

HAPPY
4TH OF
JULY!



HAPPY
4TH OF
JULY!

Hyland Greens Newsletter ~ June 2017

PLEASE JOIN US FOR

HYLAND GREENS



Hot Dogs

Nachos

ANNUAL

Games

Friends

Parade

Pool

Fun

Snow Cones



CELEBRATION!

09:00 AM-Children's Parade staging and judging begins at small pool parking lot

09:45 AM- Parade from small pool to big pool with Westminster police and fire

11:00 AM- 01:00PM- Food and Snow Cones available (*while supplies last*)

Children's Parade- Children are invited to decorate their wheels (*bikes, trikes, wagons strollers etc...*) with their best Independence Day motif and meet at the small pool parking lot for ribbons. Westminster Police and Fire will then lead the parade of participants over to the big pool. (**The fire truck will not be present if there is an emergency**)

Food- For \$1.00 you can purchase a plate which includes a hot dog, potato chips, a pickle and a drink. \$1.00 Nachos will also be available again this year. Snow Cones are free!

Events- Belly flop and freestyle dive contests
Diving for money for the kids



Tear off this flyer and save it as an event reminder

Presidents Report

Green mountain vistas, golfing and a few final runs at A-Basin, what's not to love about the Colorado springtime in the best neighborhood on the front range!

It has been a busy few months at the Board. The Communications Committee has been doing a great job with our new website, Greenbelts Committee has working on our new trees on 101st, and the Projects and Pools Committees have been working diligently getting the big pool ready for action! In an effort to build a more homeowner friendly interface, Matt Brozovich and the Communications Committee have launched a new website for us. It's at www.hylandgreens.org, and we will be transitioning to the new website over the next few months as we sort out the State mandated document access rules. I would encourage everyone to take a look and provide your compliments and constructive feedback to the Board. Now that we have the sprinklers turned on, our new trees should be arriving post haste! Our thanks to Bill and the Greenbelts team for getting the replanting started, as well as the City for the Grant to offset some of the costs of the project. Finally, I would like to say thanks to Allan Meers and Julie Oldham for all the work to get the fence project finished up as well as all the annual tasks to get the Big Pool open on time! We ran into a few issues with the old electrical system at the pool, and will be working over the summer to get the replacement lights installed and the old Federal Pacific electrical panel replaced.

At the Board meetings, Joe Armstrong has been whipping us into shape with some new policies to speed up the pace of the meetings as well as introducing a new budget ratification bylaw giving all us homeowners the opportunity to ratify the budget. The new bylaw is to be voted on at the annual meeting, but is a key opportunity to make sure that our budgets are in line with what our homeowners want. Also, we have moved forward with a rule change allowing residents to install 2" x 4" welded metal wire on the inside of perimeter split rail fences so that homeowners can have an open design that will still corral their pups. Please note that chicken wire is not permitted, and any homeowners that would like to install the welded metal still need Architectural Control Committee approval to install the material.

For those of you that are still holding on to those old hula shirts, Linda Mollard and the Activities Committee are bringing back the Luau! It is scheduled for August 26 at the big pool, and promises to be tons of fun hanging out with our Hyland Greens family and listening to the classic rock tunes provided by the band Ugly Rumor. Of course, before we boogie down its time to salute old glory and enjoy another Hyland Greens 4th of July! Whether this is your first or fortieth year in the neighborhood, I encourage everyone to come down to watch the parade, say thank you to our Westminster Police and Fire heroes, and, enjoy a hot dog at the belly flop contest. Our 4th of July party is really a special piece of Americana that can only be found here!

For those with an interest, the Westminster Planning Commission is to hold a hearing on June 13th to discuss the plot of land on the east side of 96th and Sheridan. The owner of the land has proposed changing the zoning so that they can build a senior living community on the site. Information on the meeting can be found on the City's Planning Division website under the Planning Commission Agenda. There is also information on the new development at 112th and Sheridan.

Finally, I would like to welcome everyone to join us at our monthly meeting at Ciancio's at the Hyland Hills golf course at 7 pm on the third Tuesday of the month (this month it's on the 20th). Whether you want to come out to bring a topic to our attention, volunteer, or just to see what's going on in the neighborhood we always love to have everyone attend!

Sincerely,

Mike McCurdy, President



How to Treat and Control Dandelions

Everyone is getting outside to enjoy the warmer weather in Colorado. However, as soon as you begin to take in the blue sky, birds chirping and sun's ray, you may start to notice dandelions popping out of your lawn. Dandelions have little trouble growing in Colorado. But rest assured, there are ways to treat and control them before they become a big problem.

What are dandelions?

Dandelions are considered a broadleaf perennial capable of growing in almost any soil. This common weed has a long taproot that can go down several feet in the soil and emerges in the spring. As the season progresses, so do dandelions. The yellow flower blooms into a white puffball containing dandelion seeds. The slightest breeze allows the seeds to travel throughout your neighborhood and spread into different areas of your lawn – making it challenging to completely eliminate dandelions all together.

Dandelions typically “disappear” in the fall, but the long taproot allows it survive through the winter and cycle back to life in the spring. It's important to remove both the plant and the root system so the cycle doesn't continue.

How to Treat and Control Dandelions:

Spot Spray – Spot spraying with an herbicide designed to control broadleaf weeds is one of the most common methods for controlling dandelions. Keep in mind, homeowners should **always** read the manufacturer's instructions and cautions before applying any product.

Thick and healthy lawn – Keeping your lawn thick and healthy is another way to keep dandelions and other weeds out of your lawn. The healthier your lawn is, the harder it is for weeds to germinate and grow.

Mowing – Mowing your lawn, [consistently, has many benefits](#), but mowing over dandelions before they bloom can help prevent seeds from spreading across your lawn and neighborhood.

Hand Pulling – Hand pulling may seem like a solution, but it's a tedious and time-consuming method for controlling dandelions. If you don't remove the entire root, you will not only waste time, but you'll be back to square one.

Summer is around the corner, so don't let dandelions take over your yard.

Upcoming Community Events

June 2 & 3 Garage Sale
June 6 & 20 Food Trucks
June 8 & 22 Recycle Pick up
June 20 Board Meeting
July 4 Annual BBQ and Parade
July 4 No Food Trucks
July 18 Food Trucks
July 18 Board Meeting
August 1 National Night Out
August 1 & 15 Food Trucks
August 26 Luau

Garage Sale

It was a shame that we had to postpone the Garage Sale from May 19 & 20 to June 2 & 3 but the weather predictions were not on our side and holding a garage sale in 45-degree weather is no fun for either shopper or seller. We hope you got the info on the cancellation. It was posted on Nextdoor, the new web site (HylandGreens.org) and an E-mail blast was sent out. If Haven doesn't have your e-mail address, get it to them or go to the new web site and enter it there. The signs will go up again on May 29th to advertise for the sale.

LUAU

Dig out your Hawaiian shirts, shorts and flip flops..... the LUAU is back. We will have a live band playing classic rock at the large pool on the evening of Aug 26th. I am looking for a few people who are interested in planning this event. Please contact me if you are interested in helping out.

July 4th

As you can see from the flyer on the front page, the July 4th event is on. Pull the flyer and stick it on your fridge as a reminder. The cooks have stood up and been counted but more volunteers are needed to devote a little time making snow cones, dishing up nachos, planning and supervising games for the kids, decorating, setting up, cleaning up or anywhere you want to pitch in. Alan Meers will handle the Belly Flop and Free Dive event. He might need a few impartial judges. The judging of decorated bikes, strollers, wagons, skate boards, etc. begins at 9 AM so be on time. The parade is scheduled to start between 9:30 – 9:45. This time depends on the arrival of the fire truck. We will **not** have food trucks on July 4th.

National Night Out

National Night Out is August 1st. The food trucks will be there as well as representatives from the Police and Fire Department. Bring your questions and they will be happy to answer them. Bring your chairs and blankets and visit with your neighbors. If you don't like food truck fair, bring your own picnic. Just come out and enjoy.

Linda hylandgreenshoa@gmail.com 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

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 4th Quarter Assessment will be due on August 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

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FIRST HYLAND GREENS ASSOCIATION

REPORT OF ACTIONS

Taken by the
Board of Directors
May 16, 2017

The Board of Directors took the following actions:

1. **APPROVED AS AMENDED** an update to the Conduct of Meeting Policy. This will be available for review by homeowners with final approval at the June Board of Directors (BOD) meeting.
2. **SUSTAINED** the action taken at the April BOD meeting related to a change in the Rules and Regulations allowing limited use of welded wire with certain split rail fences.
3. **APPROVED** the wording of a Bylaw change providing for Budget Ratification by homeowners. The proposal will be formally voted on at the November Annual Meeting.
4. **APPROVED** a proposal to add column caps to the columns on the perimeter fence. This is a planned project from the reserve project plan.
5. **SUPPORTED** the pool committee discussion to obtain additional chairs and picnic tables.
6. **SUPPORTED** a recommendation from the Activities Committee to reschedule the garage sale until June 2nd and 3rd due to bad weather this weekend.
7. **NOTED** the formal scheduling of August 26 for the luau.
8. **NEW WEBSITE** up and running. <http://www.hylandgreens.org>

Architectural Requests Received from 4/26/2017-5/23/2017

Open

4921 West 98th Ave for windows
5040 West 101st Ave for fencing
5040 West 101st Ave for windows
10090 Wolff St. for fencing

Approved

5121 West 101st Circle for landscape, fencing and patio redesign
4750 West 103rd Ct for front door replacement
4811 West 99th Ave for patio cover
4831 West 103rd Ave for landscape
10302 Xavier Ct for patio replacement
4637 Hyland Greens Pl for fencing
4649 Hyland Greens Pl for fencing
4860 West 102nd Pl for landscape



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),
720-635-9228

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 and 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 or prune some shrubs. There really is something for everybody to help make our Community GREAT!

First Hyland Greens Association

Board of Directors Meeting

May 16, 2017; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan
Blvd., Westminster, Colorado 80021

MEETING MINUTES – SUMMARY DRAFT

Call Meeting to Order with a Quorum of Directors

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

Approval of April 18, 2017 Summary Minutes

Matt Brozovich made a motion to approve the minutes of the April 18, 2017 Board meeting. Tyler Urruty seconded. Several typographical corrections were suggested. Motion to approve as amended carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowners Parker Evans and Denise Martinez were present to observe the meeting.

Secretary

Board Conduct of Meeting Policy – Proposal to Revise

Joe Armstrong presented his draft proposal for revision the Association's Conduct of Meeting and incorporating several of his recommendations for streamlining Board meetings. The Board discussed in detail the use of audio, video and other means of recording both homeowner and Board meetings and agreed that this activity should not be permitted. Joe Armstrong made a motion to amend the draft

policy as discussed, and adopt subject to the 21-day homeowner review period. David Simmons seconded. Motion carried unanimously.

Proposed Amendment Regarding Split Rail Fencing

The Board of Directors reviewed the homeowner input received regarding the proposal to amend the Association's Rules and Regulations to allow welded wire material to be installed on split rail fences. Eight homeowners provided feedback, with four being in favor of the proposal and four homeowners against the proposal. Several suggestions for amendments to the amendment were submitted by these homeowners. After discussion, Joe Armstrong made a motion to approve the amendment. Pam Moores seconded. Motion carried 10-2.

Budget Ratification

Bylaw Amendment Proposal for Budget Ratification

Joe Armstrong presented the final Bylaw amendment to be presented for approval by the homeowners at the 2017 Annual Meeting. He thanked the participants of his committee, Mike McCurdy, Linda Mollard, David Simmons and Tyler Urruty for their assistance in this important amendment.

Vice President

Dane Ernsberger stated that he had met with the Association's Architectural Review Committee to review their process and procedure. He also asked for additional Board participation in monitoring activities in the Community that may or may not have received architectural approval and encouraged Board members to report these items to a member of the Committee for follow up.

Treasurer

April 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending April 30, 2017. First Hyland Greens has assets totaling \$253,416.02 in the operating accounts and \$533,865.80 in the reserve accounts.

Tyler shared his discussion with the auditor relating a request to incorporate the value of the common areas into the audit to reflect as an asset to the Community.

The auditor indicated that this action was not typical and would be uncharted territory for the Association to try and evaluate and value the property.

In anticipation of the FY2018 budget meeting, Tyler distributed a 2017 reserve project update and a draft of proposed 2018 reserve projects.

Greenbelts

Bill West reviewed the work of his Greenbelt Committee in facilitating the repairs of the sod along Sheridan Blvd (actual work performed by Summit Services), strategizing repairs on the drainage issue at the big pool and offers to facilitate some of the details of the big pool fencing project.

Questions were raised about the implementation of the landscaping project at the 101st Avenue entry and Bill stated that plant material could not be installed until the irrigation system was fully operational for the season.

Bill also presented a proposal for replacing the brick column caps for the perimeter fence and provided several examples of cap designs. After discussion, Bill West made a motion to approve the project utilizing the 28" pier cap at a cost of \$14,995.00. Joe Armstrong seconded. Motion carried unanimously.

Projects

Mike McCurdy updated the Board of Directors on the status of the big pool fencing project. The majority of the fencing project itself is complete. Locks and panic bars still need to be installed, one of the egress gates needs to be relocated, a concrete walkway from the gate to another hard surface needs to be installed as well as exit lighting as required by the City of Westminster. Because of the recent requirements imposed by the City, the utility trenches were closed and the lighting project (perimeter and deck lighting as well as relocating the junction boxes for the pool lighting) will have to be postponed until later in the year. This delay will provide for a more comprehensive review of the electric service requirements of this facility and allow for a more thorough list of changes and

updates to be made.

Activities

Linda Mollard provided an updated on the upcoming community activities. She needs volunteers to help with the 4th of July parade and BBQ. Help with organizing games, setting up before and cleaning up after the event.

Linda also announced the return of the Luau, currently scheduled for August 26, 2017. Details for this event will be disclosed soon, but will include an 8+ piece live band to provide entertainment for the event.

Linda asked for Board input in helping to decide whether or not to postpone the garage sale due to the impending winter storm.

Pam Moores reported that the roll off containers were going to be delivered on May 24, 2017 for use on May 25, 2017. Pam will monitor the site for appropriate disposal and asked for volunteers to assist.

Pool Area Furnishings – Picnic Tables? Bench?

Because of additional deck area at the big pool and the age of the picnic table near the small pool, Linda suggested some additional picnic tables or benches in both areas. Alan Meers interjected that he has been looking for additional pool furniture and will consider these options. He also encouraged Board members to keep their eyes out for furniture sales. Matt Brozovich suggested that pool furniture be a budgeted line item so that it could all be upgraded in the near future.

Pools

Alan Meers spoke in detail regarding the pool openings scheduled for May 27, 2017. The bathrooms are close to being complete and because of the inclement weather and cold nights it has been difficult to keep the pool water warming. As a result, temperatures may be a bit chillier than is typical.

Communication & Technology

Matt Brozovich stated that the website had gone "live" and that there were a few details to be ironed out so as to reduce confusion between the two sites.

Meeting Minutes continued from page 9...

He asked whether the financial documents on website need to continue to be password protected or not, and what other benefits homeowners receive from the CINC site that could continue to be functional. Matt and Shanna will meet offline to discuss.

Matt Brozovich, Alan Meers, Chuck Smith, and John Van Royen are going to monitor and manage the internet services and modem equipment for purposes of the camera equipment and future card access system.

Adjournment

Linda Mollard made a motion to adjourn the meeting at 8:55 PM. David Simmons seconded. Motion carried unanimously.



Galloway Realty^{LLC}

Tammy Galloway

Broker/Owner



720-934-2532

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Owner of Galloway Realty with 11 years experience

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HYLAND GREENS ACTIVITY

See Pics of Properties on Hyland Greens

Community Facebook Page

Active	5040 W 102nd Ave	\$464,900
Active	5050 W 102nd Ave	\$415,000
Active	10151 Zenobia Cr	\$414,900
U/C	4650 W 101st Pl	\$415,000
U/C	4765 W 102nd Pl	\$395,000
Sold	4622 W 99th Pl	\$465,000
Sold	10082 Zenobia Ct	\$437,500
Sold	10327 Xavier Ct	\$455,500
Sold	4941 W 98th Ave	\$455,000
Sold	10088 Zenobia Ct	\$450,000
Sold	4811 W 101st Cr	\$456,000

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Market Analysis!

**See Pics of Homes on
Hyland Greens Community
Facebook Page**

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NorthDenver.com**

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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

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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	720-255-6716	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.



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June 2017
303-465-4798

Retirement Funds can be Down Payment Funds

If you are ready to buy your first home but don't quite have a down payment saved up, you may be able to tap into your traditional IRA, a Roth IRA or your 401k for help.

If you are a first time home buyer (or a buyer who has not had a financial interest in a home in the past 2 years), you may be able to use IRA money for your down payment without paying the 10% penalty. You may be required to pay taxes on the funds, so talk to your accountant before making that decision. You may also be able to use Roth IRA funds without paying taxes because those funds have already been taxed.

Another potential source of down payment funds could be your 401k. You will need to talk to the manager of the funds to see if funds can be withdrawn. Sometimes, funds can only be removed as a loan to yourself which you pay back with interest. That's not a bad plan. It can become an issue if you leave the company because the company was the vehicle to repay the loan. Again, this is an idea that needs to be discussed with your financial advisor or accountant.

Using retirement funds for a down payment on a house now is not sacrificing your future today. The money is still working towards long term goals and financial security. Real estate appreciation is great right now.

If you want to work with a lender that is experience with this technique for funding a down payment, please call one of my lenders - Belinda Sawyer with Mountain West Financial. She has done with type of financing for several of my clients. Belinda ca be reached at 720-502-1116. Once you are approved, we can go shopping for that first home!

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 Offer!

\$168,000 - 9845 Croke St. Thornton
Ranch style Townhouse w/ 1 car garage
2 bedrooms, 1 bath, 3 external storage areas
862 square feet

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.

Dress Up with New Appliances!

If you are thinking of dressing up your kitchen or laundry room with some new appliances this summer, check out JCPenney in Westminster. Ask for Gary Tharpe - he's the manager - and tell him I sent you. He will take good care of you with great prices, package deals and free delivery and basic set up. Gary can be reached at 303-427-8912 ext. 305.

Top 10 Trendiest Home Features

An analysis of Realtor.com listings over the past 5 years found the following items were listed most often.

- | | |
|-------------------------------|-----------------------|
| 1. Fireplace | 6. Open floor plan |
| 2. Wood floors | 7. Walk-in closet |
| 3. Carpet | 8. Formal dining room |
| 4. Granite counters | 9. Vaulted ceiling |
| 5. Stainless steel appliances | 10. Open kitchen |

Do trends lose steam? Oak and cherry cabinets had a strong foothold in the cabinet marketplace, but are no longer popular.

*An eye for an eye
will make us all blind.*

- Mahatma Gandhi

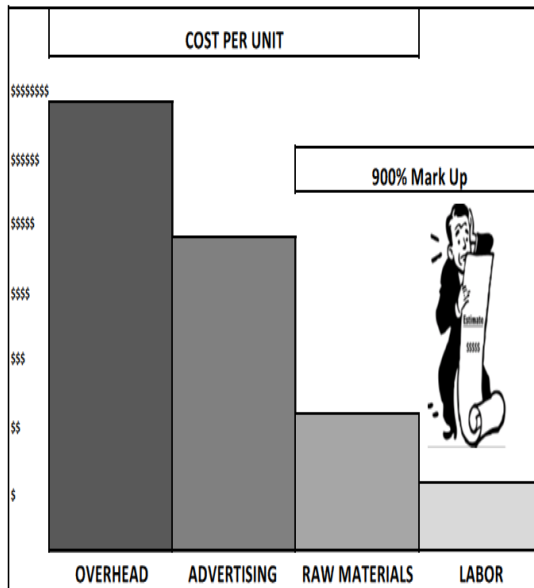


5280 Magazine's Five Star Real Estate Agent for 2012 - 2017 - as selected by my clients!

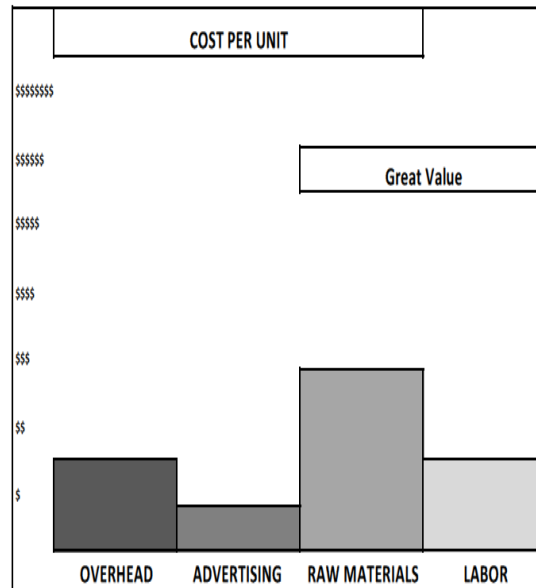


Get More of What **You Need** and Skip Paying More for What **They Need!**

Problem:



Solution:



Commercial, radio, and print ads are expensive. Big name companies have big buildings, big expenses, and they need you to help pay for it! My business model gets you skilled labor, backed with great insurance, quality products, and no nonsense overhead expenses. I can, and have, saved Hyland Greens residents thousands of dollars on their remodel projects. Let's compare!

SPECIALIZING IN WINDOW & ROOF REPLACEMENTS **GENERAL CONTRACTOR**

Owned & Operated by a Hyland Greens Resident



303-250-0836 Info@ColoradoStateExteriors.com