

2017 Easter Egg Hunt



Hampshire Park

Saturday, April 15th

10:30AM Rain or Shine



Age Divisions

10:30AM 3 years and under

10:40AM 4-6 years

10:50AM 7-9 years

11:00AM 10-13 years

**The Easter
Bunny will be
stopping by so
bring your
camera!**

Tear off this flyer & save as a reminder for the event.



Easter Egg Hunt

It's that time of year when the activities start up. We will begin with the annual Easter Egg Hunt. Plan to be at Hampshire Park on Saturday, April 15th. We will start at 10:30 sharp so don't be late (see the flyer). If there is to be a change (like 20" of snow again) it will be posted on NextDoor. The Easter Bunny has said that he will be there. Bring your cameras and take all the pictures you want. We will have at least 1400 eggs and prizes ready to be found. If anyone would like to help prep or set-up please raise your hand and get in touch with me.

Food Trucks

As a follow-up to the Easter Egg Hunt, the food trucks are scheduled to be at the park on May 2nd and May 16th. Take the night off from cooking and come to the park to try something new. We will post the names of the trucks on NextDoor as soon as we get them.

Garage Sale

Start cleaning out your basements and garages for the annual Garage Sale. The sale is planned for May 19th and 20th. Our big signs will go up by May 16th to tell passersby about the sale. So far, we know that the Windings will have their sale at the same time.

July 4th

After the Garage Sale, mark your calendars for the traditional July 4th celebration. More information on that in future newsletters. If you have an interest in helping out on the 4th, raise your hand and get in touch with me.

For any of the new homeowners.... These are great events. Bring your kids and come out to meet your neighbors and just enjoy this wonderful neighborhood. If you have questions, give me a call or email.

Linda 720-233-8220 hylandgreenshoa@gmail.com

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CONGRATULATIONS are in order and a hearty **THANK YOU** to the Greenbelts Committee! Lead by Bill West, his Committee including Joe Armstrong, Bob Belden, Gloria Fisher, Ed Mooney and John Van Royen submitted an application for a City of Westminster Neighborhood Enhancement Grant and were awarded \$3,750.00 that will be used to enhance the 101st Avenue entrance. New trees will be added to both the west and east island, and perennial plantings and some annual flowers will be added to the north and south roadside borders beginning at the Sheridan Boulevard facings and ending at the end of the common areas on 101st Avenue. A circular flower bed will be added to the west end of the West island to match the three already existing circular beds!

It's a great start and we are excited to see the plan in motion! Thank you Greenbelts Team!

Shanna Massier
Community Association Manager



If you are keeping up with the Board of Directors meetings and reading the draft meeting minutes each month, you will see a trend to move toward more electronic communication. Beginning in April, meeting agendas will be sent out electronically as well proposed policy changes to any of the Associations legal documents, policies or procedures. The word for 2017 is “Transparency” and the Board of Directors believes this can best be achieved by making information readily available and in a format that meets individual homeowners needs. For you, this could be a paper newsletter to read with your cup of coffee or glass of wine, or it may mean an electronic version on your laptop or iphone. Whatever your current method of communication may be, the most important thing is to be sure that you are receiving the information.

It is with this in mind that members of the Communication and Technology Committee have proposed a change to the way the newsletter is published and distributed each month. The Board of Directors is considering moving the newsletter from a purely volunteer distribution system to an electronic distribution method (meaning your newsletter would arrive in your “in-box” rather than on your front door each month). Homeowners who prefer a paper copy, would be able to pick up a copy at a distribution box conveniently located in the Community.

Electronic distribution provides for more timely delivery and reduces the load on the Committee and Volunteers who deliver a newsletter to you in rain, sleet, snow or summer time. Electronic distribution would also save the Association close to \$3,575.00 in printing costs over the course of a year. The Board of Directors discussed the pro’s and con’s in contemplating a change to this method of communication that has been in place for FHG for almost 40 years – so they want to hear from you!! Good idea? Bad idea? Let us know your thoughts, or perhaps initiate a suggestion as to how you would like to receive communication. We can’t wait for your feedback.

If you are not sure whether or not HAVEN has your email address, or if you have changed from a google account to a Comcast account (or other) in the last six months, please send HAVEN a quick note and ask them to update their records. You can email them ANY updated contact information (email address, phone, mailing address) at manager@HAVENpm.com. Then stay tuned for important and interesting HOA information to be arriving in your inbox soon!

Shanna Massier, Community Manager

FIRST HYLAND GREENS ASSOCIATION

REPORT OF ACTION

Taken by the
Board of Directors
March 21, 2017

The Board of Directors took the following actions:

1. **DID NOT APPROVE** a proposal to install cameras at the pools.
2. **AGREED** to entertain a proposal to improve the meeting process at the April Board of Director (BOD) meeting.
3. **APPROVED** publishing the BOD meeting agenda on association websites prior to the monthly BOD meeting.
4. **APPROVED** adding a category on the association websites for meeting Reports of Action (ROA)
5. **APPROVED** clarification that where a 21 – day comment period is provided, the end date will be the date of the next BOD Meeting and will be announced via an email blast.
6. **POSTPONED** formal appointment of committee members until the April BOD meeting.
7. **APPROVED** use of new Architectural Control Committee (ACC) forms.
8. **APPROVED** beginning the process to update the Covenants.
9. **APPROVED** beginning the process to implement a pool card access system.
10. **APPROVED** beginning the process to upgrade the Tot Lot. **Volunteers requested** to be a part of the committee.
11. **DID NOT APPROVE** a request to update the Homeowner Directory.
12. **APPROVED** that an “Opt In” button will be added to the new website to allow for electronic distribution of the newsletter.
13. **DID NOT APPROVE** a proposal to add additional penalties to the Covenant Enforcement Policy.
14. **TABLED** a motion to modify the Rules and Regulations to allow limited, defined types of wire fencing to split rail fences. **Homeowner input solicited.** To be reviewed at the April BOD meeting.
15. **APPROVED** contracts for maintenance and lifeguarding at both pools.
16. **RECOGNIZED** the award of a Neighborhood Improvement Grant from the City of Westminster. This is for the 101st Avenue entrance and to begin tree replacement on the islands.

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

Joe Armstrong, Secretary, FHG

Architectural Requests Received from 2/21/17 to 3/29/17

Open

4625 West 99 th Place	Paint, Windows Gutters & Siding	10302 Xavier Court	Siding
4868 West 103 rd Circle	Windows & Front Door	4998 West 103 rd Circle	Landscaping
9940 Winona Street	Concrete Replacement		

Approved

10300 Xavier Court	Windows	4961 West 101 st Avenue	Fencing
4861 West 102 nd Avenue	Painting	4625 Hyland Greens Place	Roof, Gutters & Paint
9970 Winona Street	Concrete	9926 Wolff Street	Radon Mitigation System
4811 West 99 th Avenue	Windows	10047 Wolff Street	Concrete Resurfacing
4680 West 101 st Place	Concrete	4941 West 98 th Avenue	Roof
10130 Yates Court	Landscaping		

SPRINKLER

SOLUTIONS

INSTALLATION & REPAIR
QUALITY LAWN SPRINKLER SYSTEMS

303-523-5859

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

2017

Board of Directors

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

President@hylandgreens.com

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

Vicepresident@hylandgreens.com

Secretary: Joe Armstrong (exp. 2019)

Secretary@hylandgreens.com

Treasurer: Tyler Urruty (exp. 2019)

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)

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

April 13 and 27

May 11 and 25

June 8 and 22

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.

Upcoming Events

2017 Community Calendar

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

your newspaper bags!

Those used plastic bags that your newspaper comes in can be recycled and used in our neighborhood pet pick up

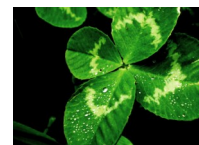
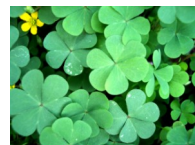
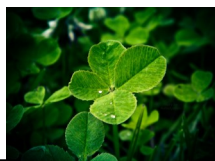
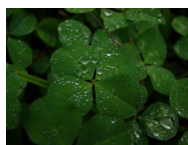
stations. Not only are you recycling, but you are also helping reduce costs for our Community. If you have a handful of bags (or more), please contact HAVEN Property Managers & Advisors at 303/530-0700 to make arrangements to donate.



Thank you!!

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 Linda Mollard, Activities Chairperson



Carousel Pools 2017 Swim Lesson Program For First Hyland Greens HOA Residents

(these lessons are held at the small pool on W. 101st Circle)



Carousel Pools has provided professional swimming pool services to Denver-Metro homeowner association communities since 1982

CONTACT: Carousel Pools to request information

Email is the preferred method of contact. Just remember to include your HOA name and "Swim Lessons" in the subject line. jenna_carouselpools@hotmail.com

All of our swim lessons are \$25 per child for a 30-minute lesson. You may schedule one class at a time or purchase several classes at once. We encourage you to purchase and schedule several lessons at a time to make it easier on everyone involved.

Lessons are a private, one-on-one lesson session between your child and the swim instructor. Lessons with more than one student require that all students be close in age (within 2 years) and swimming ability. Two children, close in age and swimming ability may schedule their lessons together.

INSTRUCTORS:

Swim lessons are taught by experienced swim instructors who have a passion for kids and teaching them to swim.

Our goal is to meet everyone's needs while still maintaining a safe environment conducive to learning.

Lifeguards Needed

Required Certifications

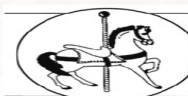
Lifeguard Training
CPR for the Professional Rescuer
First Aid
A.E.D.

The Details

\$10.00/hour to start
Special incentives throughout the summer
\$15.00/hour for teaching swim lessons
WSI/WSIA certifications not required
Outdoor neighborhood pools in Arvada and Westminster
Flexible Schedule
Fun Work Environment
Jobs run from Memorial day weekend though Labor Day weekend (May 27th, 2017 - Sept. 4th, 2017)

Interested?

Contact Jenna Hann
jenna_carouselpools@hotmail.com



Carousel Pools

First Hyland Greens Association

Board of Directors Meeting

March 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 7:00 PM. Board members Joe Armstrong, Matt Brozovich, Marianne Clark, Dane Ernsberger, Alan Meers, Linda Mollard, David Simmons, Chuck Smith, Tyler Urruty, and Bill West were present. Board members Julie Oldham, Pam Moores, Monte Thompson and Bill West were absent. Shanna Massier represented HAVEN Property Managers & Advisors.

Approval of Summary Minutes

Marianne Clark made a motion to approve the minutes of the February 21, 2017 Board meeting as submitted. Linda Mollard seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Eric Sloan and Kari Mullen were present to discuss their ACC Application for raised garden beds and the Covenant that relates to allowing chickens in First Hyland Greens

Christina Kafka and Leah McCurdy were present to express their concern for the coyote activity within the Community. Board members suggested that they consider drafting an article for the April 2017 newsletter.

Old & New Business Reports

Camera & Surveillance Committee

Homeowner and Chairperson of the Camera Committee John Van Royen was present to provide updated information that the Committee had obtained, including an updated installation proposal, homeowner feedback from the newsletter inquiry and a legal opinion. The Committee summary included a recommendation that the Board of Directors approve the installation of the video cameras at the swimming pool at a cost of approximately \$6,165.00. The Board of Directors raised several questions about the specific equipment to be used, recording times, benefits of the equipment and security of both video and equipment. After thorough discussion, Mike McCurdy made a motion to approve the project as requested by the Committee. Alan Meers seconded. Motion was defeated by a vote of 4-6-1 (abstention). Board members opposing the motion asked for better explanation of need for the equipment, a more definitive purpose and a requirement for more information on security of equipment. Board members were encouraged to submit comments to John Van Royen electronically.

Secretary

Proposed Conduct of Meeting Policy

Joe Armstrong provided a proposal for a Board Conduct of Meeting Policy that may allow for more streamlined and efficient Board meetings. The proposal includes standing rules, timing and the use of motions before Board members engage in discussion. Board members were enthusiastic about the proposal, Joe agreed to develop a more complete guideline/policy to be considered at the April 2017 Board meeting. Allan Meers also suggested that reading the Board packet in advance of the meeting would streamline the discussion as well.

3-2017 Request for Action

Joe Armstrong made a motion to post the Board meeting agenda on the website and send a copy to homeowners electronically when the Board packet is distributed to Board members. Marianne Clark seconded. This action allows for additional Board business transparency in that homeowners would be provided an opportunity to view a Board agenda. Motion carried unanimously.

Joe Armstrong made a motion to add a category for Reports of Action to the website for homeowner's review. Matt Brozovich seconded. This action allows for additional transparency to allow homeowners an opportunity to review Board action. Motion carried unanimously.

Joe Armstrong made a motion to clarify the utilization of the Adoption of Policies Policy by requiring the 21-day comment period to be extended to the next scheduled Board meeting and requiring an electronic notification be sent to all homeowners noticing them of a proposed policy or rule change. Marianne seconded. This action allows for a more defined and adequate opportunity to homeowners to review a proposal and initiate comments prior to a policy change being approved and implemented by the Board. Motion carried unanimously.

Committee appointments, request for clarification

Joe Armstrong requested clarification regarding Committee membership and appointments. Shanna suggested that this should be performed by a Board action, motion and approval. Linda Mollard asked that this agenda item be tabled to the April 2017 Board meeting.

Vice President

Legal Opinion-General Inquiries

Dane Ernsberger had shared a list of questions to the attorney and complete overview of both the questions and answers was included in the Board packet. There was no discussion.

New ACC Application Forms Proposed

Dane Ernsberger made a motion to utilize new request for architectural changes applications. Marianne Clark seconded. In order to clarify the architectural review process, and provide homeowners with more detailed applications, three new application forms were proposed. One for painting, siding, roofing and window replacement; one for fencing, concrete and patio/deck repair and or replacement; and one for garage door, front door and miscellaneous repair/replacement projects. Linda Mollard amended the motion to require review and approval by the Covenants Committee. Mike McCurdy seconded. Motion carried unanimously.

Dane Ernsberger asked for a straw poll to determine interest on the following tabled projects and engage a Board member to act as chair for these projects:

- a. Declaration of Covenants revisions. Vote of the Board members present: 8-3 to move forward with this project. Dane Ernsberger will continue to oversee the project. Tyler Urruty offered to assist.
- b. Pool card access. Vote of the Board members present: 9-2. Matt Brozovich offered to oversee the project.
- c. Tot Lot upgrades. Vote of the Board members present: 11-0. Mike McCurdy and Tyler agreed to work together on this project. Linda Mollard suggested that a solicitation for homeowner participation be included in an upcoming newsletter. Homeowner Directory. Vote of the Board members present: 2-9. This project was defeated.

President

Homeowner Correspondence 2-14-2017

Mike McCurdy shared a letter he had received from a homeowner expressing his disappointment in the Board's action with regard to covenant enforcement, as well as landscaping improvements and enhancements. Matt Brozovich pointed out the recently approved Neighborhood Enhancement Grant awarded to the Community and that this would be a good first step in improving the 101st Street entranceway into First Hyland Greens.

Board Meeting Time Change

The Board engaged in a brief discussion regarding changing the meeting time and agreed that the proposed Board Conduct of Meeting Policy if properly used may greatly reduce the length of meetings. Therefore, there will be no change in the meeting start time.

Pool Fencing Project

Mike McCurdy presented his concerns and information regarding the personal liability that Board members might incur if the pool fencing project were to be further delayed. Marianne Clark clarified that she understood the liability issues and was not seeking to delay the project, but rather was seeking copies of the bid proposals that had been submitted in 2015.

This information was not made available, although Shanna Massier attempted to provide an overview of the Project Committee's process and the documentation provided to the Board of Directors in 2015 that allows for the approval of the pool fencing

Activities

Easter Egg Event – Saturday; April 15, 2017

Linda Mollard reminded the Board of the upcoming event calendar including the Easter Egg Event. 1600+ eggs have already been stuffed and Linda intends to change the start time of the Easter event to 10:30 AM. Food Trucks will start in May and arrive on the 1st and 3rd Tuesday of each month throughout the summer. Linda encouraged Board members to attend each event.

Communication & Technology

Electronic delivery of newsletter, with printed copies available

Matt Brozovich made a motion to initiate electronic distribution of the newsletter and continue to provide paper copies to homeowners until we gauge homeowner response to this change. David Simons seconded. The Board of Directors agreed in concept to this change. Mike McCurdy will include information on this proposal in the April edition of the newsletter to allow for homeowner feedback. Motion carried 8-3.

Website Update

Matt Brozovich indicated that the new website is close to unveiling. He would like to bring it live immediately, and allow for further consideration of social media interactions including NextDoor and Facebook. Beta site links will be distributed to the Board members over the weekend.

Covenants

Proposal to revise Covenant Enforcement Policy

Mike McCurdy made a motion to approve the proposed Covenant Enforcement Policy revision to allow for “habitual offender” and “Continuous offender” violations. David Simmons seconded. Dane Ernsberger stated that these mechanisms would be effective in enforcing repetitive post light or recreational vehicle parking violations. Joe Armstrong referred to and read a statement from the October 2016 Board meeting minutes: “Shanna suggested that the Board carefully consider this action. The Association’s current policy has stood the test of time, and First Hyland Greens has historically operated in a neighborly manner toward homeowners found to be out of compliance.” Upon conclusion of discussion this motion was defeated unanimously.

Proposal to Revise Rules & Regulations- fencing restrictions

Marianne Clark made a motion to amend the Associations Rules and Regulations to allow for wire mesh to be placed on split rail fencing. David Simmons seconded. Marianne stated that this proposal is in response to homeowner inquiries, and would allow for homeowners to maintain an open and inviting yard (versus 6’ privacy fencing) while allowing for containment of pets and small children. Information from neighboring properties and photographs of examples were distributed among the Board. Dane Ernsberger expressed his enthusiasm for the idea of allowing for wire materials but disagreed this proposal was actually a Covenant amendment, for which the Board of Directors does not have the authority to amend. Upon conclusion of discussion this motion passed 10-1.

(9:40 PM-Matt Brozovich and Dane Ernsberger excused themselves from the meeting)

Budget Ratification

Budget Ratification Committee Update

Joe Armstrong provided a brief overview of the progress made to date by his committee. A proposal to amend the Bylaws to allow for a fiscal year revision will be presented at the April Board meeting. A proposal to allow for budget ratification has been presented to the Association’s legal representation for review.

Pools

2017 Pool Contracts

Allan Meers made a motion to approve the pool maintenance and lifeguard contracts for the 2017 season. Mike McCurdy seconded. Allan stated that the lifeguard contractors both reflected slight increases as a result of the changes in minimum wage standards. Chemical costs have also increased slightly. Allan recommended approval of the big pool lifeguard and maintenance contracts submitted by Absolute Pool Management (APM) and for the small pool, the maintenance contract submitted by APM and the lifeguard contract submitted by Carousel Pools. Motion carried unanimously.

2017 Pool Season Update

Allan indicated that pool opening procedures would commence in the next few weeks.

Treasurer

February 2017 Financial Statements

Tyler Urruty reviewed the financial statements for the period ending February 28, 2017. First Hyland Greens has assets totaling \$260,917.84 in the operating accounts and \$512,119.43 in the reserve accounts.

Adjournment

Linda Mollard made a motion to adjourn the meeting at 9:55 PM. David Simmons seconded. Motion carried unanimously.

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



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

Notice of FY2017 ANNUAL ASSESSMENT

The 3rd Quarter Assessment will be due on May 1, 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



I will sell your home for 4%!

Tammy Galloway
Galloway Realty, LLC

720-934-2532

I am a Hyland Greens Home Owner



10082 Zenobia Ct
 \$437,500 I SOLD!



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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 FREE
 Market Analysis!**



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Same great team of teachers, new way to register!

<http://www.signupgenius.com/go/5080c4fa4aa2ca5ff2-swim1>

Absolute Pool Maintenance (APM)

For additional information contact:

Julie Redin, Lesson Supervisor

720/556-0702 or apmswim3@outlook.com

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Clayton Shaffer
Owner

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

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

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 15th 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.

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

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
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
Liam Gray	14	720-633-0131	No	Pet sitting, house sitting, dog walking, lawn and shoveling Neighborhood References
Samantha Holland	18	720-255-6717	Yes	Babysit all ages, house sit, and pet care, car/license and references (if needed)



BERKSHIRE HATHAWAY
HomeServices
Innovative Real Estate

Wendy Atkinson
Broker Associate
CRS, GRI, SFR



Web Site: www.WendyAtkinson.com
E-mail Address: wendy@wendyatkinson.com

April 2017
303-465-4798

Our 2 Local MLS Systems End Data Sharing

The northern end of the Denver metro area is served by 2 Multiple Listing Services (MLS) - Denver's Matrix MLS and Boulder/Northern Colorado's IRES MLS. The two systems have different data fields, user interfaces and public facing websites. For the last several years, the two systems shared the data they had in common. That data sharing agreement comes to an end on March 2, 2017. That's right, tomorrow.

I am giving you this information because if you are buying or selling a home in the north metro area, this could affect you or someone you know. There are not many houses on the market right now and if you are buying a home, you want to make sure that you can see all of them. In order to get you the listing information when a house hits the market, I will need to set up two searches for you - one in each system. That is not a problem for me because I have been using both systems for the 16 years I have been in real estate. But an agent that was depending on data sharing to see all the listings is going to be scrambling to make sure his client is going to see all the homes when they hit the market.

The same will be true on the listing side. To give your home the best possible exposure to the market, I will enter your listing in both systems which I have done for 16 years. I am very familiar with both systems and know how to best present your listing in each of them. This way the agents that don't have access to both systems will still have access to your home's information.

There is a long range strategic reason that the data sharing was terminated. But most agents are only focused on how the change will affect their ability to deliver great service to their clients. If you know someone who getting ready to sell or buy a house, please have them ask if the agent is a member of both systems. Or, you can just save them the trouble and send them to me! I will be happy to help. 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.

Current Listings

Too New for Pictures!

\$135,000 - 771 S. Depew St. Lakewood
End Unit Townhouse
3 bedrooms, 2.5 baths, 2 car garage w/ basement
1383 square feet above grade + 544 in the unfinished basement

If you are thinking of selling or buying this spring, I would love to meet with you this month and make a plan of action to get you moving! Call me a call at 303-465-4798 or drop me an e-mail.

Free Radon Testing Kits

Radon is a radioactive gas that forms naturally when radioactive metals break down in rocks, soil and groundwater. Radon is the second leading cause of lung cancer after cigarette smoking according to the Center for Disease Control and Preventions. People can be exposed to radon primarily from breathing radon in air that comes through gaps and cracks in buildings and homes. In Colorado, about 500 people die annually from radon-induced lung cancer.

In Adams county, 24.2 percent of household radon tests were above the recommendation EPA action limit of 4 pCi/l. In Arapahoe county that rate was 44.4 percent and 39.6 percent in Douglas county. The average level of radon in Colorado is 5.5 pCi/l.

The Tri-County Health Department - which serves or 1.4 million people in Adams, Arapahoe and Douglas counties - is providing coupons for free radon test kits. If radon is found in your home, it can be easily mitigated.

According to the EPA, the primary method used to reduce radon in a home is a vent pipe system and fan which pulls radon from beneath the house and vents it to the outside. Radon mitigation systems typically cost between \$850 and \$1200 to install. Installation should be done by a company licensed to do radon mitigation. I work with several great companies who will give you a discount if you let them know I sent you. Just give Tri-County a call for your coupon, run your test, then give me a call if you need a system. You'll breathe easier!



5280 Magazine's Five Star Real Estate Agent for 2012 - 2017 - as selected by my clients!



Your Hyland Greens Market Report

Average days on Market: 114 Days

Current For Sale: 5

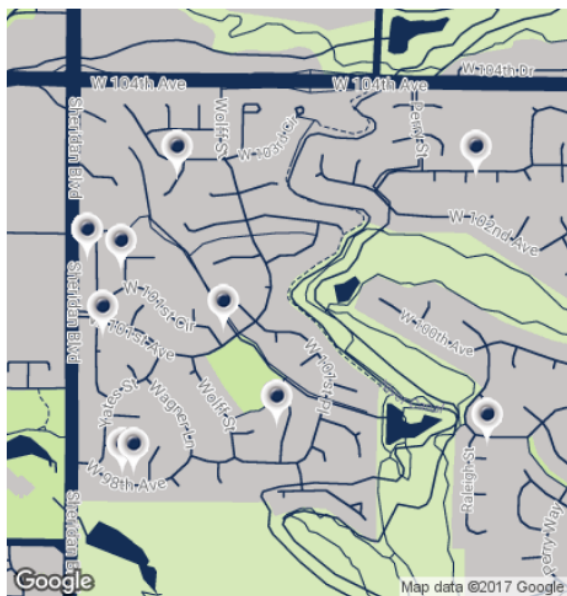
Recently Sold: 5

Average Days to Sell: 60 days

Last Sale: 3/17/2017

Months of Supply: 2.5

Spring is here and so are the buyers! Many of your Neighbors have trusted me to sell their homes, let me show you how I can sell yours!



Christina Kern Certified Home Specialist

303-915-0809

Www.christinasllscolorado.com



#1 Small Team 2016

Colorado



Michelle Sandoval

Mortgage Loan Officer

MegaStar Financial - Westminster Branch

America's Most Trusted Mortgage Company®

12000 Pecos St. #290, Westminster, CO 80234

Cell 303-908-4901 Direct: 303-255-5946

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www.megastarwestminster.com

What is a reverse mortgage and do I qualify?

A reverse mortgage is for people 62 and older. It enables them to withdraw a portion of your home's equity or even purchase another property with NO mortgage payment at all.

Requirements

- At least of one of the borrowers must be 62 years of age or older
- Must occupy the property as your primary residence.
- Have to still have the monthly resources to be able to continue paying property taxes, insurance and Homeowner Association fees
- Must own or be purchasing a single family home or HUD approved condominium.

How can the money be used? For any reason. Retirees typically use cash to supplement income, pay for health care expense, pay off debt or finance home improvement jobs.

When does it need to be repaid? When the borrower dies, sells the home or permanently moves out. (And if the balance is less than the value of your home at the time of repayment, you or your heirs keep the difference.)

Call for more information.

Your Hyland Greens Realtor

ELLEN MURDIE

Cell: 303
720-1234

Working with you to make your Real Estate transactions seamless from day 1!

Home prices are up 10% from last yr, let's make a plan to get your home sold!



Spring is definitely here, a bit cold and rainy, but here!! For all of you ready to sell, don't let this Hot selling time pass you by. Text, call or e mail me to start making a plan on getting your home listed and Sold all within 30 days! Keep in mind, you are paying to sell possibly your biggest asset, don't leave this process in the hands of just anyone!



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I not only have 12 years of Real Estate experience in the Westminister area but have also lived in Hyland Greens!

SPRING IN- Hyland Greens

Real Estate Activity Last 30 Days!

10151 Zenobia Cr : Active now at 424,900K

10088 Zenobia Ct: Under contract, 454,500K

9931 Winona St: Under contract, 415,000K

4811 W 101st Cr: Just Sold, 456,000K !!