



## Hyland Greens Newsletter ~ March 2017

Welcome to spring in Colorado! I hope that everyone had an opportunity to get out and enjoy Hyland Greens wonderful trails during our 70 degree weather, or maybe golfing or skiing the same weekend without getting on a plane.

Speaking of warmer weather, I know many of you are looking at some spring renovation projects and I kindly ask that everyone remember to submit your projects to the Architectural Control Committee for approval first. The architectural request forms are on the HOA website at [www.hylandgreens.com](http://www.hylandgreens.com) and can be submitted via email at [manager@havenpm.com](mailto:manager@havenpm.com) or by mail to Haven management. We do understand the extra effort involved in getting ACC approval for your project, but getting approval first can really save a lot of time and money if there are any problems.

Along the lines of improvement projects, the new trees and plantings along the 101<sup>st</sup> median are scheduled for this spring. Bill and his greenbelts team have been hard at work with the planning and they also applied for a grant from the City to defray some of the costs. I would like to say thanks to the entire greenbelts committee for this important work, and trying to save us some money as well!

The Board has been investigating different surveillance camera options for the entrances to the neighborhood and for the pools, and we have received some preliminary pricing and scope information on how we might go about it. Conceptually, we would have unmonitored cameras taping the comings and goings at the entrances of the neighborhood to assist the Westminster PD with their criminal investigations. We are still determining what we would like to do at the pools, whether we would want to monitor the pool areas after-hours and potentially allow homeowners to see a blurred out camera to get an idea of the activity level at the pool. We encourage you to take a look at the additional information in the newsletter, and please let us know your thoughts on the matter.

I would like to say thanks to all our homeowners for providing feedback and information about what is going on in the neighborhood, you are our eyes and ears and we appreciate your help! That being said, we are currently receiving about 3 times our normal email traffic so we would appreciate your patience and understanding if we are a bit delayed in resolving your issue. We are not sure why, but we have been receiving slightly more than 300 emails a month for the past few months while we normally average 110-120 per month this time of year.

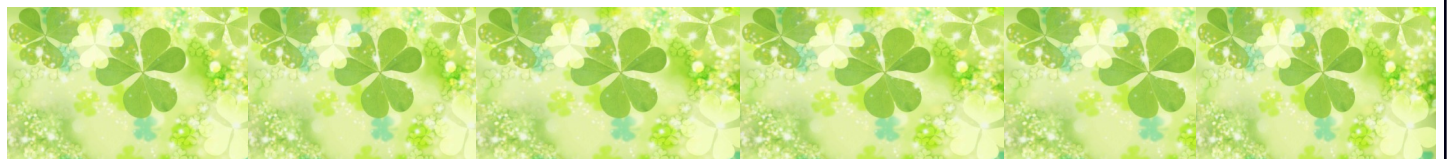
Finally, we have received complaints about people not picking up after their pups and would really appreciate it if everyone would put some extra focus in this area. Our greenbelts and parks are some of our neighborhoods' finest assets, and we want to make sure everyone can enjoy them without holding their nose!

Our Board of Directors meeting this month is at 7pm on the 21<sup>st</sup> at Ciancios at the Hyland Hills golf course (the usual place). Please feel free to come out to volunteer, let us know about your compliments/concerns, or just to find out what's going on in the neighborhood.

Sincerely,  
Mike McCurdy  
President

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## **The Architectural Review Process in Hyland Greens**

With 70 degree days already last month, it isn't hard to imagine that Spring is too far away. If you are like me, you are already planning your vegetable garden and perhaps considering a major home improvement like house painting, fence replacement or a new garage door.

Regardless of what your project might be, REMEMBER, Architectural Review and approval by the Association's Committee is required for nearly every project. If you aren't sure, check in with HAVEN. They are happy to help.

Whether you purchased your home in FHG in 1985 or in 2015, a homeowner is always provided with copies of the Association's legal documents (Bylaws, Declaration of Covenants and Rules and Regulations). If you haven't taken a look at these documents in a while, this might be a good time to refresh your memory.

The Declaration of Covenants, Article V "Architectural Control" states: "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until plans and specifications have been submitted to and approved in writing....."

What this means is that **any** change to the outside of your home or on your property requires the submittal of an ACC Application. Projects such as these (not inclusive) all require approval:

- Roof replacement
- Exterior house painting
- Concrete installation or replacement
- Deck installation or replacement
- Siding replacement
- Window replacement
- Fence replacement
- Driveway replacement
- Home addition
- Front door replacement
- Garage door replacement
- Installation of a satellite dish
- Radon mitigation equipment
- Solar panel installation
- Play equipment (trampoline, swingset, etc.)

A copy of the Architectural Review Application is available on the website at [www.hylandgreens.com](http://www.hylandgreens.com) or by contacting HAVEN Property Managers & Advisors, [manager@HAVENpm.com](mailto:manager@HAVENpm.com). Please remember, it is ALWAYS better to err on the side of caution and submit an application. It's easier to ask for permission than to ask for forgiveness.

### **Holiday Lighting and Décor**

While not specifically against the Covenants or Rules and Regulations, the winter holidays have long since passed, and generally speaking what remains does not contribute to Community curb appeal. We've had some nice weather recently, and would ask that if you still have a Santa, snowman, Christmas lighting or a candy cane still in your yard, that you consider removing it and storing it until December.

The First Hyland Greens Association has a unique history – being one of the first homeowners associations to be developed within the City of Westminster. Being a member of a homeowners association comes with many benefits-

Homes within an HOA are obligated to meet the standards established by the Association regarding maintenance so you are less likely to see homes that are run down, or are not maintaining their landscaping. In Hyland Greens homeowners are required to submit what is known as an Architectural Review Application and receive approval from the Association's Architectural Review Committee prior to initiating an improvement to the outside of their home. House painting, roof replacement, the installation of radon mitigation equipment, deck installation or replacement are all examples of improvements that require ACC approval.

First Hyland Greens has incredible recreational amenities, two swimming pools, a wading pool, tennis courts, a sport court and a playground are available to all homeowners and residents and costs are shared equally among the membership.

Members of homeowners associations typically see higher property values than those homes around them that are not part of an HOA.

Being a member of a homeowners association also comes with responsibility-

Timely payment of assessments to insure that your homeowners association has the funds necessary to meet the financial obligations of the community.

Reading and understand the legal documents of the Association including the Bylaws, Declaration of Covenants and Rules and Regulations and then following the statement requirements.

Participating in the success of the Community, whether volunteering on the Board of Directors, a Committee or helping with a Community event. Even a small contribution helps make your HOA stand out and be a place that others want to live.



## **Hazardous Waste Disposal**

The City of Westminster has a FREE program for disposal of hazardous waste.

As a resident, you can take advantage of this program once a year. I've been using the program for the past couple of years and it's been a great way to get rid of old paint, insecticides, fertilizers and garden chemicals along with one TV.

While there are certain limitations with the program, it is a great way to safely get rid of potentially hazardous, hard to dispose of items.

For full program information, go to -

<http://www.ci.westminster.co.us/Environment/WasteRecycling/HouseholdHazardousWaste>

Joe Armstrong

# Homeowner Association Dues

## Notice of FY2017 ANNUAL ASSESSMENT

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

The 2nd Quarter Assessment was 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

### **Upcoming Board Meetings**

Monthly Board meetings are held on the 3rd Tuesday each month beginning at 7:00 PM. 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)

March 21st  
April 18th  
May 16th  
June 20th

Meetings are located at Hyland Hills 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!

Advertisements 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.

**R**eliable  
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

## City of Westminster– 2017 Large Item Cleanup Program

The Large Item Cleanup Program encourages residents to properly dispose of large items not normally picked up by the local disposal companies. Get large items picked up directly from your curb. Help keep our city beautiful and prevent illegal dumping.

### Program Requirements/Guidelines

Registration is required.

Fee: \$30 per household.

Debris piles must be no larger than 4 feet wide, by 8 feet long, by 4 feet high. Debris amounts in excess of standardized size will not be removed.

All items must be marked for “Westminster Cleanup.”

Items must be placed parallel with the sidewalk and at the curb, NOT on the driveway.

Items must be placed at the curb no later than 7 a.m. on your designated pick-up day.

Normal household trash will not be removed.

Items that are too heavy for two men to lift will not be removed.

Secure or remove doors on any items that may pose a safety hazard to small children.

Only Westminster resident household debris will be picked up. Business debris, large quantities of construction debris or debris items transported in from outside the city limits will not be picked up.

### When is the pickup day?

First Hyland Greens is part of “Area 1” on the City map and items will be picked up on Saturday, April 22, 2017. All items should be placed at the curb, separate from your normal weekly household trash, no later than 7 a.m. Items will be picked up for each area ONLY on the area specific date. Items stacked in the driveway or in the yard will not be removed.

### Registration Timeline

**Register Online through Sunday, April 2, at midnight, online.**

The \$30 registration fee is non-refundable.

### Acceptable Items

Washers, dryers, ranges, dishwashers, microwave ovens, water heaters, bathtubs, toilets, mattresses, lumber, furniture, bicycles, carpet, doors, swing sets, lawn mowers (fluids must be drained), railroad ties, sections of fencing,

auto parts (fluids must be drained), auto parts (fluids must be drained) lawn furniture, bed frames, cabinets, and tree limbs and stumps over 8 inches in diameter. All items must be able to be lifted by two men. Oversize items need to be disassembled to 6 feet or less. Engines must be drained.

### Unacceptable Items

Household waste which would be picked up with normal weekly trash service, appliances with Freon units such as refrigerators, freezers and air conditioners, pesticides, paint, commercial waste, car bodies, televisions, computer monitors, tires, concrete, soil or sod, tree limbs less than 8 inches in diameter, shrubs, grass clippings, sealed containers or drums, bricks, batteries, corrosives, flammable or combustible liquids, or any items listed as a hazardous material. Get information on how to dispose of household hazardous waste and recycling.

### Information

Large Item Clean up Program Hotline: 303-706-3334.



### 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)



## **Camera Committee Report and Questions to Homeowners**

In August 2016, the Board authorized a Camera Committee (John Van Royen, Allan Meers, and Chuck Smith) to investigate using video cameras for: 1) recording the entry/exit roads into Hyland Greens, and 2) at the Swimming Pools. The purpose of this Newsletter Article is to provide summary information to homeowners on the proposals and ask for comments to help the Board make decisions.

1) **Road Entries** – The proposal would be to put 1 camera at each entry (W. 98<sup>th</sup> Ave.; W. 101<sup>st</sup> Ave.; and W. 104<sup>th</sup> Ave. & Wolff St.). These would be high quality, night-vision, long range cameras aimed at the exit roads from the community. There would be at least 30 days of video storage. They would be mounted on houses near these entries which **volunteer** to host the camera. The installation cost for this would be about \$5,000 (including signage).

The purpose would be: 1) assist Westminster Police in solving serious crimes in the neighborhood by providing after-the-fact video to them and 2) deter crimes by putting up signage letting people know that cameras are being used in the neighborhood. These cameras will not be monitored and Hyland Greens would not be providing “Security” functions for the neighborhood (such as manned entry gates). This effort is aimed at deterring crime and crime solving. Access to these video recordings would be tightly restricted.

2) **Swimming Pools** – The proposal would be to put 2-3 cameras at each pool. The cameras would be set to record activity at the pools. The installation cost would be about \$4,000 with some annual costs for better internet services.

The functions of these cameras are to: 1) Alert Front Range Patrol to after-hours intrusions into the pool area (motion detection); and 2) recording problem behaviors at the pools and parking lots. This is in response to historical problems with: a) after hours swimming, b) improper conduct by swimmers including not obeying a lifeguard’s orders, c) parking lots used for after-hours partying. Access to these video recordings would be tightly restricted.

It is also being considered having a separate camera feed to the website to show current activity at the tennis courts and swimming pools. This would let people decide if it was an appropriate time to use those facilities. Such website pictures would be restricted to Hyland Greens homeowners who sign in with their password.

That leads to several Questions to Homeowners:

- Are the costs reasonable for the functions provided?
- Are there concerns about privacy with using cameras as proposed?
- Would putting swimming pool and/or tennis court pictures on the website be used by anyone?
- Are there other issues raised by these proposals?

The Camera Committee and the Board are interested in feedback (positive and/or negative) from Homeowners. You can also use these contacts if you want more information. Note: Anonymous, comments will be ignored. Please respond as follows:

Postal Mail: FGHA Camera Committee – 5041 W. 102<sup>nd</sup> Ave.

Email: HGcameras@centurylink.net

Phone: John Van Royen 303-466-1005

Comments directly to Board Members or to the management company are other ways to get your opinions to the Board.

Thanks - The FHGA Camera Committee

## ***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
Layla Teague	14	303-549-0849	Yes	Babysitting, snow removal and pet care

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**

**March 2 and 16 and 30**

**April 13 and 27**

**May 11 and 25**

**June 8 and 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!!***

## **Upcoming Events**

### **2017 Community Calendar**

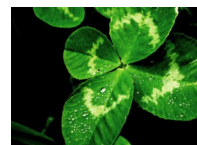
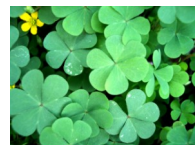
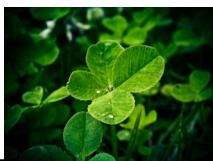
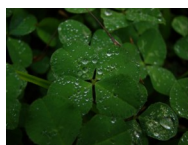
<b>April 15</b>	<b>Easter Egg Hunt</b>
<b>May 2 &amp; 16</b>	<b>Food Trucks</b>
<b>May 19 &amp; 20</b>	<b>Garage Sale (tentative)</b>
<b>May 27</b>	<b>Pool Opening Day</b>
<b>June 6 &amp; 20</b>	<b>Food Trucks</b>
<b>July 4</b>	<b>Annual BBQ &amp; Parade</b>
<b>July 18</b>	<b>Food Truck</b>
<b>August 1 &amp; 15</b>	<b>FoodTruck</b>
<b>August 25 or 26</b>	<b>Luau (tentative)</b>
<b>December</b>	<b>Jingling</b>
<b>December 24</b>	<b>Luminary Display</b>

## **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) Linda Mollard, Activities Chairperson







## Ratification Proposal

In April, 2016, the Colorado Legislature passed a bill requiring that all HOA's implement a provision that homeowner's ratify the annual budget. The act takes effect July 1, 2018.

To comply with this requirement, a committee has reviewed two alternatives for the implementation of this provision. Due to timing requirements defined in the bill, the two alternatives were to 1) Keep our fiscal year as October through September (this would require that we move the budget planning meeting to July and the annual homeowner meeting to September) or 2) change to a January to December calendar year (and keep meeting dates as they are now).

After review, the committee recommendation is that we move to the calendar year plan. We felt that to have the required meetings in July and September would conflict with homeowner summer and back to school activities and we would have better homeowner involvement if the meetings stayed with their historical timing.

The rough details of the plan are outlined below. **We solicit homeowner feedback related to this issue.** The committee will present the plan to the board at the March 21 Board meeting. We anticipate final approval at the April BOD meeting.

### Details

The statute requires the implementation by July 1, 2018. We propose implementation at the November 2017 Annual Meeting.

Per the statute, the proposed budget, operating and reserve, will be published in advance of the meeting. The vote will be by a majority of homeowners present, in person or by proxy, at the annual meeting. A quorum is not required. If the proposed budget is vetoed, the last proposed budget (2017 budget) must be continued until a subsequent budget is proposed and not vetoed by the homeowners.

The fiscal year will be changed to January – December beginning in January 2018.

An interim bridge period will occur for October – December 2017. The cost associated with this is \$300 paid by the Association for the filling of documents and the 3 month tax report.

Assuming the board approves this plan at the April meeting, the BOD would change the fiscal year at the April meeting. At the August budget planning session, a budget for the 3-month bridge period and the FY 2018 would be developed and published. At the November 2017 Annual meeting, homeowner's would vote on a by-law provision related to budget ratification AND to ratify the proposed budgets.

**Again, we look forward to you comments and feedback.**

You can send to [secretary@hylandgreens.com](mailto:secretary@hylandgreens.com) or attend the March 21, 2017 BOD Meeting.

Joe Armstrong  
Secretary, FHG

**First Hyland Greens Association**

**Board of Directors Meeting**

February 21, 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 7:03 PM. Board members Joe Armstrong, Matt Brozovich, Marianne Clark (proxy), Dane Ernsberger, Alan Meers, Linda Mollard, Julie Oldham (proxy), David Simmons, Chuck Smith, Tyler Urruty, and Bill West were present in person or by proxy. Board members Mark Mischke and Pam Moores and Monte Thompson were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

**Approval of Summary Minutes**

Linda Mollard made a motion to approve the minutes of the January 17, 2017 Board meeting as submitted. Chuck Smith seconded. Motion carried unanimously.

**Introduction of Homeowners & Invited Guests Present**

Homeowners John Anthony, Jim Gilmer, Rich & Kathy Osner, David Thistle, John Van Royen, Gary & Betty Zurek were present to address the Board.

**Old & New Business Reports**

**5010 West 103<sup>rd</sup> Circle – ACC Appeal**

The homeowner from 5010 West 103<sup>rd</sup> Circle was present to appeal the Architectural Review Committee's denial of his trash enclosure. After thorough discussion, Mike McCurdy made a motion to overrule the ACC denial and allow the trash enclosure to remain. Linda Mollard seconded. Motion failed 2-9. Dane Ernsberger & Chuck Smith offered their assistance in negotiating a solution that would meet the Associations legal requirements.

**4695 West 102<sup>nd</sup> Place – ACC Appeal**

The homeowner from 4695 West 102<sup>nd</sup> Place was present to appeal the Architectural Review Committee's denial of his roofing application. Several homeowners present requested an opportunity to speak to this issue.

John Anthony stated that the Association's Declaration of Covenants was established to protect property values, and that while this decision might be a difficult one, the Board of Directors must enforce the Covenants now in order to uphold future challenges.

Jim Gilmer stated that he believed the Association's Covenants only allow for shake shingle roofs and as such, any roof without shake shingles should be considered "not approved".

Rich Osner asked questions relating to the installation timeline and indicated that the installation of the roof was a clear violation of the Association's Covenants. Rich stated that all homeowners should understand their legal obligations as homeowners and absentee owners were not absolved of this requirement. Rich implored the Board of Directors to uphold the Covenants.

David Thistle asked questions regarding the Association's Architectural Review and enforcement process. He also indicated that he had driven by the address and tried to be objective regarding the color, but it is not acceptable.

Gary Zurek stated that even an emergency does not absolve a homeowner of following the Covenants and Architectural review process. He said that this was an expensive mistake, but that the Board of Directors must uphold the Covenants.

The homeowner from 4695 West 102<sup>nd</sup> Place was provided an opportunity to restate his position and indicated that he acknowledged that he had made an error in not seeking permission for the installation. Owner indicated that he felt a sense of urgency to replace the roof to prevent any further interior damage. He also stated that there were several other houses in the neighborhood that appeared to be inconsistent with the Association's legal documents.

**Executive Session** – The Board excused the members of the gallery and went into executive session to discuss the legal opinion they had obtained regarding this matter.

After the closing of executive session and with no additional questions from the Board of Directors, Dane Ernsberger made a motion to uphold the Covenants and require that the roof be replaced with an ACC approved roof no later than May 1, 2017. Linda Mollard seconded. Motion carried unanimously.

### **Budget Ratification**

Joe Armstrong, Chairperson of the Budget Ratification Committee provided an overview of the Committee's discussion during their recent meeting. A timeline showing the two options for accommodating the State's new Budget Ratification process for pre-CCIOA Communities was reviewed. After discussion, the Board agreed that the Committee should proceed with a process to amend the Association's Bylaws to change the fiscal year and an appropriate schedule for meeting the scheduling goals. An article will be added to the March newsletter soliciting homeowner input.

### **Pools**

#### Pool Video Camera System

Alan Meers presented information from the Video Camera and Surveillance Committee and reviewed the memorandum prepared by John Van Royen, Committee Chairperson. Several questions were raised regarding the plan and the Board of Directors agreed that a newsletter article should be included in the March newsletter edition soliciting homeowner input. The Board also agreed to engage the Association's attorney in answering questions that relate to liability and the use of camera and surveillance equipment.

#### Summer Planning

Alan confirmed that the swimming pool facilities will open the Saturday before Memorial Day, May 27, 2017 at 10:00 AM. He also shared that First Hyland Greens will see an increase in lifeguard service charges do primarily to the increase in the minimum wage. Pool maintenance and lifeguard service proposals will be presented at the March 2017 Board Meeting.

### **Treasurer**

#### Financial Statements

Tyler Urruty reviewed the end of fiscal year (September 2016) financial statements. He highlighted that the way trash is reported and the fact that the Association's additional \$100,000 transfer to reserve provides for the EOY operating net income to be understated and actually the Association ended the 2016 fiscal year with a net income of \$155,130.61. The end of year balance in the operating account was \$124,551 and \$473,137 in the reserve account. With regard to current account balances, the First Hyland Greens Association has assets in the operating account as of January 31, 2017, totaling \$248,306.65 and assets in the reserve accounts totaling \$501,252.44.

## Secretary

Due to time constraints, several agenda items were tabled to a future meeting. Joe Armstrong did provide an overview regarding the status of the City of Westminster's proposal to regain responsibility for the trash and recycle services. Mike McCurdy agreed to share data from the Association's trash services survey taken in 2015 to serve as community feedback. Homeowners will be encouraged to solicit their own feedback regarding this proposal to the City of Westminster. Contact information was included in the February 2017 newsletter.

## Vice President

Due to time constraints, several agenda items were tabled to a future meeting. Dane Ernsberger did request that homeowners be identified in Association documentation (meeting agendas and minutes) as follows:

ACC and Covenant Violation appeals: Identified by Address

Homeowner Presentations and participation: Identified by Name

Financial and Legal Matters Identified by Homeowner Account Number

## President

Due to time constraints, several agenda items were tabled to a future meeting. Mike McCurdy did ask for Board input regarding the timing of Board meetings. Several Board members suggested moving the time of the meeting because of the new committee's and volume of work currently in process. For the time being, no changes will be made.

## Adjournment

Dane Ernsberger made a motion to adjourn the meeting at 9:35 PM. Bill West seconded. Motion carried unanimously.

# FIRST HYLAND GREENS ASSOCIATION

## REPORT OF ACTION

Taken by the  
Board of Directors  
February 21, 2017

The Board of Directors took the following actions:

**DID NOT APPROVE** an appeal for an ACC decision related to a free standing trash enclosure at 5010 W 103<sup>rd</sup> Circle.

**ADVISED** the Budget Ratification Committee to move forward on a detailed proposal for budget ratification by homeowners to be presented at the March BOD meeting. Input and comment to be solicited from homeowners.

**DID NOT APPROVE** the appeal regarding roof color at 4695 W 102<sup>nd</sup> Place. The homeowner is to replace the roof by May 1, 2017.

**ADVISED** the Camera Committee to obtain formal quotations for the camera proposal at both pools, seek legal review related to camera use and to publish an article in the March newsletter soliciting homeowner comments.

**REVIEWED** current status of the City trash proposal. Mike McCurdy will write a letter to the City regarding our experience and our thoughts.

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

Joe Armstrong

Secretary, First Hyland Greens

**First Hyland Greens  
Homeowners Association**

Managed by:  
**HAVEN Property Managers & Advisors**  
1000 McCaslin Blvd., Suite 300  
Superior, CO 80027

**Shanna Massier, Community Manager**  
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**Jacki Rivera,**  
**Assistant Community Manager**  
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(303) 530-0700 ext. 128

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



***ACC Applications 1/1/2017-2/20/2017***

**Approved Applications**

4790 West 101 <sup>st</sup> Place	Deck/patio replacement
10088 Zenobia Court	House painting
10372 Zenobia Court	Siding replacement
10372 Zenobia Court	Window replacement
4790 West 102 <sup>nd</sup> Place	Paint and siding
10140 Wolff Street	Roof replacement
4921 West 98 <sup>th</sup> Avenue	Roof replacement
10180 Wolff Street	Roof replacement

**Open Applications**

4615 West 99 <sup>th</sup> Place	Garage addition
10161 Wolff Street	Front door replacement

**Denied**

4695 West 102 <sup>nd</sup> Place	Roof replacement
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4675 W.102<sup>nd</sup> Pl \$445,000

5131 W.99<sup>th</sup> Ct \$440,500

4921 W. 98<sup>th</sup> Ave \$425,000

10191 Zenobia Cr. \$405,000

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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
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4675 W 102nd Pl  
\$445,000 SOLD



10101 Zenobia Cr  
\$399,000 SOLD

4972 W 103rd Pl  
SOLD \$463,900

5131 W 99th Ct  
SOLD \$440,500

4811 W 101st Cr  
U/C, \$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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