.





## Hyland Greens HOA – Preferred Trash Service

### Sign-Up Sheet

**Please return this form to HAVEN Property Managers  
ASAP and NO LATER THAN November 30, 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 \_\_\_\_\_

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 30.

### **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**

October 18, 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 7:03 PM. President: Mike McCurdy, Treasurer: Justin Young; Secretary: Julie Oldham; Covenants Committee: Mark Mischke, Gerry Mooney and Chuck Smith, Pool Committee: Alan Meers; Greenbelts Committee: Bill West; Activities Committee: Linda Mollard were present. Marianne Clark, Andrea Clem, and Dean Gutmueller were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

#### **Approval of September 20, 2016 Summary Minutes**

With one correction, Chuck Smith made a motion to approve the minutes of the September 20, 2016 meeting. Mike McCurdy seconded. Motion carried unanimously.

#### **Ratification of Electronic Voting**

Marianne Clark made a motion to rescind the Board vote taken on September 20, 2016 to relocate the south fence line to the rock area. There was no formal second. Motion did not pass by a vote of 3-8-1.

#### **Introduction of Homeowners & Invited Guests Present**

Homeowner Candis Chain was present to provide a brief overview of the Association's history regarding the speed bumps on Wolff Street and 101<sup>st</sup> Avenue and express her concerns for some of the activity occurring in the neighborhood.

Homeowners Stefano and Maria Grimaldi and David Simmons were present to observe the meeting.

#### **President**

##### Speed Bump

The Board of Directors briefly discussed some of the communication occurring in the neighborhood regarding the installation and remedial work performed on the speed bumps.

##### Annual Meeting Agenda

The November 14, 2016 Annual Meeting Agenda was reviewed and discussed. The Treasurer will present the FY2017 Budget and each Committee Chairperson will provide a brief overview for their area of responsibility and share their successes from 2016 and their plans for the upcoming year.

##### Insurance Policy

The Board of Directors reviewed a policy renewal proposal for the upcoming year. Haven and TruNorth were able to negotiate a 10% decrease in premium because of the Association's loss history. The resulting premium reflects less than 1% increase from the previous year. Mike McCurdy made a motion to renew the coverages. Gerry Mooney seconded. Motion carried unanimously.

##### Collection of Assessment Correspondence

The Board of Directors reviewed a collection letter revised by Shanna Massier of HAVEN. Mike McCurdy made a motion to immediately utilize this letter for First Hyland Greens. Mark Mischke seconded. Motion carried unanimously.

##### Newsletter Coordinator Position

Sheri Mischke has presented her resignation from the Newsletter Coordinator position and asked the Board to help seek a replacement. A short outline of the responsibilities was reviewed and discussed. Linda Mollard asked that this information and a solicitation for volunteers be included in the November newsletter.

## **Minutes continued**

### **Vice President**

#### **Proposal to revise Covenant Enforcement Policy**

Based on a homeowner request, the Board of Directors considered revisions to the Association's Covenant Enforcement Policy to provide for stronger enforcement of homeowners who could be considered "habitual" covenant violators. Shanna suggested that the Board carefully consider this action. The Association's current policy has stood the test of time, and First Hyland Greens has historically operated in a neighborly manner toward homeowners found to be out of compliance. After thorough discussion, Dane Ernsberger suggested that this agenda item be tabled to January 2017.

#### **FHG0386 Request for Architectural Change**

Based on a request from the Architectural Review Committee, the Board reviewed a Request for Architectural Change submitted by a homeowner. After thorough discussion, Mark Mischke made a motion to approve the homeowner request. Linda Mollard seconded. Motion carried 9-0-1.

### **Treasurer**

#### **September 2016 Financial Statements**

Justin Young discussed the September 2016 Financial Statements and asked that the reports be recreated in order to provide an accurate reflection of the Associations year end. Shanna Massier will initiate this request immediately.

### **Pools**

Alan Meers provided a report on the end of the 2016 pool season. It was a good season. The big pool restrooms were re-modeled, caulking was performed between the coping stones and concrete to prevent water from getting back behind the tile and under the coping stones and creating problems. Some of the pool lighting has been replaced. There are 222 days before opening day of 2017!

### **Projects**

Julie Oldham noted that the restroom remodel was not quite complete and that new tile floors are being reinstalled.

### **Greenbelts**

Bill West expressed his appreciation for the efforts of the Greenbelt volunteers. The pruning work is almost complete, and the Committee will work over the winter to solicit bids for planting trees on 101<sup>st</sup> Street and Sheridan Boulevard. In addition, they will pursue a professional inventory of all the trees and their locations within the community, and consider preventative maintenance treatments for ash borers.

Bill also presented a contract renewal for Summit Services, the Association's landscape maintenance and snow removal contract. Several revisions were made to the contract with no increase in cost. Bill West made a motion to approve the contract for the upcoming season. Julie Oldham seconded. Motion carried unanimously.

### **Activities**

Linda Mollard provided an overview of the Harvestfest and stated that she was already considering plans for events and activities for 2017.

### **Adjournment**

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

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Julie Oldham

Secretary, First Hyland Greens Association

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Date Approved by Board of Directors





With 2016 coming to an end we wanted to tell you of all that was accomplished in 2016. Many of these projects are not visible to all our residents but needed to be

done to protect and improve our neighborhood assets. Sidewalks were ground down or replaced where needed, the stairs near the Tot Lot were repaired and resurfaced, the large pool house was painted, both bathrooms were remodeled and updated, and the deck was replaced and enlarged. Numerous perimeter fence posts were replaced, fence sections were repaired and the entire fence was stained. With these fence repairs it was determined that the future lifespan of our perimeter fence is about five years. This fence greatly affects the integrity and identity of the neighborhood and all our property values. All our split rail fences along the greenbelts were inspected and repaired with many posts being replaced. No dumping signs were posted and areas were cleared of debris. The drainage channel along Sheridan were repaired.

Our aging trees continue to need attention. Many were trimmed and dead branches removed. The big cottonwood at the Sheridan and W 101st Ave was trimmed to remove the large dead branch hanging over the street. We continue to study the soil where the trees were poisoned in hopes of being able to replace some trees in the near future.

Projects on the planning board include: Tot Lot renovation, small pool tennis court resurface replacement with substrate repair, big pool fence, big pool enclosure and parking lot lights rewiring and replacement, new locks and keys at the pools, tree planting, French drain greenbelt installation, rock wall capping at greenbelt, repair/straighten brick columns at 104<sup>th</sup> fence entry, and perimeter fence column caps.

After the sprinkler project was completed, time was needed to rebuild the maintenance reserve fund for other deferred projects. An attempt to replace the fence at the big pool for much less was attempted in 2011. It is being addressed this year. This will also allow us to repair the lighting at the large pool without digging up the area twice. Several upcoming projects have been in the budget for the last few years, but haven't been completed due to uncertainty regarding the best way to proceed. Some have stalled in the design stage; some have turned out to be more extensive and expensive than they originally appeared and some require careful consideration and long-term planning. Currently contractors are very busy and it is often hard to get them to give us a quote or find time for our projects.

We always need to be cognizant of our budget and our maintenance reserve fund, and not just for scheduled projects that are due because of safety, wear and age. We should always remember that we have several very large and expensive assets that could require repair or replacement at any time. It is not fiscally prudent to spend down our reserves to a point where we would need to borrow money, pass a special assessment or remove the asset should it suddenly fail. It is our responsibility as a board to plan for these future expenditures, stay aware of the recommendations of the maintenance reserve study and to ensure that our neighborhood has enough money to do these projects as they come up.

We need to be sure that we are depositing sufficient funds into our savings account to plan for future care of our assets, amenities and irrigation system. This is a never-ending cycle of maintenance spending, just like your own home is. A new roof today will still need to be replaced in 30 years or after the next large and unexpected hail storm, whichever comes first. I am sure many of us wished we had put some funds aside to offset the cost of sewer pipe repair or replacement that caught many of us off-guard. Our neighborhood is no different.

Julie

## Why Fall May be a Good Time to Sell Your Home

The Colorado housing market has been strong this year with steady price increases in a number of communities and relatively low inventory to meet the buyer demand. Now that fall has arrived, some homeowners may believe that they have missed their window of opportunity to sell and that they should wait until next spring. Contrary to what some people believe, fall may actually be a very good time to list your home.

Although many people think of spring and summer as the prime home-buying season, autumn may be one of the best seasons to sell. That may be particularly true this year given the fact that this has been a seller's market in many areas. Sale prices are still climbing in Colorado as compared to last year, open houses have been well attended and some properties are seeing multiple offers and sales above the asking price.

If you have been thinking about selling your home, there are several reasons to consider doing so this fall:

- **More time to focus on home shopping.** Buyers have returned from their summer vacation, children are back in school, and the holiday season isn't upon us yet. That all adds up to the next couple of months being a good time for buyers to focus on finding that special home.
- **Continued demand from buyers.** As anyone who's followed the news this year knows, there have been more buyers than sellers for homes in much of Colorado. That trend has kept sale prices climbing in most areas and brought lots of potential buyers to open houses.
- **Pending home sales are up.** The index of pending home sales in the western U.S. in July (the most recent figure available) was the highest it has been in more than three years, according to the National Association of REALTORS® (NAR). Lawrence Yun, NAR's chief economist, attributes the increase to stronger labor markets.
- **"Serious buyers" in the market now.** During the fall months, there tend to be fewer people who are "just looking" than in the spring and summer and more serious buyers. These are often people who must buy for specific reasons, such as employment relocation. As a result, they are more likely to act quickly when they find the right property.

- **A lack of available inventory.** The number of listings has been relatively low all year compared to historical averages, in many cases half of a normal market. In the fall, there typically are even fewer homes for sale than other times of year, meaning less competition and more potential buyer attention for your listing now.
- **Great natural "staging" this time of year.** Fall can be a beautiful time of year to showcase your home, with the leaves turning fabulous colors and the summer heat giving way to cool crisp days. But it's important to keep up your home's curbside appeal as the weather changes by keeping landscaping trimmed and cleaning up fallen leaves and other debris.

While fall is not always considered the typical home-buying season, there are a lot of advantages to listing your home now – especially at a time when others might shy away from selling. But like any other time of year, it's important to price your home properly, make it look its best, and have a strong marketing plan in place to reach potential buyers.

These are just some of the reasons why it's more important than ever to work with an experienced professional REALTOR®. Your REALTOR® can help you determine the appropriate price based upon recent comparable home sales in your area and put together a marketing strategy that will help make your home stand out from the rest.

With a few simple steps and the help of a professional REALTOR®, you just may find that selling your home this fall may be the best move you'll ever make.



### Christina Kern

Coldwell Banker North Metro Office  
303.915.0809 (Direct)  
christina@livinginco.com  
www.christinakern.com

# HARTSON

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# INNOVATIVE

## Real Estate Group

### Wendy Atkinson

Broker Associate

CRS, GRI, SFR



Web Site: [www.WendyAtkinson.com](http://www.WendyAtkinson.com)  
E-mail Address: [wendy@wendyatkinson.com](mailto:wendy@wendyatkinson.com)

November 2016  
303-465-4798

#### Appraisal Adjustments in Colorado

Appraisals are a critical part to a real estate purchase or refinance transaction. The loan amount for the property is limited by the appraisal. So how does an appraiser assess the value of a property? Let me give you a very simplified version of the factors considered.

The first step is determining a base price. That is done by looking at comparable sales in the neighborhood and calculating the average price per square foot for above grade square footage. Above grade square footage differences are valued at about 25% of average price per square foot. For example, if a home was 100 square feet larger than a comparable home and the average price per square foot was \$150, you would add  $\$150 \times .25 \times 100 = \$3750$ .

Then adjustments for other differences are added or subtracted from the value. Some examples are

- Basements are calculated at up 60% of average price per square foot based on finished or unfinished areas.
- Solar panels add \$0 if they are leased.

- Location can be bad or good. If the house backs to something good, the uplift can be 10%, fronting to something good - 5%. If the house backs to something bad, can be 2-3%; fronting to something bad - 10%-20%.

- Walk-out basement is a 4-5% uplift, garden level - 1-2%.
- Fireplace adds \$2,000.
- Forced air heat adds \$5,000 over electric baseboard heat.
- Central air conditioning adds about \$2,500.
- Additions done without permits do not add to the value.

The list goes on and market conditions need to be in the mix as well. A good market analysis will consider all these factors to help you choose a price for your home that will be able to be appraised. I do my market analyses from the appraiser point of view. If you need a market analysis for your home, call me and I would be happy to prepare one for you to help sell your home! I can be reached 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](mailto:wendy@wendyatkinson.com).

#### Current Listings

I have two great listings on the market. Here is the scoop -



1584 Urban St, Lakewood  
\$519,000 - Ranch, built in 2014  
3 bedrooms, 2 baths, 2 car garage  
Full, unfin, garden level basement  
Large fenced yard w/ deck, patio  
Firepit w/plumbed gas  
Close to light rail, shopping

7562 Bannock St, Denver  
\$210,000 - 1/2 Duplex  
2 story + basement  
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. Call me a call at 303-465-4798 or drop me an e-mail.

#### Get Ready to Sell Next Spring!

Some of you are already thinking about selling and buying next spring. I would be happy to work with you on a project list to prepare your home for the market. I can also have my professional photographer do exterior pictures now, so we have leaves on the trees and green grass which will not be able in March. I can send you monthly market analysis updates to help you see any market trends. We can set up a search for homes in the area you would like to buy to familiarize with homes, prices and conditions in that area. You will be all set to go to market after the holidays! Call me for an appointment.

*Let us not seek the Republican answer, or the Democratic answer, but the right answer. Let us not seek to fix the blame for the past. Let us accept our own responsibility for the future.*

- John F. Kennedy



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

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Denver 80203



Website:  
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5002 W 103<sup>rd</sup> pl \$459,000

10120 Yates ct \$399,000

Current under contract listings:

4650 W 100<sup>th</sup> ave 479,900

10085 Vrain ct 445,000

10088 Zenobia ct 395,000





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### **Contact me.**

**Ron  
Rocha**

**720.436-3392**  
**[ron.rocha@solarcity.com](mailto:ron.rocha@solarcity.com)**

AL 05500, AR M-8937, AZ ROC 243771/ROC 245450, CA CSLB 888104, CO EC8041, CT HIC 0632778/ELC 0125305, DC 410514000080/ECC902585, DE 2011120386/T1-6032, FL EC13006226, HI CT-29770, IL 15-0052, MA HIC 168572/EL-1136MR, MD HIC 128948/11805, NC 30801-U, NH 0347C/12523M, NJ NJHIC#13VH06160600/34EB01732700, NM EE98-379590, NV NV20121135172/C2-0078648/B2-0079719, OH EL.47707, OR CB180498/C562, PA HICPA077343, RI AC004714/Reg 38313, TX TECL27006, UT 8726950-5501, VA ELE2705153278, VT EM-05829, WA SOLARC\*91901/SOLARC\*905P7, Albany 439, Greene A-486, Nassau H2409710000, Putnam PC6041, Rockland H-11864-40-00-00, Suffolk 52057-H, Westchester WC-26088-H13, N.Y.C. #2001384-DCA. SCENYC: N.Y.C. Licensed Electrician, #12610, #004485, 155 Water St, 6th Fl., Unit 10, Brooklyn, NY 11201, #2013966-DCA.





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**Galloway Realty, LLC**

**720-934-2532**

**I am a Hyland Greens Home Owner**



10082 Zenobia Ct  
\$442,000 Active



4675 W 102nd Pl  
\$459,900 Active



10101 Zenobia Cr  
\$423,000 Active

4765 W 102nd Pl  
Active \$414,900



#### **HYLAND GREENS ACTIVITY**

Active	10088 Zenobia Ct	\$399,995
U/C	4650 W 100th Ave	\$479,900
U/C	10085 Vrain Ct	\$445,000
U/C	10120 Yates Ct	\$399,000
Sold	4750 W 102nd Pl	\$495,000
Sold	4024 W 104th Pl	\$465,000
Sold	5002 W 103rd Pl	\$459,000
Sold	4795 W 101st Pl	\$455,000
Sold	4658 Hyland Greens	\$450,000
Sold	10076 Wolf St	\$440,000
Sold	9978 Wagner Ln	\$435,000
Sold	5060 W 98th Ct	\$424,824
Sold	4795 W 102nd Ave	\$424,000

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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 15<sup>th</sup> 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](http://www.hylandgreens.com)