



Hyland Greens Newsletter ~ May 2017

Vice Presidents Report

The trees are budding, the flowers are blooming, and every weekend I'm hearing more lawn equipment running. This tells me that spring is in the air!

Given all this beautiful weather, many of us are heading outside to spruce up, clean and make improvements to the exterior of our homes. Please don't forget that any changes to the exterior of your residence (including fencing, paint, siding, driveways etc...) need to be approved by the architectural control committee. There are now three (3) new forms that we hope will streamline the process and decrease the amount of back and forth that needs to go on. These new forms can be found on the website. Please try to submit them as soon as possible before your project (at least 30 days).

We had a successful Easter Egg hunt to start-off the year's activities. Beautiful weather, a large number of egg hunters, and some great prizes made the day enjoyable and fun. This was just the start of the activities for the year. Check out what Linda has planned in her activities section. I personally, am looking forward to the food trucks starting back up on May 2nd and to start seeing more of the neighborhood coming out of hibernation. Please join me in coming out to the food trucks, its a great time to socialize and meet your neighbors. Also don't forget about the annual garage sale on May 19 and 20.

Allan is working hard to get the pools ready for their opening later this month. The large pool is drained, getting a good scrubbing, some new lights, and a new fence. The fence work is finally progressing after working through some unexpected surprises. I'm excited to see all that work finished.

Continuing with all the changes around, the communications committee is pleased to announce that we are releasing our new website on May 15th!

Come take a look and give us any feedback you have to offer. The new website is still a work in progress of course, but this is a great start to modernizing our communication methods. We hope to be able to utilize it for quicker updates, automated tasks, new delivery method for the newsletter, and many other features to come. We would still like to receive more feedback on turning the newsletter digital only. We received only a small amount of feedback last month that was split evenly.

We have an amazing year coming up and I am looking forward to the rest of 2017!

Dane Ernsberger, V.P.

Upcoming Events

Garage Sale ~ May 19 and 20

Pools Open ~ May 27

July 4th event

Jingling ~ December 1-24

Luminaries ~ December 24

Food Trucks

May 2 and 16

June 6 and 20

July 18

August 1 and 15

Recycle Pick Up

May 11 and 25

June 8 and 22

First Hyland Greens Rules and Regulations

Proposed Amendment regarding Split Rail Fences

The Board of Directors has proposed a revision to the Association's Rules and Regulations that would allow for the use of a welded wire material on split rail fencing. The proposed new rule would read as follows:

Paragraph 1 "Walls and Fences"

Article VI, paragraph (i) deals with privately-owned walls and fences and is very specific, stating that "No wall or fence except a decorative wood, stone or brick fence not exceeding six feet in height measured from the adjoining ground surface inside the fence, may be erected or maintained on any Lot, except in connection with recreational facilities. No walls, fences or hedges will be permitted on the street frontage within fifteen feet of front property line, except for needed retaining walls." Specifically prohibited are:

- a. Chain link fences;
- b. **(add)** Colored fence, chain link, plastic, chicken wire, hog wire, barbed wire or strand wire and other materials deemed inappropriate by the ACC/Board are **not** allowed.
- b. **(delete)** Any use of metal or plastic fencing (e.g., poultry netting) in combination with a wooden fence.

(add) Galvanized, zinc-coated steel welded wire fence 14 gauge or smaller (higher gauge number) with rectangular mesh openings of 2" x 4" may be permitted using the following criteria:

An Architectural Control Application must be submitted and approval received prior to installation.

This type of welded wire only may be used in conjunction with a split rail fence four feet, six inches (4.'6") or shorter;

Wire must be installed inside the fence;

Wire cannot exceed the height of the top rail.

First Hyland Greens "Adoption of Policies" policy provides homeowners with a minimum of 21 days to provide comment and/or feedback on any new rule prior to its implementation. If you would like, you may submit your comments in writing to SMassier@HAVENpm.com before May 15, 2017. The Board of Directors will review your contributions at their May 16, 2017 Board Meeting.

Prepared by Joe Armstrong, Secretary

First Hyland Greens Board of Directors

May Activities

Easter Egg Hunt

The Easter Bunny has gone back to his home until next year. The Easter Egg Hunt was a great success. Over 1900 eggs were put out for our neighborhood kids to hunt and all the eggs were found. The Easter Bunny was a little sneakier with the 10 to 13 year olds. Many of their eggs were hidden in the trees which made their hunt a bit more challenging. I want to thank Marianne, Shannon, Courtney, Dane, Joe, Allan, Mark, Malia, Bob, Chris, Tyler, Kenli, Tom, Brandy and anyone else who stepped in at the last minute to help out. I realized that this event is a big deal in Hyland Greens. We had great turn out. Any comments, compliments or constructive criticism to help make this event better in the future would be appreciated.



Garage Sale

Summer is almost here and the neighborhood garage sale is May 19th and 20th. Our big yellow signs will go up on the exterior fences on the 15th to remind anyone driving by to come and shop. We will also post announcements on Craigslist and Nextdoor. Start cleaning out your basement, garage, attic, kitchen.... It's time to declutter and make some money.

Some ideas to make your garage sale successful.....

- **Clean everything!** Your stuff shouldn't look like it came out of a haunted house. Wipe off the dust, make sure the clothes are clean and preferably on hangers, hose the cobwebs off the yard and garden items....
- **Price everything!** People buy more when they can quickly see the price of each item. You can take some shortcuts by having a box full of items that are the same price or putting up a sign that list general items like books, DVD's, CD's clothes and what their price is. People really like to see prices and not have to find someone to ask for a price.
- **Be neat!** Your tables need constant attention from all those lookers and buyers touching and picking up items. Try to keep moving items off the ground and up onto tables. Don't forget to put some items closer to the street to draw attention to your sale.
- **Bargain prices are what garage sales are all about!** Price your items to sell.
- **Be willing to negotiate!** You should expect that people will try to dicker with you at a garage sale. Be ready to negotiate and know your options. Would you rather sell it, donate it, trash it or move it back into your house?
- **It's your show!** You need your best, most friendly personality. A friendly "Hello", some cheerful conversation and a big smile will positively impact how much you sell.
- **Have change available!** Make sure you have singles and fives as well as some coin to be able to make change. It doesn't hurt to have some bags or boxes around so buyers can carry multiple items away.

May Activities continued...

Food Trucks are Back

The food trucks will be at Hampshire Park on May 2nd and 16th and June 6th and 20th from approximately 5:30pm to 8:00pm weather permitting. As soon as I know which trucks we will have or if there are any weather related cancellations I will post it on Nextdoor.com.

Please come out to the food trucks to meet your neighbors, enjoy the company and buy a little dinner. Bring your chairs or a blanket, an adult beverage, frisbee, ball, hula hoop and have some fun.

Mark July 4th on your calendar.

The planning is already beginning for the July 4th event. Dave Thistle and his band of merry cooks have already committed to man the grill. We need more volunteers for decorating, kid's games, nachos, snow cone machine, set-up, clean-up, ideas and suggestions. Please throw your name in to help out. This is a big event so the more helpers the easier it is to pull off. Just let me know what you are interested in doing or how much time you can commit.

Feel free to contact Activities at: hylandgreenshoa@gmail.com or 720-233-8220

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

May 16th
June 20th

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

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



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

Spring time in Colorado

Even with the recent spring rain, the Front Range is still well behind our typical levels of natural moisture and homeowners don't generally have to look further than their own yard to see the consequences. If you haven't yet charged up your sprinkler system or pulled out the watering hose, you are behind the 8-ball. Don't wait another day to start getting your yard into shape. Taking some extra time now will pay dividends over the summer, particularly if we are faced with water shortages or above normal temperatures.

Below is a list of items you can do now to help your landscape:

Mulch

Mulching refers to the installation of a layer of wood chips or small stone, usually at the base of shrubs(and trees) or in large, open non turf areas. Mulching serves several purposes. Aesthetically, it provides a large, uniform area of similar texture and color which is more defined and attractive to the eye. Horticulturally, it provides a barrier that helps keep soil temperatures low while impeding the germination of certain weed seeds and it helps in the retention of moisture.

The most common mulches come in two forms: wood or rock. Wood mulches vary in size from bark chips to shredded hard wood. Rock mulches often take the shape of gravel, cobble or river rock. They differ in color, texture and size. More expensive than wood, they do not need to be refreshed every 2-3 years like wood mulches. When no snow is on the ground, rock mulch is ideal to install during the cold season.

Now is a good time to begin thinking about mulch. After the midpoint of winter serious consideration should be given to enhancing your community's or property's appearance. Short of spring planting of new plants and flowers, fresh mulch will be one of the most significant improvements to a community's appearance.

Aeration

Aeration is the penetration of soils, ideally turf areas, by machine or hand in order to achieve several objectives. Aeration reduces compaction, increases penetration (by water and fertilizer) and breaks up roots thereby stimulating further growth. The most popular method of aeration uses machines that have a circular cylinder spoked with hollow prongs that penetrate the earth and pulls out a soil core that is deposited onto the top of the turf area. These cores should be from 2 to 5 inches long depending on soil types, and moisture levels at the time of aeration. Soil cores should be left on the surface, they will work their way into the thatch layer, helping to break it down.

Depending on the condition of target area, typical turf aerations should occur from 1-3 times a year. Athletic fields may have as many as 5 aerations performed in high traffic areas like centerlines or goal mouths. At Summit Services, we recommend aerating all turf areas at a minimum of once in the spring, and highly suggest a fall aeration as well.

Fertilizer

A good weed and feed fertilizer will help knock out those weeds that appreciated our beautiful late winter weather. Fertilizer in general will provide your grass with the nutrients it needs to wake up, turn green and start to grow. Check with our local garden center to determine the best type of fertilizer for your circumstance.

Roll-offs

We have scheduled a large roll-off dumpster for May 24th or 25th. It will only be here for one day and is for use by those neighbors that are signed up with American Disposal. The Dumpster will be located by the small pool and all contents must only be as high as the top of the dumpster. The dumpsters will be removed when full.

Please note the following items **CANNOT** be disposed of in this dumpster:

- **Electronics: TVs, Computers, Monitors etc.**
- **Hazardous Waste: paint, yard chemicals, oil, gas (to include power lawn tools including lawn mowers)**
- **Tires**
- **Refrigerators, freezers or any item containing FREON**
- **White goods/appliances: washers, dryers, stoves, dishwashers etc**

Again, please do not over-fill the dumpster or leave items on the street or sidewalk.

If any of the above is ignored, the HOA will have to pay any assessed excess fees. Our contract with American Disposal allows for weekly pick-up of two 96 gallon containers and 3 bundles of branches, tied and cut to 4 or 5 feet in length. An additional 96 gallon container is available to the homeowner for \$2.50 per month. Recycle is picked up every other week. If you call American Disposal, make sure you tell them that you are covered under the Hyland Greens HOA contract.



Status of Video Camera Proposals

This article is being written as the Board wanted residents to be informed of the status of Board considerations. At the April 18, 2017 monthly Board Meeting, The Video Camera Committee and the Board determined it was in the best interest of the Community to postpone action on video cameras. This was primarily based on the March Board Meeting where a large variety of questions had been raised. These questions involve legal liability issues, security of recorded video, and the value to the community based on the projected costs. The Video Camera Committee proposed to come back to the Board at the next annual Budget Meeting (usually held in August) with updated information. To provide some background to this article, the Video Camera Committee had proposed to:

- 1) Place video cameras near each street entrance to Hyland Greens. This recorded video would be available to Westminster police to help solve crimes in our area. These cameras would **not** provide active security, but would simply be used to help solve crimes after the fact. At the same time signs would be put up to warn criminals that video recording was being used; this is seen as a deterrent to criminals.
- 2) Place video cameras at the swimming pools to: A) provide an “after hours” alarm about people climbing the fence and B) recording limited pool activities (such as the gates into the pools and access to the storage areas) in case there were events that needed to be investigated.
- 3) **Please note:** The Video Camera Committee’s discussion presentation to the Board in February included putting some pool pictures on the website so that residents could see how crowded the pools were. In the February Board meeting, a significant number of residents raised concerns about privacy, especially about issues related to children. Based on Board discussions about this concern, the Video Camera Committee eliminated web site pictures from further consideration. The March proposal did **not** include any website pictures and no future proposal will contain this option.

The Video Camera Committee did receive Board assent at the April 18, 2017 Board meeting to place a single video camera to monitor the Small Pool Parking Lot only. It would **not** record any pictures of the pools. This is intended as a test of technological issues.

As always, you can make comments/concerns directly to Board Members or to the Video Camera Committee.



FIRST HYLAND GREENS ASSOCIATION

REPORT OF ACTION

Taken by the
Board of Directors
April 18, 2017

The Board of Directors took the following actions:

1. APPROVED the recommendations of the Camera Committee.

Suspending making any further Camera funding proposals for 2017.

Allowing the Video Camera Committee to continue considering and adjusting to the myriad of issues raised at the March Board Meeting.

Bring proposals back to the August Budget Meeting for potential 2018 funding.

Allowing the Committee to experiment by installing one camera on the Small Pool House to view the Small Pool Parking Lot (NOT the pool).

2. APPROVED the Management Recommendation letter from the Auditor.

3. APPROVED the final audit plan.

4. APPROVED the tax returns.

5. DID NOT APPROVE a Conduct of Meetings Guideline document and referred it back to the Secretary for incorporation into the existing Conduct of Meetings Policy.

6. APPROVED modifying the Architectural Rules and Regulations to allow limited use of welded wire in conjunction with split rail fences.

7. CLARIFIED and REAPPOINTED members of committees.

8. APPROVED a change to the Bylaws moving the fiscal year to January 1 to December 31 beginning in 2018. There will be a quarterly dues assessment for the three-month bridge period.

9. ACCEPTED the resignation of Marianne Clark from the Board.

10. APPROVED a request to extend the date for a roof replacement until May 22, 2017

11. Recognized the turnout and success of the Easter Egg Hunt.

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

Joe Armstrong, Secretary FHG

Architectural Requests Received from 3/30/17 to 4/25/17

Open

4890 West 98th Avenue – windows – open

10090 Wolff Street – fencing- open

9978 Wolff Street – Paint - open

Approved

10315 Xavier Court – evaporative cooler – approved with stipulations

4695 West 102nd Place – roof – approved

10090 Zenobia Court – windows- approved with stipulations

4880 West 103rd Circle – Paint – approved

4875 West 98th Avenue – driveway, landscape & fencing – approved with stipulations

10091 Wolff Street- landscape – approved with stipulations

4854 West 103rd Place – Fencing- approved



FIRST HYLAND GREENS

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)



FIRST HYLAND GREENS

Committee's and Membership

Greenbelts Committee - Bill West, Chair. Joe Armstrong, Bob Belden, John Van Royen, Ed Mooney and Gloria Fisher.

Activities Committee - Linda Mollard, Chair. Pam Moores

Pools Committee - Allan Meers, Chair

Projects Committee - Julie Oldham, Chair. Mike McCurdy.

Architectural Committee - Dane Ernsberger, Chair. Mark Mischke, Monte Thompson, Gerry Mooney.

Technology - Matt Brozovich, Chair. Dane Ernsberger.

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

Welcome Committee – Sheri Mischke and Courtney Mollard, Co-Chairs.

Newsletter Committee – Matt Brozovich and Marianne Clark, Co-Chairs.

Camera & Surveillance Committee – John Van Royen, Chair. Allan Meers, Chuck Smith

As you can see, there are lots of opportunities to volunteer in our Community. Whether you want to flip some burgers for the 4th of July, judge the belly flop contest, welcome new homeowners to the neighborhood or prune some shrubs. There really is something for everybody to help make our Community GREAT!

First Hyland Greens Association

Board of Directors Meeting

April 18, 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

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

Approval of March 21, 2017 Summary Minutes

Dane Ernsberger made a motion to approve the minutes of the march 21, 2017 Board meeting. Tyler Urruty seconded. Several corrections were noted including changing “pooling” to “polling” in the Vice President’s portion of the minutes, and removing Bill West as “present” at the meeting. Dane also asked that item “a” under his projects category be revised as follows:

Declaration of Covenants revisions. Vote of the Board members present: 8-3 to move forward with this project. Dane Ernsberger will *(delete) provide input, but will not oversee project. (replace) continue to oversee this project.* Tyler Urruty offered to assist.

Motion to approve minutes with these revisions passed unanimously.

Introduction of Homeowners & Invited Guests Present

No homeowners or guests were present at this meeting.

Camera & Surveillance Committee

Video Cameras April Recommendation

John Van Royen, Chairman of the Camera Committee reviewed the memorandum from the committee suspending camera funding proposals for 2017. This will allow the Video Camera Committee to continue considering and adjusting to the issues raised at the March Board meeting. The Committee plans to return to the Budget Meeting with a request for potential funding in 2017.

The Committee did propose experimenting with one camera at the small pool house to view the small pool parking lot only. Joe Armstrong made a motion to approve this committee request. Dane seconded. After brief discussion, motion to approve passed unanimously.

Pools

Pool fence electrical

The electrician contracted to install the new lighting surrounding the pool has inspected all of the electrical systems and expresses concern about the electrical panel in the pool equipment room and suggested that some of the repairs and installation of lighting may need to be upgraded to meet code requirements. This work has been tabled for future discussion to allow the big pool to open as scheduled.

Pool opening schedule

Both pool are scheduled to open on Saturday; May 27, 2017.

9/10/2017 Swim with your Dog

This event has been scheduled for the September 10, 2017 from 2:00 – 6:00 PM.

Meeting Minutes continued...

Pool furniture requirements

Allan noted that both pool could use some additional furniture and asked that the Board keep their eyes open for furniture sales. He would like to try to match the existing furniture styles.

Treasurer

March 2017 Financial Statements

Tyler Urruty presented the March 2017 financial statements. First Hyland Greens has assets totaling \$250,160.83 in the operating accounts and \$522,992.58 in the reserve accounts.

FY2016 Audit Draft Documentation

The FY2016 audit draft was presented by Treasurer Tyler Urruty.

Management Recommendation Letter – Tyler Urruty reviewed this document in detail and suggested that the Association continue to utilize the cash basis accounting method because of its ease of use for homeowners and board members alike. Tyler commended HAVEN Property Managers for its internal control and completeness of the audit draft.

Management Representation Letter – Tyler Urruty made a motion to approve and sign the FY2016 Management Representation Letter. Allan Meers seconded. After brief discussion of the content, motion carried unanimously.

Preliminary FY2016 Audit Report – Tyler Urruty presented the preliminary audit report and made a motion to approve as submitted. Pam Moores seconded. Joe Armstrong initiated a discussion to represent the value of the common areas as a financial asset of the Community. Tyler will initiate a note addendum and present it to the auditor for inclusion before the audit is finalized. Motion carried unanimously.

Federal and State Income Tax Returns

Tyler Urruty made a motion to approve the Federal and State Tax Returns as submitted by the Auditor. Linda Mollard seconded. Motion carried unanimously.

Secretary

Board Conduct of Meeting Guidelines

Joe Armstrong presented a revision to the Board Conduct of Meeting Guidelines and made a motion to approve as submitted. Dane Ernsberger seconded. The Board discussed using this document as a “stand along” policy for the Board of Directors or incorporating it into the Association’s Conduct of Meetings Policy. After discussion, the motion was amended by Dane Ernsberger to integrate the proposed guidelines into the 2008 Conduct of Meetings Policy. Linda seconded. Joe Armstrong will draft a revised policy to be presented to the membership consistent with the Association’s Adoption of Policies Policy. Motion carried unanimously.

Requirements to Amend the Declaration of Covenants

Joe Armstrong provided a document clarifying the process for amending the Association’s Declaration of Covenants. While the 2007 Declaration of Covenants states that 75% of the membership must vote in favor of a Covenant Amendment, State Statute requires 67% of the membership, which supercedes the Association’s percentage requirement.

Meeting Minutes continued...

Proposed Amendment Regarding Split Rail Fencing

Joe Armstrong presented a proposal for amending the Association's Rules and Regulations to allow for the use of a 2" x 4" welded wire on a split rail fence. Tyler Urruty seconded. The Board of Directors discussed the proposal in general and made several suggestions for changes including requiring ACC approval and amending the initial description of the amendment. A second motion was made by Joe Armstrong to approve the proposal for presentation to the membership consistent with the Association's Adoption of Policies Policy. Pam Moores seconded. Motion carried 9-2.

2017 Committee appointments

Joe Armstrong provided an outline of the initial Board Committee assignments. Dane Ernsberger expressed his concern that with six members of the Architectural Review Committee, there was a possibility that application approvals could be delayed. In light of this observation, Chuck Smith submitted his resignation from the Architectural Review Committee, which was accepted by the Board of Directors. Dane also asked that David Simmons not be included as a member of the Architectural Review Committee until his covenant matter had been completely resolved.

Linda Mollard suggested that members of the Welcome Committee, and Camera Committee be included in the list of Committee volunteers.

Budget Ratification

Proposed Verbiage to amend Fiscal Year in Bylaws

Joe Armstrong made a motion to approve the Bylaw Amendment to change the fiscal year from October 1 to September 30 to January 1 to December 31 beginning in 2018. Linda Mollard seconded. This amendment was reviewed and approved by the Association's legal counsel in advance of discussion. Motion carried unanimously.

Vice President

Acceptance of Clark resignation

Dane Ernsberger made a motion to accept the resignation of Marianne Clark from the Board of Directors. Pam Moores seconded. Matt Brozovich requested in his proxy that the Board initiate an inquiry asking Marianne to reconsider. Joe Armstrong offered to extend this offer to Marianne. In the interim, the Board voted unanimously to accept the resignation.

Greenbelts

Brick Column Cap Project

Bill West provided a brief overview of a proposed Greenbelt Project that would provide for installing concrete caps on each of the brick columns in the perimeter fence. Additional information and pricing will be presented at an upcoming meeting.

Communication & Technology

Website review

Matt Brozovich requested in absentia that Board members who had visited the new website provided input. Several Board members expressed their appreciation for the time that had been devoted to this project and thought that the new site was looking good.

Activities

Linda Mollard provided a report on the Easter Egg Hunt that was held on Saturday; April 15. Many Board members and homeowners alike volunteered for this event and contributed to its overall success. Upcoming Activities include the Food Trucks beginning on May 2 and the Garage Sale slated for the weekend of May 19 and 20.

Adjournment

Linda Mollard made a motion to adjourn the meeting at 8:45 PM. Pam Moores seconded. Motion carried unanimously.



I will sell your home for 4%!

Tammy Galloway

Galloway Realty, LLC

720-934-2532

I am a Hyland Greens Home Owner



4765 W 102nd Pl

\$437,500 U/C

4622 W 99th Pl

U/C \$459,900



10088 Zenobia Ct

\$454,500 U/C

10151 Zenobia Cr

ACTIVE \$424,900



5040 W 102nd Ave

\$474,900 ACTIVE

4790 W 102nd Pl

U/C, \$440,000



HYLAND GREENS ACTIVITY

Sold	10082 Zeobia Ct	\$437,500
Sold	4811 W 101st Cr	\$456,000
Sold	4675 W 102nd Pl	\$445,000
Sold	4972 W 103rd Pl	\$463,900
Sold	5131 W 99th Ct	\$440,500
Sold	10101 Zenobia Cr	\$399,000
Sold	10088 Zenobia Ct	\$350,000
Sold	4650 W 100th Ave	\$465,000
Sold	10085 Vrain Ct	\$445,000
Sold	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

**More info and pics about
the homes on
Hyland Greens Community
Facebook Page!!**

**Call me today for a
FREE
Market Analysis!**

Office: 12365 Huron #1800

Office Phone: 303-252-7700

THE OWNERS OF COFFMAN & COMPANY ARE HYLAND GREENS RESIDENTS

WOW! NEW FURNACE \$995*

**Buy A New \$3,495 LENNOX 80% Furnace For \$995*
Or A New \$6,277 LENNOX 95% Furnace for \$1,995***

*When You Purchase and Install Air Conditioning at our Regular Price



**\$100 OFF
ANY WATER
HEATER**

Not good with
any other offers

Amazing Low Price Lennox Furnace.....SAVE UP TO \$4,282
Xcel Energy Furnace Rebate on Qualifying Furnaces.....SAVE UP TO \$220
Xcel Energy Air Conditioner Rebates on Qualifying EquipmentSAVE UP TO \$650
Xcel Energy Air Conditioner Trade-In Rebates on Qualifying EquipmentSAVE UP TO \$500



Innovation never felt so good.™

"Always in your neighborhood"

**CALL TODAY
(303)366-1112**

**HURRY THESE REBATES AND
INSTANT DISCOUNTS END SOON!**



www.coffmanco.com

Not good with any other offers. Limited time only.

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

Reliable
Home Repairs, LLC
Honest, Thorough & Dependable

303-887-0081

ReliableHomeRepairs@mac.com

P.O. Box 350261
Westminster CO 80035

**Clayton Shaffer
Owner**

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

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)
Peter Bettinger	15	303-466-5407	Yes	Snow shoveling, lawn work, house sitting, and pet care/sitting. Available during the weekday school hours as well as weekends.



BERKSHIRE HATHAWAY
HomeServices
Innovative Real Estate

Wendy Atkinson
Broker Associate
CRS, GRI, SFR



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

May 2017
303-465-4798

Move for Hunger

When people move, they are almost always trying to ditch a few things to lighten the load. One thing people don't always think of is their nonperishable foods. Move for Hunger is there to help you donate those food items. When I have helped people clean out homes, I have also taken food to Growing Home. Growing Home has on-site help for families that allows them to also use open cleaning supplies for their facility.

Nearly 50 million Americans - 1 in 6 - face hunger every day. The Food Research and Action Center reports that hungry children are two to four times more likely to develop health problems, ranging from relatively minor to potentially fatal. Hunger shortens life spans in adults and makes them more prone to mental illness and deadly diseases.

Move for Hunger helps combat hunger and reduce food waste in our communities. The company connects people who are moving with movers who are able to pick up food they don't want to move with them and donate it to local food pantries across the US. To date, they have collected more than 7 million pounds of food.

I am also happy to help move food to Growing Home. They also accept toiletries, spices, cleaning supplies. I love to see things used that can be used and will facilitate that happening. I can be reached at 303-465-4798.

Everyone you meet is fighting a battle that you know nothing about. Be Kind. Always.

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 Under Contract

Under Contract - Full Price Cash Offer!

\$315,000 - 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

One of the major challenges in selling a home in this market is not getting the house under contract, it is getting the house to appraise. I work diligently to help sellers to choose the offers that will actually net them the biggest return. That is not always the highest priced offer. I also prepare a marketing package for the appraiser to help get the highest valuation possible on the house.

Another major challenge is not to be homeless when you do sell your house. I work with my sellers to determine the best strategy for their situation before we put their current house on the market.

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 at 303-465-4798 or drop me an e-mail.

Very Cool Report Site!

I discovered a pretty amazing home reporting tool on the web. The site is www.homedisclosure.com. It is similar to CarFax for cars. Reports can be generated on any address. The report contains information on

- estimated value of the house
- schools
- offenders that live in the area
- former drug labs in the area
- environmental hazards that may impact the property
- natural disaster alerts
- some census information on the area
- building permits
- tax rates

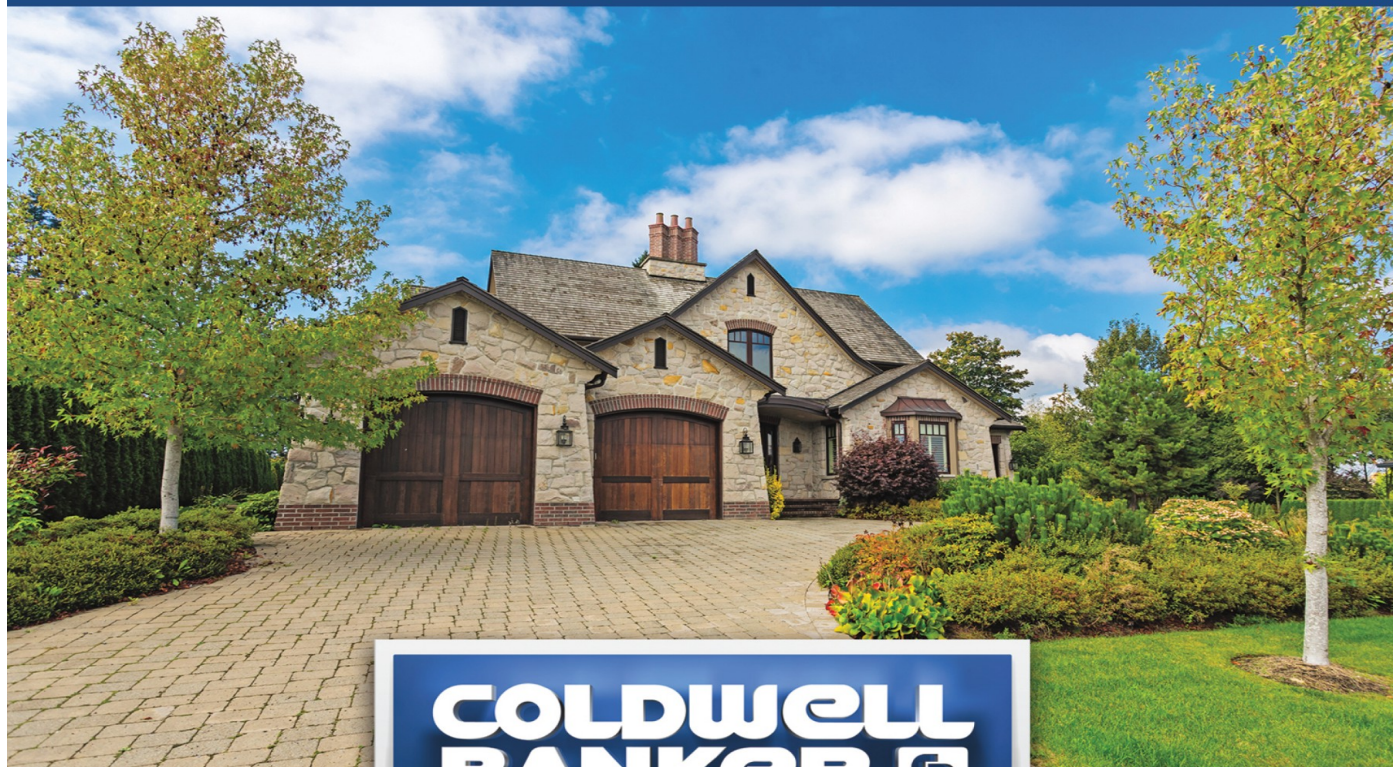
It is very interesting how much information is out there and now, how easy it is to get that data in a single free report. Check out your own address and see if you learn anything new!



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



Integrity, Professionalism, Experience



**COLDWELL
BANKER** 



Christina did an excellent job selling our house. Her real estate knowledge and understanding of the local market were unsurpassed. Her marketing skills and recommendations regarding "staging" our house were superb and definitely contributed to the quick sale and market value of our house. We would highly recommend Christina"--Kirby (Hyland Hills, 2016)

"Proud Supporter of the Regis University Men's and Women's Golf Teams"



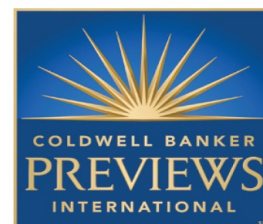
Christina Kern
REALTOR® CRS, GRI

Mobile: (303) 915-0809

Office: (303) 235-0400

ckernsells@gmail.com

www.christinasellscolorado.com



HELPING YOU BUY, SELL AND LIVE WELL IN COLORADO

12110 Pecos Street, Suite 100 | Westminster, CO 80234

Hyland Greens Real Estate News!

Ellen Murdie: Windermere Realtor



Cell: 303 720-1234

Email:

ellen.murdie@windermere.com

Web:

www.ellenmurdie.withwre.com

Hyland Greens

Highest sold home price in the last 30 days:

10084 Lowell Way for:
\$ 500,000

Call me anytime, I will get your home SOLD!

I'm committed to providing you with the very highest quality service whether buying or selling!

Betcha didn't know?

Westminster is home to the Bowles family home.

What is this? Edward Bowles was one of our first homesteaders here in

Westminster. In 1871 Edward and his wife began building their home at 3924 W 72nd Ave. The home was complete in 1876; the year Colorado became a state!

Ed played a key role in getting the railroad to come through the area, which

was in fact running right through his property. In 1881 Ed also built a depot to serve the railroad. He and his wife raised 9 children in this home, 2 of which passed away at young ages. Ed died in 1923; his wife died the year after. The home was then sold in 1930. The Bowles home was bought by the city and refurbished. To

check out a piece of Westminster's history, the home is open for tours May 6th and 13th from 12-2pm