



## *Hyland Greens Newsletter ~ February 2017*

I hope that everyone had a wonderful holiday season and has been able to enjoy the snow and all the activities that Colorado has to offer. We at the Board have kicked off 2017 and are looking forward to another busy year of fun and activities in Hyland Greens!

Before we get into 2017 business, we have been researching what happened so those of you that did not have their trash picked up between Christmas and New Year's don't encounter similar problems going forward. We have approximately 277 homes participating in the neighborhood trash service through the HOA and approximately 40 homes on independent contracts with American Disposal. It appears that there were two problems, (1) some homeowners, myself included, did not get their trash payment in on time and were dropped from the program and (2) the list of addresses given to the drivers may not have included many of those with independent contracts. To minimize these problems going forward, we intend to change the HOA program so homes are automatically reenrolled and the cost of the trash service is included as a line item on the annual HOA bill. Haven is also working with American Disposal so that those who have an independent contract may transition to the HOA program if they prefer. If you have an independent contract and would like to move to the HOA program, please contact Haven so they can get you moved over.

Speaking of trash services, at the January Board meeting some homeowners noted that the City is considering implementing a city-wide trash and recycle program and that they had concerns that the options the City is considering may be more expensive than the HOA program and may not have the same service level that we have now. The City has posted information at <http://www.ci.westminster.co.us/TrashandRecycling>, and we encourage all our residents to share their opinions with the City.

While we talk about sharing opinions, we have created two new committees this year, (1) the Communications and Technology "C&T" Committee and (2) the Budget Ratification Implementation Committee. The C&T committee is chaired by Matt Brozovich and is examining an update to our website and online tools so that we may communicate more effectively with our homeowners. The Budget Ratification Committee, chaired by Joe Armstrong, is tasked with determining the best way for us to comply with the new state mandated budget ratification requirements that are scheduled to go into effect July 1, 2018. As we noted at the annual meeting, the new regulations require that the budget be presented to the members where it can be denied by veto of 51 percent of the homeowners. I would like to say thanks to Matt and Joe for volunteering to Chair these important committees!

At long last, Bill and the rest of the Greenbelt Committee are replanting the median trees! The first replanting is to occur on the 101st Avenue entrance and the Board has requested a cost share with the City through the Westminster Neighborhood Enhancement Grant Program. Additional trees are to be added this summer and the next few years as funds allow. It sure has been a long wait for the perchlorem to dissipate, but I am sure the Greenbelts team will do a fantastic job bringing back our trees!

As always, please feel free to join us for the monthly meeting at Ciancio's at the Hyland Hills Golf course at 7pm on the third Tuesday of the month (this month is the 21<sup>st</sup>), please feel free to come out and let us know what is on your mind!

Sincerely,  
Mike McCurdy  
President



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



## December 2nd thru January 23rd ACC Requests

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

## **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)**



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 includes:

- 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).

Without a volunteer to coordinate this activity the Board will have to consider options for delivery of the monthly newsletter-

1. The most economic manner of deliver is electronic. Homeowners who have an email address on file with the management office would receive an electronic copy of the newsletter in their in-box each month. This would be a cost savings as no printing would be required.
2. The newsletter could be mailed to each homeowner. Costs could be as high as \$1,350.00 per month including printing, stationary and postage. Annually this would increase the Association's budget by approximately \$12,000.00.

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.

## Upcoming Board Meetings

Monthly Board meetings are held on the 3rd Tuesday each month beginning at 7:00PM. We encourage homeowners to attend, and if you would like to be placed on the agenda, please contact Shanna at [smassier@havenpm.com](mailto:smassier@havenpm.com)

February 21st  
March 21st  
April 18th  
May 16th

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

## NEWSLETTER ADVERTISING

Looking for an economic way to advertise your business? Consider the First Hyland Greens newsletter – It's easy!

Advertisement are due before the 15<sup>th</sup> of the preceding month in a jpg format. Ad rates are discounted if you are a homeowner and further discounted by 20% if you pay in advance for 11 editions:

(Rates for 11 prepaid editions are below)

	Annual Resident Discount	Annual Non-Resident Discount
1/8 page	\$96.80	\$114.40
1/4 page	\$167.20	\$184.80
1/2 page	\$277.20	\$369.60
Full page	\$369.60	\$457.60

Monthly advertising rates are shown on the last page of this newsletter.

**Reliable**  
**Home Repairs, LLC**  
Honest, Thorough & Dependable

**303-887-0081**  
[ReliableHomeRepairs@mac.com](mailto:ReliableHomeRepairs@mac.com)

P.O. Box 350261  
Westminster CO 80035

**Clayton Shaffer**  
Owner



# HAVEN

PROPERTY MANAGERS & ADVISORS  
EST. 1968

## ***New Board members have asked about***

**HAVEN**, our organization, functions and staff, and this seemed like a great opportunity to share HAVEN with the rest of Hyland Greens.

HAVEN Property Managers and Advisors was initially established in 1968 to manage the real estate investments of its founder, Donald Culver. Today, our executive team consists of John Moritz who is a minority partner in HAVEN Property Managers and Advisors and Beverly Coghlan, President of HAVEN. Shanna Massier serves as the Vice President of Association Management providing staff supervision.

HAVEN has four community managers who collectively manage 24 communities, 10 of which are single family home communities and 14 of which are a combination of townhomes, condominiums, patio homes and mixed use. 7602 individual properties in total.

HAVEN Association Management has a staff that includes 4 administrative assistants, and 2 full time bookkeeper/accountants and one part time staff member to manage the architectural review process for our homeowner's associations. (10 total in HOA department). Collectively HAVEN's managers average over 14 years of experience. Unheard of in this profession.

With few exceptions, all of HAVEN's staffing and function is based in the Superior office on McCaslin Blvd. HAVEN has chosen Community Association Bank, a division of Mutual of Omaha to provide banking services to their Associations. Community Association Bank is the number one processor of HOA payments in the Country. HAVEN has vetted several different banks, both local and national in the past and for a number of reasons, chose CAB. Some of these reasons include:

1. Completely free banking to homeowners associations
2. Additional payment options such as online credit and debit card payments using major credit cards.
3. E-check online bill pay from any checking account at a US financial institution
4. Interest bearing operating and investment accounts
5. Advanced technology that ensures a higher level of accuracy
6. Very competitive rates on loans to homeowners associations

HAVEN outsources the processing of statements and coupon book processing to a company called SouthData based in North Carolina. Again, HAVEN has vetted several different companies and found them to have some of the most competitive pricing, and wide variety of services available.

HAVEN also outsources a good deal of their printing and bulk mailing to a company in Broomfield called Boss Printing. They are competitive, local and can free up time to perform management responsibilities rather than clerical tasks.

Records storage was another question that was asked. First Hyland Greens has a records retention policy that is followed. All records ( homeowner contact information, communication, financial statements, correspondence, contracts, tax returns, audits, annual reports, insurance claims etc. ) are saved electronically per this policy. With regard to security, All of the workstations have a corporate Antivirus that is centrally managed. The Firewall blocks everything from the outside except VPN connections that are authenticated against the server, and it incorporates anti-spam protection as well for the CSAMC.com domain. The offsite O365 server handles HAVEN email, has spam protection, blocks executables and scans for Malware.

Server level backups are performed nightly, and every job is verified to make sure the data is readable should we need it. Every Backup job has all the files to recreate the entire server should it be needed. The tapes are taken offsite in case the office burns down.

HAVEN's team of professionals offer a commitment to clients, a depth of talent and experience, integrity and specialized service. Give them a call if you have a question or need assistance, you'll be glad you did.

## ***THERE IS STILL TIME!!***

### **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
Ben Schwartz	13	303-905-6979	No	Pet sitting, house sitting, dog walking, lawn and shoveling Neighborhood References

2017

## **Board of Directors**

**President:** Mike McCurdy (exp. 2018), 303-466-8790

[President@hylandgreens.com](mailto:President@hylandgreens.com)

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

[Vicepresident@hylandgreens.com](mailto:Vicepresident@hylandgreens.com)

**Secretary:** Joe Armstrong (exp. 2019)

[Secretary@hylandgreens.com](mailto:Secretary@hylandgreens.com)

**Treasurer:** Tyler Urruty (exp. 2019)

[Treasurer@hylandgreens.com](mailto:Treasurer@hylandgreens.com)

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

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

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

Chuck Smith (exp. 2019)

Marianne Clark (exp. 2017)

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

Julie Oldham (exp. 2017), 303-424-4193

Matt Brozovich (exp. 2018)

Pam Moores (exp. 2018)

David Simmons (exp. 2019)

Monte Thompson (exp. 2019)



MARK YOUR  
CALENDAR!



### **Food Trucks**

**May 2 and 16**

**June 6 and 20**

**July 18**

**August 1 and 15**



### **Recycle Pick Up**

**February 2 and 16**

**March 2 and 16 and 30**

**April 13 and 27**

**May 11 and 25**



### **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!!*

### **Upcoming Events**

**Easter Egg Hunt ~ April 15**

**Garage Sale ~ May 19 and 20 (tentative)**

**Pools Open ~ May 27**

**July 4<sup>th</sup> event**

**Luau ~ August 25 or 26 (tentative)**

**Jingling ~ December 1-24**

**Luminaries ~ December 24**

### **You've Been Jingled**

Santa's elves came to Hyland Greens and distributed Jingle bags to 18 homes who then passed them on to other homes who then passed them to other homes. It seemed everyone enjoyed the little surprises. I think this was successful enough that we will write to Santa and ask him to send his elves this year to Jingle us again.

If you still have one of the Jingle bags would you please take it to the big pool and put it in the orange cooler that is chained to the bike rack. The elves would like to use them again next year if possible. If you happen to have any holiday fabric that you would like to donate, please put it there as well so that new bags can be made. The cooler will remain in place until the end of February.

### **Food Trucks**

The food trucks will be back again this year on the first and third Tuesdays of the month starting in May. The contract has been signed so mark your calendars.

### **Volunteers**

Please think about volunteering your time or connections to benefit the Hyland Greens neighborhood. As the year goes by we will post where help is needed. Of course, help is always appreciated with activities. If we are going to bring back the Luau, it would be great to put together a committee to organize it. The first thing we need to find a reasonably priced band or DJ to provide the music and lock in a date. Any suggestions would be appreciated. Send me a note at [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com)





## Colorado Housing Market Turns in Strong Performance in 2016

Colorado's housing market had its challenges in 2016, including low inventory of homes for sale, rising prices that challenged would-be buyers, and political uncertainty with the presidential election. But despite the headwinds, this turned out to be a good year overall for our local housing market.

Many home sellers once again enjoyed strong gains in sale prices. The median sale price for single-family homes in the Denver Metro Area in October (the latest data available) reached \$355,000, up 12.6 percent from the same month a year ago, according to local MLS data analyzed by Coldwell Banker. The median sale price of a condo in the region gained 4 percent between October 2015 and October 2016.

Meanwhile, the average sale price of all homes in the Denver Metro Area – single-family and condos – year to date through October was \$398,000, up 14 percent from the same 10 months in 2015.

Strong buyer demand, a healthy local economy, including growth in the technology sector, and a continuing decline in the inventory of homes on the market all combined to make 2016 a seller's market in the Denver Metro Area and elsewhere in Colorado.

The year also saw a continuation of mortgage rates that remained near historic lows much of the year, helping make home purchases more affordable. But in recent weeks, key lending rates began to tick higher, which could present challenges to the market if that continues into the new year.

According to Freddie Mac, 30-year fixed rate mortgages in the U.S. averaged 3.94 percent in the week ended Nov. 17, up 40 basis points from its 2016 low. However, average rates are essentially flat from a year ago and below historical averages. During the height of the housing market in 2007, for example, the rate surpassed 6 percent.

Freddie Mac Chief Economist Sean Beckett in analyzing the recent bump in mortgage rates stated, "If rates stick at these levels, expect a final burst of home sales and refinances as 'fence sitters' try to beat further increases, then a marked slowdown in housing activity."

One of the biggest challenges for the housing market in 2016 was insufficient listings to meet buyer demand.

Although inventory has gradually improved in some areas, overall the number of homes for sale in October was down 14.1 percent in the Denver Metro Area in October from the year before. In Boulder, inventory fell 11.4 percent, and in the northern area it was off 3 percent.

The shortage of homes for sale, especially in the Denver and Boulder areas, continued to result in multiple offers for some properties, which resulted in sales for certain homes at above-list price.

Limited inventory for buyers to choose from may have also been one important reason why overall home sales in the Denver Metro Area were fairly flat year over year. As of October, sales year to date totaled 43,212, down 1.8 percent from the 44,005 sales during the same period in 2015.

Sales were down even more significantly in Boulder County where year to date closed sales through October were 3,668, down 12.6 percent from the same period last year. In the northern counties, sales were down 2.6 percent.

As 2016 draws to a close and we look ahead to 2017, there are reasons to be encouraged about the outlook for the Colorado housing market. The greater Denver Metro Area's growth in high-tech jobs and solid economy should continue to create demand for housing in our area.

If you've been thinking about selling your home, now may be a good time to make your move. Mortgage rates are still low by historical standards, although that could change in the coming year if rates continue to rise. And for now, we're still enjoying a seller's market in many of our communities.

If you have questions about making a move, including what your home might be worth and what the market looks like in your neighborhood, I'd be happy to help. Please give me a call or e-mail me and we'll get started today!

## Christina Kern

Coldwell Banker Office  
303.915.0809 (Direct)

[ckernsells@gmail.com](mailto:ckernsells@gmail.com)  
[www.christinakern.com](http://www.christinakern.com)

Click  
here  
to add  
photo

## **City of Westminster Trash and Recycling Study**

The City of Westminster is currently doing a study considering changes to current trash and recycling programs. In one way or another, it potentially affects us as residents of the City. Two of the main reasons driving this review are to explore increasing recycling and to reduce trash collection fees for non-HOA residents.

At this point, no cost has been determined. State law prevents cities from banning firms from providing service to individual households. However, while we may choose to continue to use our own trash service, we may have to pay a minimal service fee to the city in addition to our regular trash bill.

The City has been collecting data, researching options, holding public focus groups and has sent a Scope of Work Document to prospective trash haulers. The next formal review is at a **Study Session following the February 13, 2017 City Council meeting**. The Council will discuss citizen comments as well as review the bids received from interested trash haulers. The study session is open to the public but is **not** interactive with the Council or staff.

If you wish to provide input or make comments to the city, here's how:

Provide input online via WestyConnect, <https://www.westyconnect.us/recycling>

Speak to the City Council in person during the citizen communication portion at the start of each City Council meeting. You are allotted five minutes. The next meeting is Monday, February 13, 2017 at 7:30 pm

Send an email to any or all of the Council Members.

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

There are some differences in service between the City's Scope of Work and the trash program available to Hyland Greens residents.

	<u><b>Hyland Greens Program</b></u>	<u><b>City Program</b></u>
Pick up – trash	Weekly	Weekly
Pick up – recycles	Every other week	Every other week
Pickup limits	Two 96 Gal Toters and 3 bundles of branches  OR One 96 Gal Toter plus 5 bags AND 3 bundles of branches	One 96 Gal Toter Overflow for additional fee  Fall leaf and branch collection – designated two week period in the fall
Large item pick-up	Additional charge	Twice per year for eligible items

For more information see <http://www.ci.westminster.co.us/TrashandRecycling>

Joe Armstrong



# 2017 Recycle Calendar. Pick up is in Red



**AMERICAN**  
DISPOSAL SERVICES

## Recycle Calendar 2017

January

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

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30						

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30	31					

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29	30	31				

February

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May

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28	29	30	31			

August

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June

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December

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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- Your Pickup is on the **BLUE** week
- Your Pickup is on the **RED** week
- Service on or after the holiday will be delayed by one day this week.

# FIRST HYLAND GREENS ASSOCIATION

## REPORT OF ACTION

Taken by the  
Board of Directors  
January 17, 2017

The Board of Directors took the following actions:

**DID NOT APPROVE** a request to waive a fine for failure to maintain a front yard post light in a timely manner.

**APPROVED** a request to allow discounts for advertising in the newsletter. A 20% discount will be offered for a full year purchase paid in advance for both resident and non-resident participants.

**ESTABLISHED** a temporary committee to evaluate and propose changes necessary to comply with Colorado statutes regarding homeowner ratification of HOA budgets that become effective July 1, 2018. Members: Mike McCurdy, David Simmons, Linda Mollard, Tyler Urruty and Joe Armstrong, Chairman.

**ACCEPTED** offer by Matt Brozovich and Marianne Clark to temporarily fill newsletter coordinator position until a permanent volunteer is named.

**APPROVED** a request from the Greenbelt Committee to move forward with an application to the City of Westminster for their neighbor matching grant program.

**Approved a proposal initiated by Bill West and the Greenbelt Committee to finance the entry landscape enhancement project if necessary for a cost NTE \$8,000.00**

**APPOINTED** Gerry Mooney (non-board member) to the Covenants Committee.

**ELECTED** officers for the 2017 fiscal year.

President – Mike McCurdy

Vice President – Dane Ernsberger

Secretary – Joe Armstrong

Treasurer – Tyler Urruty

**ESTABLISHED** a temporary committee for Communications and Technology. Members: Dane Ernsberger and Matt Brozovich, Chairman.

**ESTABLISHED** term expiration dates for board members to evenly balance expiration dates.

For more details on these actions and other items, please refer to the meeting minutes.

Joe Armstrong  
Secretary, FHGHOA

## **First Hyland Greens Association**

### **Board of Directors Meeting**

January 17, 2017; 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**

President Mike McCurdy called the meeting to order at 7:05 PM. Board members Joe Armstrong, Matt Brozovich, Marianne Clark, Dane Ernsberger, Alan Meers, Mark Mischke, Linda Mollard, Pam Moores, Julie Oldham, David Simmons, Chuck Smith, Monte Thompson Tyler Urruty, and Bill West were present. Shanna Massier represented HAVEN Property Managers & Advisors.

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

Mike McCurdy took a moment to introduce guests and new Board members. Each took an opportunity to introduce themselves.

Homeowners Tom Bennett, Gerry Mooney, Rich Osner, Kurt Ronsen, and John Van Royen were present.

### **Approval of October 18, 2016 Summary Minutes**

Mike McCurdy made a motion to approve the minutes of the October 18, 2016 Board meeting with two corrections, one to correct a street address, the other to acknowledge that there was never a “second” for a previous electronic vote and therefore, the motion should have died without a vote occurring. Linda Mollard seconded. Motion carried unanimously.

### **HAVEN Introduction for new Board members**

Shanna Massier introduced herself to the members present and provided an overview of HAVEN’s organization, and staffing as well as some detail relating to banking, outsourcing and records security and storage.

## **HOMEOWNER FORUM**

### FHG0164 Homeowner Appeal of ACC Decision

Homeowner and new Board member David Simmons presented his reasoning for installing a new roof without architectural review and approval. Several questions were raised to both David and his roofing contractor from Prestige Roofing who was also in attendance for the presentation. After lengthy discussion, a motion was made by Dane Ernsberger to table further discussion and a vote of the Board pending additional information. Julie Oldham seconded. Motion to table carried 14-0 with David recusing himself.

### FHG0218 Homeowner Appeal of ACC Decision

The homeowner was not in attendance to present his appeal of an ACC decision denying the free standing trash enclosure he had constructed without prior ACC approval. However, several possibilities and ideas were raised to help resolve this issue. Shanna will reach out to the homeowner with these suggestions.

### FHG0033 Homeowner Request to Waive Fine

The homeowner submitted a written request to waive a fine for a missing front yard post light. Post light was missing for a long period of time and homeowner had failed to replace the light in the timeframe he had requested. After thorough discussion, Mike McCurdy made a motion to deny the request. Linda Mollard seconded. Motion carried 14-1.

### FHG0374 Suggestion to allow for Advertising Discount

A homeowner submitted a suggestion that the Board consider providing discounts for homeowners who pay in advance for either six months or one year of advertising. After discussion, Mike McCurdy made a motion to provide a 20% discount for both resident and non-resident advertisers who pay in advance one year (11 editions). Dane Ernsberger seconded. Motion carried unanimously.

### FHG0310 City of Westminster Trash Service Proposal

The homeowner was present to provide information he has been gathering related to the City of Westminster’s proposal to manage a trash and recycle service for all homeowners within the City limits. Concerns were raised about the quality of service provided, and increased costs passed along to homeowners. Mike McCurdy agreed to contact the City of Westminster

Minutes continued~

to pose some questions and asked the homeowner if he would be willing to provide updates to the Board regarding this proposal and write an article to be included in the February newsletter.

#### FHG0452 Website Design and Inquiry

Homeowner was present to inquire about the Board's current discussion to provide an alternate website/communication site for First Hyland Greens homeowners. He has been working on his own software design and would like to be included in the Board's discussion.

Mike McCurdy suggested that the Board of Directors formalize the former adhoc committee and asked for volunteers from the Board to participate. Matt offered to chair the committee and Dane volunteered to participate as well. A motion was made by Mike McCurdy to adopt a Technology Committee for the purpose of investigating and developing a web/communication site to be presented to the Board of Directors. Julie Oldham seconded. The Committee will solicit input from Tom and other interested homeowners. Motion carried unanimously.

### **Presidents Report**

#### Budget Ratification Process/Implementation

The Board discussed the new State Legislature imposed on homeowners that were established before July 1992 requiring a budget ratification process beginning in 2018. This process poses a couple of challenges for First Hyland Greens due to their current October 1 – September 30 fiscal year. Mike asked Shanna for her recommendations as to whether or not to impose the process using the current fiscal year or should the HOA consider adopting a new fiscal calendar to better facilitate this new process. After discussion, and initiating a request for members to form a Budget Ratification Implement Committee, Mike McCurdy made a motion to appoint Joe Armstrong Chairperson and Linda Mollard, David Simmons and Tyler Urruty as well as himself members of the Committee. Dane Emsberger seconded. Motion carried unanimously.

#### Newsletter Coordinator Position

With no volunteers coming forward to fill the open position of Newsletter Coordinator the Board discussed how to proceed with the delivery system. Matt Brozovich and Marianne Clark agreed to help coordinate for the next couple of months while the Board continues to pursue a volunteer. Alternatives to hand delivering the newsletter would be sending copies via USPS, which would carry a considerable cost to the HOA or transitioning to a completely electronic newsletter moving forward. Another solicitation for a volunteer will be included in the February 2017 newsletter.

#### Trash and Recycle Service Contract

Monte Thompson raised questions relating to the coordination of the trash and recycle service and asked whether the HOA could invoice participating homeowners in the future rather than asking homeowners to "opt-in" on an annual basis. Mike McCurdy spoke to the challenges that had been faced by both HAVEN and American Disposal and agreed that the Board would take a closer look at the renewal process in 2017.

#### Historical Vendor Profile

Joe Armstrong presented to the Board of Directors a report focused on vendor profiles. The report includes information relating to the number of vendors the Association has utilized, and expenses categorized by calendar year since July 2012.

#### Pool Fencing Project

This is an old business item carried over from the October 2016 Board Meeting where Board members asked for additional information regarding costs and quotes associated with the fence project. Mike McCurdy indicated that the City has now approved the amended ODP and the building permit is ready. Scheduling of the project is dependent on the contractor and potential weather challenges this spring. More information on costs may be available at the February 2017 Board meeting.

### **Vice President**

Proposal to revise Covenant Enforcement Policy

Due to time constraints, this agenda item was again tabled to a future meeting.

### **Treasurer**

Financial Statements

Due to time constraints, review of the previous months' financial statements was tabled.



Minutes continued~

### **Election of 2017 Officers**

Mike McCurdy provided a brief overview of the Officer's roles, responsibilities and terms of office.

Treasurer- Dane Ernsberger made a motion to appoint Tyler Urruty as Treasurer. Julie Oldham seconded. Tyler accepted the nomination. Motion carried unanimously.

Secretary- Linda Mollard made a motion to appoint Joe Armstrong as Secretary. Dave Simmons seconded. Joe accepted the nomination. Motion carried unanimously.

Vice President- Tyler Urruty made a motion to appoint Dane Ernsberger as Vice President. Marianne Clark seconded. Dane accepted the nomination. Motion carried unanimously.

President- Alan Meers made a motion to appoint Mike McCurdy as President. Julie Oldham seconded. Mike accepted the nomination. Motion carried unanimously.

### **Determination of Board Terms**

Staggering Board terms has become somewhat inconsistent with the resignation of many Board members over the last fourteen months. The Board agreed to re-set the terms so that 1/3 (5 members) of the Board would term each year. In order to accomplish this goal terms were established for new Board members as follows:

- Julie Oldham's term will expire in 2017
- Matt Brozovich, Mike McCurdy, and Pam Moores terms will expire in 2018;

Joe Armstrong, David Simmons, Chuck Smith, Monte Thompson and Tyler Urruty's terms will expire in 2019.

### **Consideration of Committee Appointments**

The following appointments were made for each Committee:

- Greenbelts- Bill West, Chair. Members- Joe Armstrong and homeowners Bob Belden, Ed Mooney and John Van Royen;
- Activities- Linda Mollard, Chair. Member- Pam Moores;
- Pools- Alan Meers, Chair.
- Projects- Julie Oldham, Chair. Member- Mike McCurdy;
- Technology- Matt Brozovich, Chair. Member- Dane Ernsberger
- ACC- Dane Ernsberger, Chair. Members- Marianne Clark, Mark Mischke, David Simmons, Chuck Smith, Monte Thompson and homeowner Gerry Mooney.

Budget Ratification- Joe Armstrong, Chair. Members- Mike McCurdy, Linda Mollard, David Simmons, and Tyler Urruty.

### **Greenbelts**

#### **Westminster Enhancement Grant Proposal**

Bill West provided a quotation for under \$8,000 from Summit Services, our landscape contractor, for planting and improvements to the medians at the 101<sup>st</sup> Ave and Sheridan entrance. This amount is included in the Reserve Fund planning budget for 2017. Bill and his committee are submitting this proposal to the City of Westminster's Neighborhood Enhancement Grant program hoping to obtain a 50% match for the project.

Julie Oldham made a motion to approve this request. Linda Mollard seconded. Motion carried unanimously.

### **Adjournment**

Mark Mischke made a motion to adjourn that meeting at 9:15 PM. Julie Oldham seconded. Motion carried unanimously.



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**Galloway Realty, LLC**

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**I am a Hyland Greens Home Owner**



10082 Zenobia Ct  
\$437,500 I SOLD!



4675 W 102nd Pl  
\$459,900 U/C



10101 Zenobia Cr  
\$399,000 U/C

4972 W 103rd Pl  
SOLD \$463,900

5131 W 99th Ct  
SOLD \$440,500

4811 W 101st Cr  
Active \$450,00



#### **HYLAND GREENS ACTIVITY**

Sold	10088 Zenobia Ct	\$350,000
Sold	4650 W 100th Ave	\$465,000
Sold	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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## LETTERS TO THE EDITOR AND FHG HOMEOWNERS:

The city of Westminster is soliciting bids from several trash companies to service Westminster. The city council is going to be voting very soon on giving a five year contract with the option for another two years to the winning bidder. I have several concerns. Our HOA will no longer be able to negotiate with a service to get us a low rate. However, there is another city that allows HOA's that provides this service to opt out. Some cities that have gone to this have higher cost for the same service we receive. For example if you have an extra plastic trash sack that won't fit in your trash can you may have to pay extra for it to be picked up. Some cities are charging \$3.50 per sack and in most cities you have to go to city hall to get a sticker and place it on the sack. Per the city, "State law dictates that the city cannot bar firms from providing service to households, so if a household wants service from a firm other than the one the city contracts, they may continue that service. However, they may have to pay a minimal service fee to the city in addition to their chosen provider's fee for service." I'm concerned this fee will be set by the trash provider and passed on to them by the city to cover any one who opts out.

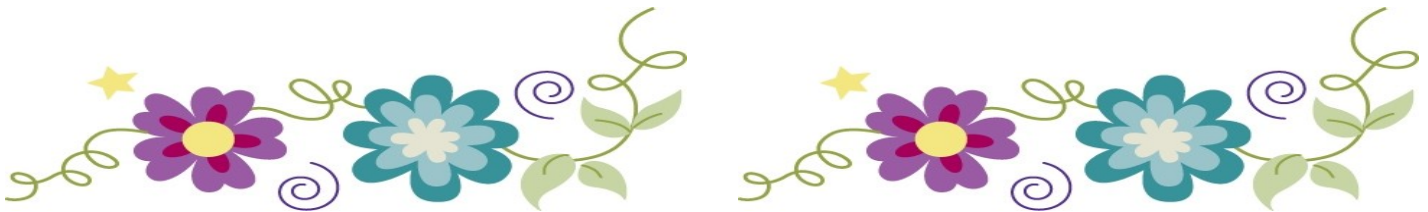
Westminster also wants the bid to include two weeks in the fall for leaf pick up and no cost. If you can't get all of your leaves out you may have to pay up to \$3.50 per bag.

You can read the city's Scope of Proposed Work by going to their web site.

Some of the cities I know that have gone to this type of service are Boulder, Louisville, Golden, and Fort Collins. You go to these cities web sites and look at what there are charging.

Thank You

Rich Osner, 4635 W. 99th Place



At the last HOA meeting the board and residents discussed the new roof put on at 4695 W. 102<sup>nd</sup> Place. The owner of the house is not the resident and he is on the architectural committee of the HOA board. The property owner was contesting the violation of the covenants and seeking approval for an unapproved roof.

I have driven past the property and it is clearly in violation of the covenants, not only the roof, but the color of the trim, which is a bright green. The covenants clearly state that the colors should be earth tone. Some of you might drive past the property and say to yourself, "Well, it's not even on my street so why should I be concerned?" Well, if the board does approve the colors on this property, how are they going to restrict any color on any houses in the future. Perhaps in the future one of your neighbors might decide to paint their house red, white and blue. How could the HOA board stop them if they allow this violation to continue?

All homeowners in Hyland Greens are guaranteed conformity to the covenants in order to preserve the integrity of the neighborhood, as well as their property values.

Hopefully the board will continue to preserve and protect the property of ALL our residents, as required by our covenants. If you have concerns for our neighborhood, please drive past the property, then attend the next HOA meeting to let them know what you think.

John Anthony, 4645 W. 99<sup>th</sup> Place





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February 2017  
303-465-4798

**Innovative Real Estate Group has a new Affiliation**

Innovative Real Estate Group became affiliated with Berkshire Hathaway HomeServices in January. Our company is still locally owned and operated, but now has the name recognition of an international brand behind it. There are several nice tools that came with this affiliation that will help me market your properties.

One of the tools is Berkshire Hathaway HomeServices website. The website is actually translated into 10 different languages and multiple currencies so that international buyers and sellers can see property in ways that are clear to them. It is fun to see - [www.berkshirehathawayhs.com](http://www.berkshirehathawayhs.com). There are also a host of marketing tools to build flyers, brochures, mailers and electronic pieces.

The Berkshire Hathaway HomeServices network of real estate companies are focused on top quality agents. The affiliation can be revoked if our local company is not delivering quality results to our buyers and sellers. This means I can help you find a great real estate agent in any location you are planning to move to (if you are moving locally, that would still be me :) I would remain in contact with that agent until you are settled in your new home to make sure you are being well served.

Education has always been important to me - I need to be current on the issues regarding the market, financing, and investment opportunities so I can best serve you. Many topics have been featured in this very newsletter. Berkshire Hathaway HomeServices provides some additional educational opportunities through on-line training.

You will see changes in my signs, the logos on my cards and newsletters, and some new e-mail items. But you won't see changes in the level of service I provide to you. As always, it's people who buy and sell real estate - not companies. I will look forward to serving you in the near future. 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 all my current listings under contract, but I am ready for more! If you are thinking of selling or buying this spring, I would love to meet with you in March and make a plan of action to get you moving! Call me a call at 303-465-4798 or drop me an e-mail.

**Sale of a Home by a Surviving Spouse**

Special consideration is made by the IRS for the sale of a jointly-owned principal residence after the death of a spouse. The surviving spouse may qualify to exclude up to \$500,000 of gain instead of the \$250,000 exclusion for single people if certain requirements are met.

- The sale needs to take place no more than two years after the date of death of the spouse.
- Surviving spouse must not have remarried as of the sale date.
- The home must have been used as a principal residence for two of the last 5 years prior to the death.
- The survivor can count any time when spouse owned the home as time they owned it and any time the home was the spouse's residence as time when it was their residence.
- Neither spouse may have excluded gain from the sale of another principal residence during the last two years prior to the death.

If you have been widowed in the last two years and have substantial gain in your principal residence, it would be worth investigating the possibilities. Time is a critical factor in qualification. Contact your tax professional for advise about your specific situation. Then contact me to find out what your home is worth in today's market!

*There are no traffic jams along the extra mile.*

*- Roger Staubach*



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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