



BEANS A N D BOOZE

FIRST ANNUAL HYLAND GREENS CHILI COOK-OFF

**Friday, October 13, 2017
5:30pm at the Big Pool**

Trophy and prize for the best chili in Hyland Greens!
Spirits provided by **Kokopelli Brewery** and **Mad Rabbit Distillery**.





BEANS and BOOZE



Hyland Greens is having its first beans and booze chili cookoff event and with any luck it won't be the last.

The date is set for Friday October 13th from approximately 5:30pm to 7:30pm on the playcourt next to the big pool

(There is no alternate date for this event so lets hope for good weather!)

Both **Kokopelli Brewery** and **Mad Rabbit Distillery** are scheduled to be on site selling alcoholic beverages to those over 21 years of age. **Please make sure to bring your photo ID** if you plan to purchase alcohol.

Currently we are seeing if we can set aside part of the play court for our local neighborhood crafters and business owners to sell and promote their wares. This is not finalized yet.

Chili Cookoff Rules



Entrants

1. All entrants **must** RSVP to hylandgreensHOA@gmail.com to be able to enter the cookoff no later than Saturday October 7th. **Day of entries will not be accepted**
2. Any form of chili can be entered (green, red, beans, no beans, mild, spicy etc...)
3. A single submission consists of at least one large crockpot of chili
(please bring chili **already warm**, we will have some power strips available but may not be able to have every crockpot plugged in at the same time)
4. A person may enter more than one submission provided that the submissions are different chilis in some way (green and red or beef and chicken etc...)
5. Please bring a utensil that can be used to serve your chili into a small tasting cup
(no large ladles)
6. Please have a name ready for your chili and be ready to fill out a short form about your chili to include spiciness level and any ingredients you think should be known.
7. Please drop off chili between 500pm and 515pm on day of event.
8. If there are any toppings that are essential to your chili please provide them in ready to serve form (bring cheese preshredded or precooked noodles etc...)

Other Participants

1. Please sample each chili only one time to allow as many people as possible to have a taste, it will be annouced to dig in if there is enough left over.
2. Adult participants will be given a token(s) to vote for their favorite, children may sample but will not be participating in the voting
3. HAVE FUN!!!!





Hyland Greens Newsletter ~ September 2017

Community Corner

The activities for 2017 are slowly rolling to a close. There are only a few events left including **Doggie Swim Day**, **Beans and Booze** (new this year), **You've been Jinglyd bags** and **Christmas Eve luminaries**.

National Night Out was on August 1, 2017, a food truck night for Hyland Greens. Representatives from Target stopped by as well as a few officers from Westminster PD. They spoke with residents and answered any questions they had. A scavenger hunt was put together by Melissa Schwartz for the kids to enjoy and lastly, we had our door prize drawing. The biggest prize was a \$50 gift card to **Ciancio's Restaurant** at Hyland Hills Golf Course (donated by the restaurant). The prizes were won by Johanna Zablocki, John Shields, Bob Beldon, Don Russell, Bob Clark and Lillie Vail. Unfortunately this event was not well attended by residents and thus we would like to know if it is worth continuing or if we should put our efforts into other events/activities. Please let us know your opinions.

Our first **Beans and Booze** event is scheduled for Friday, October 13th from 5:30pm to 7:30pm on the sports court next to the big pool. In case of inclement weather, there is no alternate date. Let us hope for great weather. This is a chili cook-off (with trophy and prize money) and beer/alcohol tasting event. Kokopelli Brewery and Mad Rabbit distillery are currently scheduled to be present and will be selling their beer and alcoholic beverages to those over 21 years of age. As a reminder it is illegal to consume beer and spirits on public property therefore no open containers will be allowed to leave the premises. For further information and rules for the chili cook-off please see the other flyers in this newsletter.

Please let me know if you plan to enter the chili cook off. We are requiring pre-registration so we can get ballots and signage printed. No pre-registration is needed to attend the event, sample and purchase alcohol. In order for this event to be a success we will need several entrants and plenty of attendants. Please pre-register by emailing hylandgreenshoa@gmail.com.

We are also seeing if any crafters or business owners would be interested in setting up tables in the area to advertise and sell their goods. Come on out you knitters, woodworkers, painters, hot sauce purveyors, realtors, sewers, attorneys, lawn mowers, baby sitters and handymen. Please let me know if this is something you are interested in doing. LJMollard1@gmail.com

I've been asked questions about the change in food trucks. We contract with a person to organize the trucks. Mid-season we were told that Hyland Greens could not support two savory trucks, meaning that not enough people came out to make it profitable for two trucks and they cut us to one. My thoughts are to change to food trucks just once a month next summer and get us back to having a choice. We are supposed to have a dessert truck each time. On August 15th our dessert truck broke down on its way. September 5th is our last food truck night for 2017.

Remember that we need your feedback and constructive criticism to make things better.

Happy September Neighbors,

As we round down the summer season I hope everyone has enjoyed the pools and the very warm weather. Given that most kids are back to school please note that we will have reduced operating hours at the small pool and it will close for the season on September 4th. The large pool will close for the season on September 10th after the dog swim.

The HOA board and its volunteers have been busy at work on a few things:

The big pool fence project is considered complete. We felt it best to wrap up the pool fence project and open a new project just for the electrical work. It was determined that the electrical work that needs to be done is far more comprehensive than initially thought. This will also allow us to look into the electrical requirements we will need to put a card key entry system into place at the pool. The plan is to get the electrical work done before the pool opens next year.

After much discussion and crunching the numbers at the budget meeting the board has elected NOT to raise the annual dues for the 2018 fiscal year. Please note that it is unlikely we will be able to maintain our current dues amount for more than this next year.

We have a lofty list of projects planned for 2018 which include a card key entry system at the pools, big pool electrical, tree installation along Sheridan Blvd, rock wall repairs and some concrete work at the big pool just to name few. It is unlikely we will be able to accomplish everything on our list but it will definitely keep us busy.

Due to some changes in Colorado law starting in 2018 the HOA's annual budget will have to be ratified by the association. We have discussed this in several newsletters and at the annual meeting in 2016. Based on feedback from residents it was decided to change our fiscal year to align with a calendar year.

Our annual meeting is currently being scheduled for some time in November. We will let you know the date as soon as we are able to book the room. Please consider coming to provide feedback to the board and or to join the board. There are currently a few open positions.

There are a few more activities coming up this year. Next up is Beans and Booze on October 13th. Please see Linda's report for more information.

Dane Ernsberger
Vice President



The 5th Annual "Swim With Your Dog"

will be Sunday afternoon, Sep 10, from 2-6 pm at the Big Pool on Yates.

The wading pool will be available for the smaller and water-shy dogs, and the diving board will be available for the long-jumping, frisbee-catching, extroverted canines.

If you want to display/market canine-oriented items for sale or trade, we have tables available at the Big Pool that you can use for the afternoon. Electric power is available near the deck/pump house if you need it.



Earlier this year, the Board voted to change our fiscal year from October through September to a calendar year period, January through December. This modification was made to allow for annual budget ratification and to simplify fiscal year timing. The adjustment to the fiscal year means there will be a bit of a change to the timing of dues payments.

- For those homeowners who choose to pay dues on a quarterly basis (\$198), there won't be any change to the timing of your payments.
- For homeowners who choose to pay their entire annual dues in one payment (\$792), the payment schedule will be as follows:
 - Dues for the 3 month "bridge" period which will cover October 2017 through December 2017 will be due November 1, 2017. The quarterly bridge period dues will be \$198 (\$792/4).
 - Dues for the next fiscal year (January 2018 through December 2018) will be due February 1, 2018. The annual dues will again be \$792.

Homeowners will be receiving regular billing statements from Haven per the schedule outlined above. Please contact them with any questions you may have.

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 Jennifer at jsingleton@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 were 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



[Remember to go visit our new website: www.hylandgreens.org](http://www.hylandgreens.org)

Our new community website is LIVE! You can now subscribe to the Hyland Greens community calendar, access relevant information about ongoing projects, pools and greenbelts and download forms and documents. We will be updating the new site on a regular basis and phasing out the old website during the next few months. We are also gauging interest in a digital version of the community newsletter. At the bottom of the new website there is an opt-in box to sign up and receive the newsletter via email. Please submit your information if you would like to receive the newsletter electronically in the future.

Check it out. We are anxious to hear your feedback!



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)
Monte Thompson (exp. 2019)



September 10th
September 19th
October 13th

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,

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. There really is something for everybody to help make our Community GREAT!

Dog Swim
Board Meeting
Beer Tasting and Chili Cook

First Hyland Greens Association

Board of Directors Meeting

August 15, 2017; 7:00 – 9:00 pm

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

MEETING MINUTES – 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, Tyler Urruty, Allan Meers, Bill West, Linda Mollard, Pam Moores, Matt Brozovich, Mark Mischke and Chuck Smith were present. Board members Mike McCurdy, Julie Oldham and Monte Thompson were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of July 18, 2017 Summary Minutes

Dane Ernsberger made a motion to approve the minutes of the July 18, 2017 Board meeting with a revision to add in the cost of \$15,769 for the pool fence project. Pam Moores seconded. Motion to approve carried unanimously.

Introduction of Homeowners & Invited Guests Present

Jennifer Chavez and Nathan Jensen were in attendance as homeowners. Jennifer advised that she was there for any questions concerning her ACC request. Nathan advised that he was there for the tot lot and would be willing to look at the area and provide different options for renovations.

Covenants

ACC House Rebuild

Dane Ernsberger made a motion to approve the ACC request as submitted. Joe Armstrong seconded the motion and the Board opened the topic up to discussion.

Mark Mischke made a motion to approve the ACC request with revisions to include making the windows larger and more symmetrical and to add an eve (roof feature) to better match the aesthetic of the community. The Board opened the topic back up to discussion.

Dane Ernsberger made a motion for the Board to tentatively approve the changes that Mark proposed based on revised drawings to be submitted by the owner. In addition, the motion included for the ACC to provide final approval. Pam Moores seconded the motion and all were in favor.

Secretary

FINAL Pool Fence Project

Joe Armstrong presented information that John Van Royen completed regarding the pool fence project. It was determined by the board members in attendance that the restroom facilities, large pool deck and pool lights were all separate projects. It was also determined that the electrical work that will commence in 2018 will be a separate item as well. The final cost for the pool fence and related projects totaled \$71,515. Here is the breakdown of the cost of the projects; Large Pool fence including sidewalks and ODP, \$37,321.00, Stabilize and Re-deck Large Pool Deck \$20,011.00, Replace underwater lights \$2,400.00, Large Pool Restroom Facilities \$11,782.50.

Joe made a motion to close out the pool fence project and to consider the item complete. Tyler Urruty seconded the motion and all were in favor.

Board Expenditure Policy

Joe Armstrong provided information regarding the policy that he is drafting. Items of inclusion are amounts that directors may authorize and creating a checklist for the project. It was asked by officers in attendance to make the limits for the officers an increased amount and to be the same as the chairmen's limits. In addition, Joe advised that coding requirements should be an item added to the policy. Joe Armstrong made a motion to approve the items mentioned and to move forward with continuing the revision of the policy. Dane Ernsberger seconded the motion and all were in favor.

Treasurer

July 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending July 31, 2017. First Hyland Greens has assets totaling \$213,856.98 in the operating accounts and \$551,509.94 in the reserve accounts. Tyler noted two items were paid

out of reserves, which were \$6873.16 and \$1330 to Summit Services for Major Landscape Replacement and Improvements.

2017 Bridge Budget

Tyler presented the draft budget for the remainder of 2017, showing an overage of \$1264. The Board discussed the line items and how to zero out the budget to keep assessment the same for the fourth quarter period. Tyler Urruty made a motion to approve the budget with a revision to reduce the reserve transfer by \$1264 to make the budget zero out. Matt Brozovich seconded the motion and all were in favor.

2017 Bridge Reserve Budget

Tyler presented the draft reserve budget for the remainder of 2017. Tyler Urruty made a motion to approve as submitted. Pam seconded the motion and all were in favor.

2018 Budget

Tyler presented the draft budget for the 2018 fiscal year, showing an overage of \$13,236.80 for the year. Tyler advised there were three options to choose from; 1. Cut expenses to zero out the budget; 2. Shorten the reserves to zero out the budget; 3. Raise assessments by \$13,236.80 for the year. Each member provided their choice and opinion regarding such. Tyler Urruty made a motion to approve the budget with a revision to shorten the reserves in order to zero out the budget. Matt Brozovich seconded the motion. The motion carried with 9 votes and 1 abstention.

2018 Reserve Budget

Tyler presented the draft reserve budget for 2018. Matt advised that the electric pool signage can be removed from the reserve plan as it is not necessary. Tyler Urruty made a motion to approve with the pool signage being removed. Dane Ernsberger seconded the motion. Joe Armstrong asked for clarification between the tennis court at the small pool being resurfaced vs. and overlay. The motion carried unanimously.

Management

Collection Policy

Jenny Singleton brought to the Boards attention that the current collection policy does not specify amounts that may be charged by the management company for the production of late letters at 40, 70 and 90 days. Dane advised Jenny to revise the policy and submit to the Board for review and input.

Light Fines

Jenny Singleton advised the Board that at the previous meeting, there was a request for a removal of a fine for a light not functioning on a consistent basis. Linda advised that the request should not have come to the Board for decision, but should have been submitted to the ACC Committee for review and decision. Dane also advised that at the time the fine was charged, the light was in working order and Management should have it removed.

Pools

Back to School Scheduling

Allan Meers advised that with numerous lifeguards attending school, there may be times that coverage will not be available and the small pool could be closed for items such as these. Allan also advised that the small pool was closed for a day to level out the chemicals.

Weather Closures

Allan advised that any time there is a closure, whether for lifeguard scheduling or weather purposes, the vendors are aware to advise both Matt and Management of the closure and both parties will place on their respective websites for resident awareness.

Communication & Technology

Facebook Page

Matt Brozovich advised that the Facebook page has been setup and claimed as the Association's page. He advised there are still a couple out there that have not been claimed.

Website Update

Matt advised that a link has been setup on the Association maintenance website to redirect residents to the Management maintained website for accounting purposes.

MailChimp Mailing List

Matt advised this is a work in progress and will be placing an ad in the upcoming newsletters for residents to be aware of.

Pool Key Card Access

Matt advised that he has been in contact with 2 different companies, one of which is Key-Rite, and they are working on a bid to submit for review. Once Matt has the details nailed down and the bids correct and in hand, he will provide for Board review.

Camera Project

Matt advised the members in attendance that the camera project has been moved to Communication and Technology for ownership.

Activities

Luau

Linda Mollard asked the Board members in attendance to please remind residents of the upcoming event, being held on August 26, 2017. Matt asked the Board members in attendance to send any song requests to him so they may be provided to the band.

Dog Swim

Allan Meers reminded those in attendance that this is scheduled for September 10, 2017 from 2-6pm.

Chili Cookoff

Linda Mollard advised that she will be making an ad for the newsletter to be sent out for September.

Greenbelts

Bill West advised that a neighbor of his asked if there was a policy regarding dead branches. The Board advised Bill to reach out to Gerry for details on this item.

Adjournment

Dane Ernsberger made a motion to adjourn the meeting at 8:58 PM. Pam Moores seconded the motion and all were in favor.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors

FIRST HYLAND GREENS HOMEOWNER ASSOCIATION REPORT OF ACTIONS Taken by the Board of Directors August 15, 2017

The Board of Directors took the following actions:

Approved an ACC request, as amended, for a home expansion.

Approved acceptance of a report on the costs of the big pool fence project.

Approved a motion to expand the scope of the Expenditure Policy to include documenting a payment approval process.

Approved a motion to keep dues the same for F/Y 2018.

Approved a motion to accept the proposed budget for F/Y 2018.

Approved a motion to drop a fine related to a non-function post light due to conflicting guidance to the homeowner.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

**First Hyland Greens
Homeowners Association**

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

Jennifer Singleton, Community Manager
jsingleton@havennpm.com
(303) 530-0700 ext. 107

**Architectural Requests Received from
07/22/2017-8/23/2017**

Open

4930 W. 101st Place –Windows
4961 W. 101st Circle– Windows and Patio
4977 W. 103rd Circle– Room Addition
4921 W. 98th Ave.-Painting
4695 W. 99th Place –Siding
10303 Xavier Court– Painting
10314 Xavier Court– Roof

Approved

4650 W. 101st Place– Radon Mitigation
4804 W. 103rd Circle– Fencing
10110 Yates Court– Paint, Window and Sliding Door
10062 Zenobia Court– Roof
10089 Zenobia Court– Sliding door



**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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Clayton Shaffer
Owner



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Wendy Atkinson
Broker Associate
CRS, GRI, SFR



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

September 2017
303-465-4798

Which Value Do You Want?

What your home is worth depends on why you ask the question. It could be one value based on a purchase or sale and an entirely different value for insurance purposes.

Fair market value is the price a buyer and seller can agree upon assuming both are knowledgeable, willing and unpressured by extraordinary events. This value is generally indicated by a comparable market analysis done by real estate professionals.

Insured value is determined for insurance coverage. Homeowner policies typically have replacement clauses in them and the cost of demolition, new construction and the added complexities of matching existing construction could exceed the cost of new construction.

Investment value is based on the income it can generate during its useful life. This value is dependent on what kind of yield an investor requires to capitalize the value over time. The formula for this is to divide net operating income by the capitalization rate required by the investor.

The assessed value of a home is used to determine the property taxes the owner must pay. This value is determined by the responsible state government agency.

Homeowners are generally more familiar with their home's market value. Since it can be lower than the replacement cost, owners should review the insured value with their property insurance agent periodically.

There can be a surprising difference in each of these separate values. It is important to know the purpose that it is going to be used for the value. Call or email me if you want to discuss the market value of your 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.

Active Listings

Great Condo in Legacy Ridge - Westminster!

10700 Eliot Cir #101
Ranch home w/ 1 car garage
2 bedrooms, 2 baths, A/C
Open floor plan, large patio
On the market Sept. 7th
\$288,000



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

Lock It Up

With all the advancements in smart-home security systems, one of the most basic components is the door locks and keys. According to This Old House, nearly 3 million U.S. homes are broken into each year. Locks have come a long way in terms of the protection they provide, and it's a good time to consider a simple upgrade of door-lock hardware.

Determining what kind of exterior lock you need is the first step. Consider the pros and cons of various keyed-entry doorknobs, handle sets and dead bolts before you buy. All exterior doors need a dead bolt no matter what kind of knob or handle set you decide on. You can mount the dead bolt and door knob together or separately, or purchase a set that includes both as one installation.

Exterior locks should be either Grade 1 or 2. Choose locksets with a dead-locking latch bolt or dead bolts that include hardened pins. Install these with a heavy-duty plate and at least 3 inch screws. Prices for locksets vary from \$25 to over \$300 depending on quality, style and safety rating.

When you're shopping for a new lockset, you want to look for a dead bolt that will withstand door jimmying with a credit card or saw. According to a study by ConsumerReports.org, forcible entries such as door kick-ins are the most common type of home break in. The report also found that the majority of new smart-home locks that are opened by a fingerprint, passcode or key failed their prying/wrenching test. You need good reinforced doors and upgraded locks to keep your home safe.

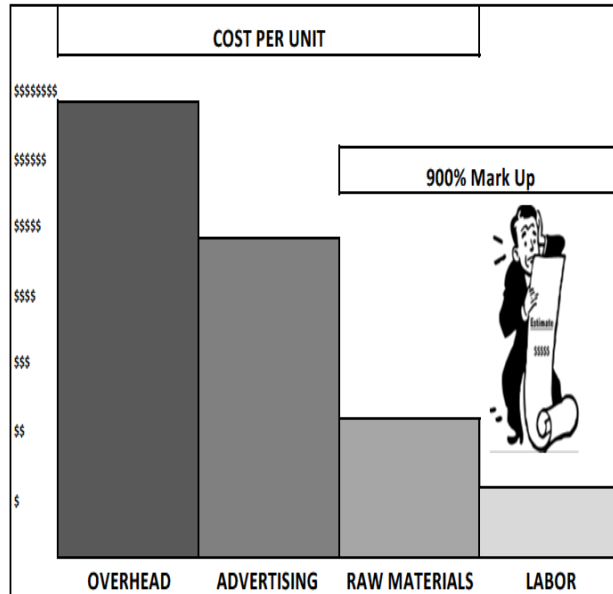


5280 Magazine's Five Star Real Estate Agent for 2012 - 2017 - as selected by my clients!

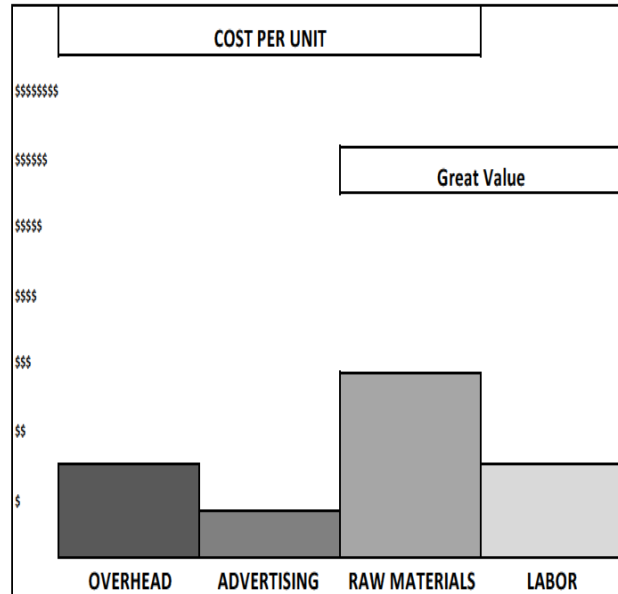


Get More of What **You Need** and Skip Paying More for What **They Need!**

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

Greenbelt Report

The Greenbelts Committee has hired a company grind/cut uneven sidewalks on the Greenbelts sidewalks. When adjacent sidewalk slabs get uneven they need to be leveled to reduce the tripping hazards. Experience has shown that this needs to be done every 2-3 years (different locations). Dislocations often happen because of trees growing next to the sidewalk, but there are a variety of other causes including our unstable soils. Fortunately, this grinding/cutting is relatively inexpensive and extends the life of our sidewalks.

The contractor we are hiring has agreed to do this work for private residences. If you have uneven slabs on a patio or entrance walkway you may want to consider having this work done. You will need to pay the contractor directly for this work, but we will assist in marking the work and getting the estimates. If this is work you are considering for your house, please call John Van Royen at 303-466-1005 or email at jvrcvr@centurylink.net. *Note: Please remember that the sidewalks in front of your house are the responsibility of the City of Westminster and the City is currently doing a sidewalk replacement project.*



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The Hyland Greens Newsletter

The Hyland Greens Newsletter is published each month, except January, using articles that are sent to us by the HOA Board and Homeowners. Our network of volunteers includes six block captains and 35 block reps who distribute your copy. Each issue should be delivered to your door during the first few days of the month.

If you miss a copy please contact HAVEN Property Managers & Advisors.

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

This Newsletter is published as an information resource to benefit the residents within the First Hyland Greens Association.

Letters to the Editor

Letters to the Editor are the opinions of the writer, and are not necessarily the opinions of the Hyland Greens HOA. To be considered for publication, letters to the editor must include the writer's full name, address and daytime phone number. Your name will be printed with your letter.

Newsletter Deadlines

Articles and ads for each issue must be received by the 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.



Galloway Realty^{LLC}

Tammy Galloway

Broker/Owner



720-934-2532

YOUR HYLAND GREENS EXPERT

I have owned a home in Hyland Greens for 23 years.
Owner of Galloway Realty with 11 years experience.

I have SOLD many homes in Hyland Greens.

I SELL THE NEIGHBORHOOD!

I sell all of the features of the neighborhood such as
2 pools, tennis courts, park, greenbelts, activites etc

I WILL SELL YOUR HOME FOR 4.5%

You may save as much as \$6000!

HYLAND GREENS ACTIVITY

See Pics of Properties on Hyland Greens
Community Facebook Page

Active	10314 Xanvier Ct	\$469,000
Active	4820 W 102nd Pl	\$399,000
Sold	5040 W 102nd Ave	\$465,000
Active	5050 W 102nd Ave	\$392,500
Active	10151 Zenobia Cr	\$414,900
U/C	4880 W 103rd Cr	\$479,000
U/C	4851 W 102nd Pl	\$444,900
Sold	4650 W 101st Pl	\$430,000
Sold	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

**Call me today for a
FREE**

Market Analysis!

See Pics of Homes on
Hyland Greens Community
Facebook Page

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NorthDenver.com](http://www.TammyGallowayRealtyNorthDenver.com)

www.winner1726@msn.com

Office 12365 Huron #1800

303-252-7700

***I WILL SELL YOUR HOME FOR
ONLY 4.5%***

Market Changing—Have you Noticed?

It is that time of the year with summer ending and school starting, that traditionally signals a slow down in the market. If your home is on the market, you have seen this with the reduced number of showings. Along with the seasonal change, our overall real estate market is experiencing a shift to a more 'normal' market.

As a professional, part of my job is to watch trends and statistics. According to the Denver Metro Association of Realtors and contrary to recent media reports, the statistics metrowide show some diverse trends. Homes priced less than \$300,000 have an inventory level down 26%. Homes priced \$400k-\$700k have a 12% increase in inventory and homes over \$700k, inventory is up 24%. The number of sales from June dropped 19.66 percent, normal sales decreases are usually about 5%. Like sales, under contract homes experienced a higher decrease of 14.78 %. An average decrease of 6.78% is considered normal.

So what does this mean to you? Prices are adjusting down slightly, and the average market time is climbing. Current conditions of 30-60 days is predicted to be at 90-120 days by the first quarter of 2018.



Christina Kern Certified Home Specialist

303-915-0809

[Www.christinasllscolorado.com](http://www.christinasllscolorado.com)

If you have questions about the Real estate market or specific questions about your home, please feel free to reach out to me!

Watch for Information on my September Charity event collecting Shoes for "Soles for Souls"!