
Welcome

to the

Hyland Greens Neighborhood

Welcome Letter

Dear New Neighbor,

Welcome to Hyland Greens!

We hope you will find our community as beautiful and enjoyable as we do. We have included some information in this letter that we hope you will find helpful and may answer some questions you have about our community.



Important Websites and Phone Numbers

Hyland Greens Website
www.hylandgreens.com

HAVEN Property Managers & Advisors
1000 S. McCaslin Blvd., Suite 300,
Superior, CO 80027

Community Manager: Shanna Massier
303-530-0700 ext. 123
SMassier@HAVENpm.com

Assistant Community Manager: Jacki Rivera
303-530-0700 ext. 128
JRivera@HAVENpm.com

Office Hours:
Monday- Thursday 8AM- 5PM
Friday 8AM -1PM

City of Westminster Website
<http://www.ci.westminster.co.us>

Westminster Water and Sewer
303-658-2405

Xcel Energy
1-800-895-4999

Board Member Contact Information
Refer to the latest edition of the neighborhood newsletter for board member contact information.

Frequently Asked Questions

- **General Information About the Home Owners Association (HOA)**

There are several ways to get additional information about the neighborhood:

- **Management** - Our association is managed by HAVEN Property Managers & Advisors at the direction of our Board of Directors.
- **Board Meetings** - Board meetings are held monthly, usually on the third Tuesday of the month. The annual HOA meeting is held in October or November. All meetings are open to residents and are a great way to connect with what is going on in the neighborhood. The Board of Directors is always looking for volunteers to either be a director or assist with projects. If interested you can attend the next board meeting or fill out the form on the association website. Check your newsletter for times and locations.
- **Monthly Newsletter** - Each month a newsletter will be delivered to your doorstep by an HOA volunteer. The newsletter has useful, up-to-date information on the neighborhood and is a great way to stay informed. The newsletter can also be found on the HOA website.
- **Website** - The Hyland Greens website is full of useful information, such as the community calendar, covenants and governing documents, and contact information. www.hylandgreens.com
- **Nextdoor.com** - Hyland Greens is also on Nextdoor.com (a private social neighborhood network), however this site is not run by or affiliated with the property management company or Board of Directors.
- **Contact Us** - Contact an HOA Board Member or HAVEN Property Managers & Advisors with any HOA questions. See Page 1 of this Welcome Letter for contact information.

- **Covenants**

A copy of the covenants can be found on the association website. It's important to familiarize yourself with this document as it includes the regulations of the neighborhood and a great deal of what is and what is not allowed. Please call our Community Manager if you have any questions regarding the Association's Covenants.

- **Approval for Exterior Improvement Projects**

In order to keep our community beautiful and to make sure our architectural related covenants are being followed, changes to the exterior of your home/property must be approved by our Architectural Control Committee. A form detailing the change must be submitted to the management company before the project/change begins. If and when the project has been approved the construction may commence. This approval is in accordance with the association only and does not confer any approval from the City of Westminster (if needed) or proper permits (if necessary).

The architectural change form can be found on the Hyland Greens website along with instructions on how and where to submit it: www.hylandgreens.com

Frequently Asked Questions

- **Trash and Recycling Services**

As a resident you are responsible for arranging your own trash service and are free to use any provider licensed by the city of Westminster. However, the homeowners association (HOA) has negotiated a deal with American Disposal Services (formerly Packman Disposal). Please see documents entitled **New Homeowner Sign-Up Sheet** and **Voluntary Trash Service Q&A** for more information and application.

If you choose to use a different trash service, below is a list of all the trash companies licensed by the City of Westminster to operate within the city.

Alpine Waste and Recycling (Commercial and HOAs Only) - 303-744-9881

American Disposal Services of Colorado- 703.368.0500/720.322.0500

Best Cleaner Disposal - 303-659-3779

Mile High Roll-off Waste Systems (Roll-off Service Only) - 303-460-1001

Republic/Allied Waste Services - 303-286-1200

Rocky Mountain Roll-off and Waste - 303-478-4717

Rubbish Works (One Time Pickup and Roll-off Service) - 303-319-6783

Total Disposal - 303-374-0234

Waste Connections - 303-288-2100

Waste Management - 303-336-3900

Western Disposal(Commercial and HOAs Only) - 303-444-2037

Per the City of Westminster trash licensing, these companies must provide curbside recycling services. However, the city does have four locations where residents can drop off their recyclables at no cost. These bins are also single stream so there is no need to sort, everything goes in one bin.

Recycling drop-off locations:

Fire Station No. 1: 3948 W. 73rd Ave.

Municipal Service Center: 6575 W. 88th Ave.

Municipal Court: 3030 Turnpike

West View Recreation Center: 10747 W. 108th Ave.

- **Snow Removal**

Snow removal for a homeowner's property and the adjoining sidewalk is the homeowner's responsibility. The HOA contracts with a company to remove snow from those areas that are the responsibility of the Association, such as the sidewalk on the greenbelts and Sheridan and 104th Avenue. A map detailing where those areas are can be found on the association's website.

- **City of Westminster Codes**

There are several rules and regulations mandated by the City of Westminster; the full city code can be found on the City of Westminster website:

<http://www.ci.westminster.co.us/CityGovernment/CityCode.aspx>

Please visit this site for Westminster city codes regarding garage sales, animal restrictions, general property standards, and dog licensing.

Annual Neighborhood Activities

Throughout the year the association organizes neighborhood events and is always open to new ideas for ways to bring neighbors together.

Check the monthly newsletter for more information on our neighborhood events, including:

Easter Egg Hunt

Community Garage Sale

Twice Monthly Food Trucks at the Park

4th of July BBQ

National Night Out

Dog Days at the Pool

Harvest Festival

Light the Lights Luminaries

Parks

The park located in the middle of the community, Hampshire Park is the property of the City of Westminster. All concerns (snow removal, broken equipment etc...) regarding this area should be reported to the city as the association has no control of this property.

A smaller park area known as the tot-lot is located down the green belt northwest of 101st Ave. There is no car access to this space. This area is the property of the association. Currently we are working on improving this space.

Pools and Tennis Courts

Hyland Greens pools are generally open Memorial Day through Labor Day

The "**Big Pool**" is located at 9801 Yates Street

The "**Small Pool**" is located at 4981 101st Avenue



Our neighborhood has two pools, commonly referred to as the "Big Pool" and the "Small Pool". Two tennis courts are located next to the Small Pool while one tennis court and an activity court are next to the Big Pool.

A key is needed to access both pools and the courts at the Big Pool. You should have received a key from the previous owners but if a replacement key or extra key is needed, please contact the management company. A fee will be assessed for these keys.

The pools are NOT open 24 hours and have lifeguards present at all times when they are open. Please check the website for the most up to date hours and for the pool rules

Local Places

King Soopers

10351 Federal Blvd
Westminster, CO 80260
(104th Ave & Federal Blvd)

8055 Sheridan Blvd
Arvada, CO 80003
(80th Ave & Sheridan Blvd)

Safeway

10300 Federal Blvd
Denver, CO 80260
(104th Ave & Federal Blvd)

Sprouts

5150 W 120th Ave
Westminster, CO 80031
(120th Ave & Sheridan Blvd)

Target

10445 Reed St
Westminster, CO 80021
(Church Ranch & US 36)

US Post Office

3052 W 105th Ave
Westminster, CO 80031
(104th Ave & Federal Blvd)

Walgreens

10390 Federal Blvd
Federal Heights, CO 80260
(104th Ave & Federal Blvd)

5190 w 120th Ave
Broomfield, CO 80020
(120th Ave & Sheridan Blvd)

Walmart

9499 Sheridan Blvd
Westminster, CO 80031
(92nd Ave & Sheridan Blvd)

4651 W 121st Ave
Broomfield, CO 80020
(120th Ave & Sheridan Blvd)

Whole Foods

4451 Main St
Westminster, CO 80031
(120th Ave & Sheridan Blvd)