



Hyland Greens Newsletter ~ December 2016

On behalf of the Board of Directors, Happy Holiday and Merry Christmas to all!

Thank you to everyone who was able to attend our Annual Meeting earlier this month. The meeting was well attended with 68 homeowners present. The majority of the meeting centered around each of the Committee Chairpersons providing a report of their accomplishments over the last year.

The other primary focus of the meeting was the election of new Board members. Thank you to all homeowners who participated in our election process. This year we had eleven candidates vying for nine open positions, and the result of the election are the following newly elected members:

- Joe Armstrong
- Matt Brozovich
- Mike McCurdy
- Pam Moores
- Julie Oldham
- David Simmons
- Chuck Smith
- Monte Thompson
- Tyler Urruty

Terms of office for each of the new members as well as an election to determine Officers for the upcoming year will be held at the January 17, 2017 Board meeting.

I want to also give a special thank you to Andrea Clem, Dean Gutmueller, Gerry Mooney, Justin Young for their years of service in our beautiful community.

The focus of the homeowner forum portion of the meeting centered around a change to the budgeting process for First Hyland Greens. The Board of Directors considered a proposal earlier in the year that would allow for more homeowner participation in the budgeting process. Per State Statute (CCIOA), Homeowners Association's established after July 1, 1995 are subject to what is commonly called a "budget ratification" process. This process provides homeowners with an opportunity to reject a budget (by majority) before it becomes effective. At the time the proposal was submitted, the sitting Board of Directors supported the process in theory, but agreed that they needed more time to consider the impact to the Association. Coincidentally, the State of Colorado has recently signed into law a require ALL Homeowners Association's to follow a "budget ratification" process beginning in July 2018, so one of the first pieces of business on the new Board of Directors agenda will be working toward implementation of this new requirement.

To all of our homeowners, I hope that you have a safe and enjoyable holiday season and I look forward to seeing everyone in 2017.

Sincerely,

The Board of Directors



Homeowner Association Dues

Notice of FY2017 ANNUAL ASSESSMENT

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

The 2nd Quarter Assessment will be due on
February 1st 2017 and late after the 10th of the month.

Checks should be made payable to:
First Hyland Greens Association
and then mailed to:

First Hyland Greens Association
c/o HAVEN Property Managers & Advisors
Post Office Box 66155
Phoenix, AZ 85082



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



October 29th thru December 1st ACC Requests

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



There will not be a newsletter
in January 2017. The next newsletter
will be in February 2017



COVENANT CORNER

ARCHITECTURAL REVIEW and 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.

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

(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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Homeowner Disclosure as required by SB100

ASSOCIATION NAME:

First Hyland Greens Association, Inc.
1000 McCaslin Blvd., Suite 300
Superior, CO 80027
303.530.0700
www.hylandgreens.com

MANAGEMENT COMPANY:

HAVEN Property Managers & Advisors
1000 McCaslin Blvd., Suite 300
Superior, CO 80027
Office: 303-530-0700
Fax: 303-530-0217
Email: manager@HAVENpm.com

DECLARATION RECORDED:

Master Declaration of Covenants, Conditions & Restrictions for First Hyland Greens
Recorded October 24, 2007
Page: 1 of 6

Please contact the Association for any amendments

FY2017 ANNUAL ASSESSMENT:

\$792.00 Annual
(payable \$198.000 per quarter)

FISCAL YEAR:

October 1 to September 30

MIKE EGNER, MLO



mike@libertyhomeloans.com
303.810.0056 720.890.8900
nmls 1077309 lmb 100045579

287 Century Circle Suite 201
Louisville CO 80027

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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



DECEMBER 2016 RECYCLE SCHEDULE

Thursday; December 8

Thursday; December 22

JANUARY 2017 RECYCLE SCHEDULE

Thursday; January 12

Thursday; January 26



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.



Service will not be interrupted during the Christmas and New Year's Day holiday. 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.

Thank you!!

DECEMBER *Events*



2016 LUMINARY DISPLAY SUNDAY, DECEMBER 18, 2016

The last activity of 2016 will be our traditional luminary display. Participation increases every year and it is always fun to see others creativity. We hope you will consider participating this holiday season!

Items that you need to create a luminary:

Measuring tape, sand, votive or small candle, paper bags or other container, lighter.

To create a luminary:

1. Determine where you want your luminaries to be located. Be creative, be safe!
2. Purchase lunch-size paper bags. These are available at most craft, paper and grocery stores and range in price from 15 cents to 35 cents each.
3. Purchase a candle for each bag.
4. Weight down your bag with sand, pea gravel or other material. You will need approximately a 2" base of material.
5. Twist the candle into the middle of each bag to make sure it is secure.
6. At 6:00 PM, light each candle for our Hyland Greens "Light the Lights".

HAVE YOU BEEN JINGLED?

Santa's elf's have already visited the neighborhood and have been leaving fun treats and warm wishes. If you have been jingled, or when you are jingled, help spread the Christmas spirit and holiday joy to another Hyland Greens neighbor. It only takes a minute, it is not difficult and the results are sure to be a smile to your neighbors face. After all, isn't that one of the reasons for the season?

Have fun!



Board of Directors

Please help us in welcoming new Board members:

Joe Armstrong
Matt Brozovich
Pam Moores
David Simmons
Monte Thompson
Tyler Urruty

Board members who were re-elected include:

Mike McCurdy
Julie Oldham
Chuck Smith

Board member terms for all new and re-elected Board members will be determined at the January 17, 2017 Board meeting. Officers for 2017 will also be elected at the January meeting.

Continuing Board members include:

Dane Ernsberger (exp. 2017)
Alan Meers (exp. 2017)
Marianne Clark (exp. 2017)
Mark Mischke (exp. 2017)
Linda Mollard (exp. 2018)
Bill West (exp. 2018)

A heartfelt “thank you to those Board members who have decided to “retire”.
You will all be missed greatly:

Andrea Clem
Dean Gutmueller
Gerry Mooney
Justin Young

*Thank
You!*

*Thank
You!*

*Thank
You!*

Hyland Green Trash Service Preferred Provider Program

As this newsletter goes to print and is delivered, the opportunity to participate in the community trash service has closed. Thank you to all those homeowners who registered and are taking advantage of this service. Participation not only improves our Community's "curb appeal" by reducing the number of trash and recycle containers on the street each day, but it also reduces the wear and tear on our City streets by decreasing the number of trash and recycle trucks in the neighborhood.

For those participating in the service, shown below are a couple of the frequently asked questions (FAQ's) about the program:

Frequently Asked Questions:

What if I am late with my payment?

The HOA will be pre-paying American Disposal for service, so late homeowners will be dropped from the service but can re-enroll during the next enrollment period.

Do I have to use the 96 gallon trash container?

No, homeowners are free to use any container that can be picked up by an automated truck

Are recycle containers provided?

No, homeowners must provide their own recycle containers.

Will American Disposal pick up televisions, tires, or hazardous materials?

No, the landfill used by American Disposal will not accept these items, so homeowners must dispose of these items themselves.

Can I enroll in the trash service if I am behind in my dues?

No, only homeowners in good standing will be allowed to participate in the program.

Can I get a refund if I change my mind and drop the service mid-year?

No. To minimize the administrative costs, the only changes that will be allowed will be for people that move into or out of the neighborhood.

What if there is a holiday during the week?

Holidays occurring on Thursday will be serviced on the next business day. If the holiday occurs earlier in the week, service will be delayed until Friday.

Who do I call if I have a problem with my pickup or payment?

Compliments, complaints, or questions about how the service should be paid for should be sent to Haven at 303-530-0700.

Is this price fixed forever?

No. The price may be adjusted annually for inflation to keep the program revenue neutral.

What sort of profit is the HOA making on the trash service?

None. The HOA is not applying any sort of markup on the trash service. The price of service has been set to equal to our best estimate of the costs to provide the service

Can I get a Senior discount?

Unfortunately no. While we considered a Senior discount, the administrative costs for a two tier pricing system would have increased the cost to both our Senior homeowners and our regular homeowners so we decided to go with a single price for all homeowners.

Included on the City of Westminster website is a list of "Hard to Recycle" items. A link to this list is as follows: <http://www.ci.westminster.co.us/HardtoRecycleGuide>. When you click on a "Hard to Recycle" item you will find a list of Companies including address, phone number, website and hours of operation that offer disposal services for the particular item. This is a fantastic resource for homeowners wanting to dispose of items such as antifreeze, batteries, appliances, ammunition, electronics, confidential documents, hearing aids, hazardous waste, etc.

Hello Neighbors,

Currently there are approximately 222 households enrolled in the voluntary neighborhood trash service.

With the recent yearly renewal/enrollment in the voluntary neighborhood trash service we thought we would take the time to remind you of the trash guidelines.

Pick up is provided by American Disposal Services (ADS) formerly Packman Disposal.

- Trash pickup is every Thursday, please have refuse at the curb by 7am.
- If there is a holiday during the week or on Thursday, pickup will be the following day
- One 96 gallon container is provided at no additional charge by ADS, a second can be rented at an additional charge (\$2.50 month/paid yearly).
- Recyclables are single stream and picked up every other week, homeowner is to provide their own containers for this.
- Trash pickup limits per week:
 - Two 96 gallon totes AND 3 bundles of branches (no longer than 4-5' in length)
 - **OR**
 - One 96 gallon tote plus 5 bags AND 3 bundles of branches (no longer than 4-5' in length)
- Large item pickup is available at an additional charge paid directly to ADS and scheduled directly through them. (Contact: 303.288.5279 Press 1 for residential service)
- When calling ADS please advise them that you are enrolled in the Hyland Greens, Colorado trash service as it is unlikely they will be able to find you by name without this information.
- Placing your trash container on one side of the driveway and the recyclables on the other side will greatly assist the driver.

If you have any further questions, please contact HAVEN Property Managers & Advisers at 303.530.0700 ext. 123 or ext.128



Upcoming Board Meetings

The next monthly Board meeting is scheduled for Tuesday. We encourage homeowners to attend, and if you would like to be placed on the agenda, please contact Shanna at smassier@havenpm.com

January 17th

February 21

March 21

April 18th

Meetings are located at Hyland Hill Golf Course, 9650 Sheridan Blvd., Westminster, CO 80031.
We hope to see you there.

**HAVEN will be closed as follows during the Holidays:
Saturday, December 24 through Sunday, January 1, 2017**

Wishing you and your family a peaceful and happy holiday season.

First Hyland Greens Association

Board of Directors Meeting

November 14, 2016- 7:00 PM to 9:00 PM

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80021

MEETING MINUTES – Summary Draft

The meeting was called to order by President Mike McCurdy at 7:15 PM.

Shanna Massier of HAVEN Property Managers & Advisors confirmed that a quorum or homeowners was present either in person or by proxy. The quorum included:

Homeowners present/signed in (one address): 68

Homeowners represented by proxy (one address): 39

Total homeowners represented: 107 of 491 (22%)

Directors Present: President, Mike McCurdy; Vice President, Dane Ernsberger; Treasurer, Justin Young; Architectural & Covenants Committee (ACC): Marianne Clark, Mark Mischke, Gerry Mooney and Chuck Smith; Pools Committee: Alan Meers; Greenbelts Committee: Bill West; Activities Committee: Linda Mollard.

Directors Absent: Secretary, Julie Oldham, Greenbelts Committee: Dean Gutmueller.

Approval of 2015 Annual Meeting Minutes: After an opportunity for homeowners present to review the minutes of the 2015 Annual Meeting, Mike McCurdy made a motion to approve the minutes as submitted. Justin Young seconded. Motion carried unanimously.

New Business

Introduction of Board Members and Management Company

President Mike McCurdy asked each member of the Board of Directors to introduce themselves and provide a brief description of their role and responsibilities as Board members. It was noted that Andrea Clem had tendered her resignation from the Board of Directors. Mike also introduced representatives of HAVEN Property Managers & Advisors, Beverly Coghlan, Shanna Massier and Jacki Rivera.

Treasurers Report

Presentation of FY2017 Budget

Justin Young provided an overview of the Association's budgeting process starting with the budget prep meeting that was held in August. At this meeting, members of the Committee's present proposals for upcoming year projects, some projects that already reflected in the Association's maintenance reserve plan. Cost estimates are also discussed and the reserve budget is adjusted based on Committee input regarding useful life of various components. A concentrated effort is placed on the operating budget based on contract renewals, historical data, proposed and anticipated increases and input provided by both Board members and homeowners present. No budget or project is approved at the Budget planning meeting.

Justin then presented the FY2017 operating budget and went through each of the line items to provide examples of revenue and operating expenses that would be included in each category.

When discussing the Reserve Project List that was included in the November newsletter and the Annual Meeting handout, Justin made it clear that the only project that had been approved by the Board of Directors was the pool fencing at the big pool.

Committee Chair Reports

Each of the Committee Chairpersons provided an overview of their accomplishments for FY2016 and their plans for FY2017.

Activities-Linda Mollard stated that all of the events were well attended and that overall it had been a good year. The Easter Egg hunt was successful, with over 1500 eggs being stuffed and "hunted" this year. There was a high turnout at the 4th of July BBQ and many compliments were received regarding National Night Out, the Food Trucks and HarvestFest. Consideration is being made for holding two garage sales in 2017, staging another dumpster pickup for those homeowners who participate in the community trash service and bringing back some type of adult-only summer event.

Linda also expressed appreciation to all of the volunteers who helped organize and facilitate the activities this last year as well as the newsletter team, led by Sheri Mischke who distribute the newsletters each month. Sheri Mischke and Courtney Mollard were recognized for their work as a Welcome Committee, delivering welcome baskets to new members of the Community.

Minutes continued

Covenants/Architectural Control-Dane Ernsberger provided an overview of the responsibility of homeowners with regard to architectural review as well as the committee's role and review process. This year the Committee reviewed 78 applications for roof and window replacement, landscaping, house painting, solar panel installations and many others. Members of the Covenant Committee have also been monitoring the operation of front yard post lights and placing postcards on lights that are not working. This process has dramatically increased the number of operational post lights – important as Hyland Greens does not have neighborhood street lights.

Greenbelts- Bill West provided a report on the activities on the Greenbelts and gave a special “thank you” to Bob Belden, Ed Mooney and John Van Royen, the Greenbelt volunteers. The men have been instrumental in completing several projects in the community this year. These included the installation of “No Dumping” signs, clearing and hauling debris, minor pruning projects, and repairing the drainage channel along Sheridan.

Some of the larger Greenbelt projects have included cleaning up the traffic island on Hyland Greens Place, removing the evergreens, and adding additional cobblestone and some large rock boulders. Several sections of split rail fence were repaired or replaced. Some significant tree pruning was performed this year and a few trees were removed. The exterior/perimeter fence was repaired and the completely restrained. Looking toward the spring of 2017 Bill and his Committee will be considering brick fence column repairs, a tree inventory and landscaping repairs.

Pools- Alan Meers reported on the pools and 2016 pool season. The small pool, built in 1976 celebrated 40 years of service to the community this year. The big pool, built in 1978 has served the community well. Several of the projects in the pool areas that were complete this year were a heat exchanger replacement for the big pool, some minor resurfacing of the plaster, USB outlets are slowly replacing the old electric outlets, the joint between the concrete decks and the coping stones were recaulked to prevent water from getting behind the tiles and under the concrete. Alan led a campaign to facilitate swim lessons at the HOA pools for family members of homeowners.

Projects- Mike McCurdy reported on some of the projects that have been completed. These include the grinding of sidewalks that have moved to reduce trip hazards, the stairs near the tot lot were repaired and

Election of New Members for the Board of Directors

Mike McCurdy opened the election process by asking for nominations from the floor. The following homeowners were nominated and named candidates for the election: Joe Armstrong, Matt Brozovich, Larry Farlow, Mike McCurdy, Pam Moores, Julie Oldham, Don Russell, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty.

Each candidate was given an opportunity to introduce themselves and provide a brief synopsis of their history in the community and why they would like to serve on the Board.

Homeowners Candis Chain, Kristina Kern and Michelle Morelli offered to serve as a volunteer counting committee.

After tabulating the ballots cast, the following homeowners were elected to the Board of Directors: Joe Armstrong, Matt Brozovich, Mike McCurdy, Pam Moores, Julie Oldham, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty.

Mike thanked all of the candidates for their participation and congratulated the new Board members.

Open Forum

Mike McCurdy opened the meeting to questions and discussion. A recent consideration in the community is utilizing a ‘budget ratification process’ which would allow for additional homeowner participation in the budgeting process. Mike asked for input and feedback on this process. Linda Mollard noted that State Statute will require budget ratification for all homeowner's association beginning in July 2018, so the most important task for Hyland Greens Board will be deciding how best to implement and introduce the process.

Homeowners raised questions about State law that impacts homeowner's associations and asked if members of the Board monitored this type of legislation. Other questions included the funding of the reserve account, how the funds are invested

With no further questions, Dane Ernsberger made a motion to adjourn the meeting at 9:20 PM. Don Russell seconded. Motion carried unanimously.

TBD

Secretary, First Hyland Greens Association

Date Approved by Homeowners Association

3rd Annual Hyland Greens Warm Wishes Coat Collection

In the spirit of the holiday season we can help the silent community of the displaced and homeless survive our severe winter weather. By donating our gently used coats, hats, gloves, boots and blankets we can make the lives of the less fortunate more comfortable. What a great reason to tidy up our coat and linen closets.

Please bring your donations to our home at **4961 W 98th Avenue (NE corner of 98th and Yates) on Saturday, December 17th, from 8am to 2pm.** All donations will be given to the Denver Rescue Mission.



Wishing you Happy Holidays,
John and Eileen Ruscetta
scrapper25@comcast.net



Volunteer Needed

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.

Thank you for a wonderful 2016! I couldn't grow my business without you!

Here are the homes that you all bought or sold this past year.
They range from Greeley to Denver, Lakewood to Lochbuie.

I go where ever you and your referrals want to be.

I truly appreciate your support, your business and your referrals
and look forward to continue to serve you in 2017.

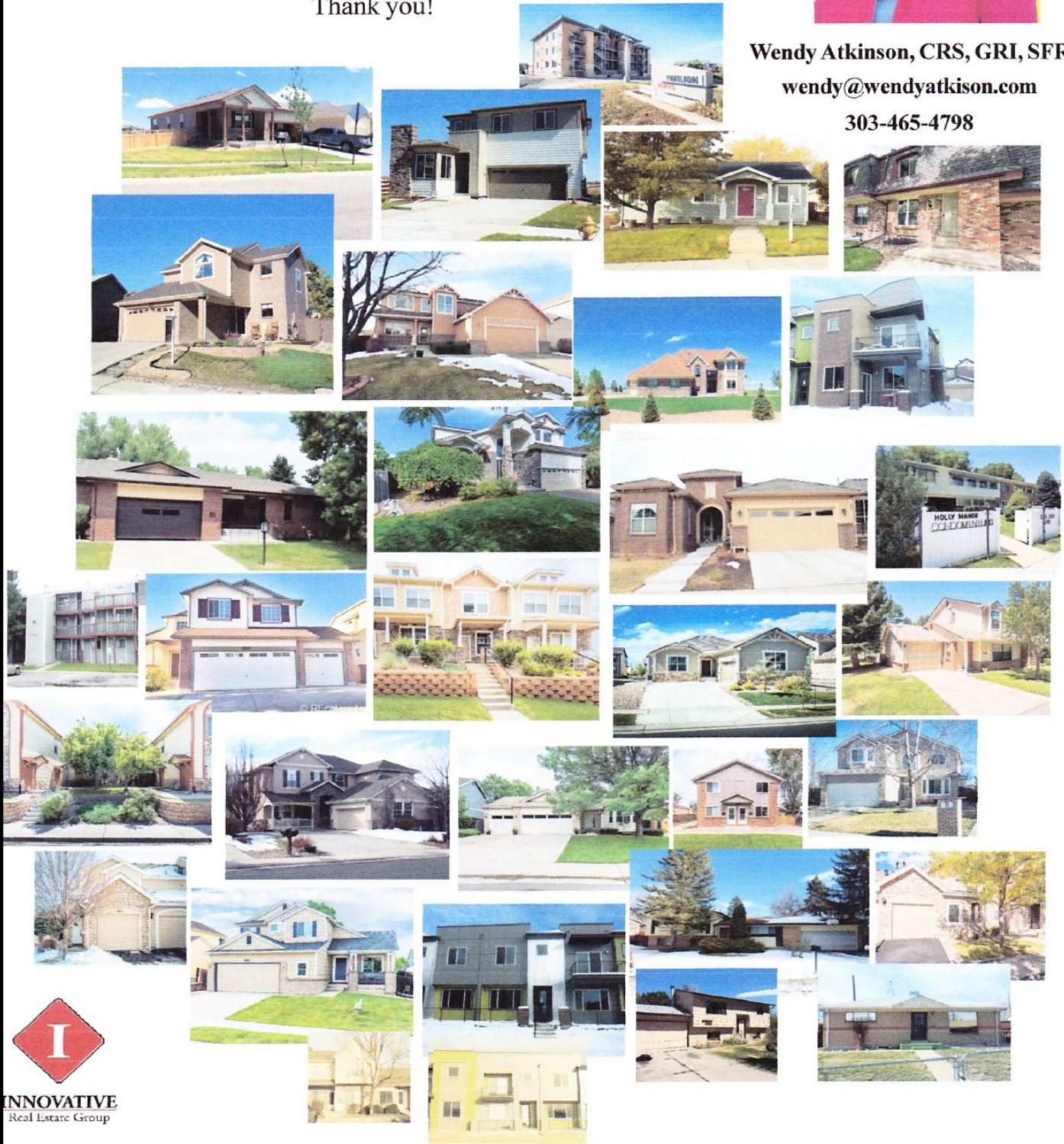
Thank you!



Wendy Atkinson, CRS, GRI, SFR

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303-465-4798



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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