



## *Hyland Greens Newsletter ~ November 2017*



### November Activities

We closed the year out with the **1<sup>st</sup> Annual Beans and Booze** event. It was a great success with at least 150 adults plus many kids attending. We had 20 chili entries that were tasted and the winner was **Mary Beth Murphy!** She received a large golden trophy along with a gift card to Applebee's and a gift card to Bed Bath and Beyond. Second place went to **Steve & Virginia Grewe** and third place went to **Rani Howard!** I want to thank Kokopelli Brewery for coming out to serve beer and cider and Mad Rabbit Distillery for serving drinks made with other spirits. If you didn't get a chance to try them out, both vendors are local and right here in Westminster. This event was so well attended and so much fun that we will be having the 2<sup>nd</sup> Annual Beans and Booze Chili Cook-off next year. Start perfecting your chili recipes. You have all winter to practice until you think you have the winning chili. If you attended this event please provide some comments or constructive criticism. We have had some feedback that has been helpful and will hopefully make the event better in 2018. Please email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com)

I want to thank the crafters and small businesses that came out to promote their products. Christine Kern collected 60 pairs of shoes for her charity. If you still have shoes to donate you can contact her directly.

More than anything else I have to thank Courtney Mollard, Dane Ernsberger and Donna Jackson. They put hours in prep work, set-up and clean-up and attending to numerous details. To make this better in 2018 we will need several more volunteers to assist during the event.

**Speaking of volunteers....** Help is always appreciated. Many hands make the load much easier. Volunteers are needed to stuff Easter eggs, man the prize tables, hide the eggs. It could be as easy as putting up and taking down the garage sale signs or getting the ads posted on-line. For July 4<sup>th</sup> we need a few people to help serve the food or organize games for the kids. Assistance is always welcome for set-up and clean-up. At the Luau we could use decorators and snow-cone makers. At Beans and Booze we learned that we need greeters and people to watch over the tables. Volunteering is mostly fun and you get to meet your neighbors.

We will close the year with **You've Been Jingled** and **Luminaries**. Jingle bags will go out early in December. We ask that the last person to have the bag return it so that the bags can be used again the following next year. **Luminaries** are placed along the sidewalk on Christmas Eve. The more neighbors that participate the more stunning it looks! More info will be in the December newsletter.

Keep checking the Hyland Greens Facebook page, Nextdoor, and/or our webpage for updates. We hope to get some pictures uploaded in the near future.

### Monthly 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](mailto: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 FY2018

### ANNUAL ASSESSMENT

The 4th Quarter Assessment were due on November 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



### December 5<sup>th</sup> Meeting

Attention Residents!

As you all know, the Board typically skips having a Board Meeting in December. This year, the Board has decided to have a board meeting. It will be held on December 5, 2017 at 7:00 PM. We hope to see you there!



### SAVE THE DATE FOR THE ANNUAL MEETING

Please join us for the Annual Meeting of homeowners of the First Hyland Greens Association on:

***Tuesday; November 7, 2017***

***from 7:00 PM to 9:00 PM***

Hyland Hills Golf Clubhouse

9650 Sheridan Blvd., Westminster, Colorado 80021

The purpose of the meeting is to provide the homeowners with an overview of the FHGA activities and FY2018 budget and elect board members.

**IMPORTANT:** Homeowners will be asked to vote on a bylaw amendment at the annual meeting to allow homeowners to ratify the annual budget. This will bring our bylaws into compliance with a State of Colorado Statute that goes into effect, July 1, 2018.

We hope you can join us and vote at the annual meeting. If not, please use your proxy.

### Looking for Board Members

As you know, the annual meeting is fast approaching. As a reminder, it will be held on Tuesday, November 7, 2017 at Ciancio's beginning at 7:00 PM. This year, there will be 5 open Board Positions. If you are interested in running for one of the open positions, we ask that you please contact Dane Ernsberger, Mike McCurdy or Linda Mollard with any questions or inquiries you may have.





**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)

**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!

Heartfelt   
**THANKS**  
**TO OUR VOLUNTEERS!**



**First Hyland Greens Association**

**Board of Directors Meeting**

October 17, 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**

Secretary Joe Armstrong called the meeting to order at 7:04 PM. Board members Dane Ernsberger, Tyler Urruty, Allan Meers, Bill West, Linda Mollard, Pam Moores, Matt Brozovich and Chuck Smith were present. Board members Mike McCurdy, Julie Oldham, Mark Mischke and Monte Thompson were absent. Jenny Singleton represented HAVEN Community Managers.

**Approval of September 19, 2017 Summary Minutes**

Linda Mollard made a motion to approve the minutes of the September 17, 2017 Board meeting as submitted. Pam Moores seconded. Motion carried unanimously.

**Introduction of Homeowners & Invited Guests Present**

Richard Osner, John Anthony, Renee Teague, Shirley Lee and Robert Johnson were in attendance as owners.

John Anthony advised that 10170 Vrain Ct is an eyesore due to the building materials, dead plants and exposed foundation and would like to know why the property has not been finished.

Robert Johnson, the owner of 10170 Vrain Ct, stated that he has been trying to obtain approval for numerous items for over a year. Robert explained what has transpired, discussion between Robert and the Board ensued and questions were answered. Dane advised the owner that the ACC had the remaining information necessary and he would relay the information to the remaining ACC members so a decision could be made and the case closed.

Renee Teague, owner of 4998 W 103<sup>rd</sup> Circle, advised that she has a large tree that is causing damage to the common area sidewalk and inquired with the Board as to how to repair the situation and any recommendations they may have. Bill West will check the property.

Shirley Lee, owner of 4871 W 98<sup>th</sup> Avenue, advised that her home is for sale and she may be required to replace the roof. Shirley inquired as to whether there were pre-approved shingles through the ACC, which there are. Matt provided her with the information necessary in order to choose a pre-approved shingle and submission paperwork.

**Secretary**

**Review Tennis Court Options**

Joe Armstrong presented four different options to resurface the tennis court at the small pool, ranging from \$10,000 – over \$100,000. The vendors had not provided firm proposals, but provided a range of pricing for repairs. Robert Johnson advised that the higher end option would still create surface problems.

**Pools**

**Pool Closing and Winterizing**

Allan Meers gave a brief update regarding the pools being winterized, in which they are almost complete. Allan also advised that the pool vendor recommends the heater being replaced at the small pool and replacement of pumps with more efficiency.

**Activities**

**Chili Cookoff**

Linda advised that the event was a huge success with 20 chili entries and over 145 adults.

**Communication & Technology**

**Key Card Quotes**

Matt Brozovich advised that bids are still being obtained. Linda recommended revising the rules for the pool and adding rules for the use of the cards or fobs.

## **Digital Newsletter**

Matt provided an update stating that he is continuing to work on ways to get homeowners to sign up for the digital newsletter.

## **Vice President**

### **Trash Service Committee & RFP**

Dane Ernsberger recommended the Board draft an RFP for the trash service contract expiring fall of 2018. A motion was made by Joe and seconded by Pam to begin the RFP draft. Pam and Matt will work together to draft the proposal, but will also speak with American Disposal. The motion carried unanimously.

### **Management Company Committee & RFP**

Dane also recommended the Board draft an RFP for the management contract expiring fall of 2018. Following the election, the Board and its new members will discuss the items for the proposal in order to start drafting.

The Board expressed concern and dissatisfaction over how management handled the trash renewal process for the 2017-2018 year. The Board instructed management to send a bill to all owners that are currently signed up for the trash service for the 2017-2018 year.

## **ACC**

### **Management of ACC Members Alterations**

Dane drafted and distributed a Code of Conduct for review as well as suggested modifications to the Covenants. A motion was made by Linda and seconded by Pam to create a committee to draft suggestions to the Covenants. The changes will need to be drafted and submitted by February 1, 2018 in order to send to the attorney to implement the changes. The motion carried unanimously.

### **Possible Escalated ACC Request**

This item was discussed as part of the homeowner forum.

## **Treasurer**

### **September 2017 Financial Statements**

Tyler Urruty presented the financial statements for the period ending September 30, 2017. First Hyland Greens has assets totaling \$122,006.26 in the operating accounts and \$589,728.84 in the reserve accounts.

## **Greenbelts**

### **Column Caps**

Bill West advised that the column cap replacement is completed. He also advised that Summit has finished the entrance project. Bill is waiting on Summit's invoice in order to submit documentation to the City for reimbursement as part of the grant program. Lastly, he advised that the sidewalk shaving has been completed.

## **Adjournment**

A motion was made and unanimously passed to adjourn the meeting at 9:06 pm.

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Joe Armstrong

Secretary, First Hyland Greens Association

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Date Approved by Board of Directors

# **FIRST HYLAND GREENS HOMEOWNER ASSOCIATION**

## **REPORT OF ACTIONS**

**Taken by the Board of Directors**

**October 17, 2017**

The Board of Directors took the following actions:

**Agreed** to begin process of reviewing trash company contract/options since the current contract expires fall of 2018.

**Agreed** to form a committee to begin review of management company contract/options since the current contract expires next fall. To be addressed by new board.

**Approved** a motion that existing trash customer do not need to reapply for service. Haven to bill existing customers \$132 to be due December 1, 2017 for next year's. E-blasts and newsletter notifications will be sent out.

**Approved** a motion to form a committee to draft suggestions for covenant changes to go to the Association attorney by February 1, 2018. The attorney will be asked to draft changes to the covenants for presentation to homeowners.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary



**BERKSHIRE HATHAWAY**  
HomeServices  
**Innovative Real Estate**

**Wendy Atkinson**  
Broker Associate  
CRS, GRI, SFR



Web Site: [www.WendyAtkinson.com](http://www.WendyAtkinson.com)  
E-mail Address: [wendy@wendyatkinson.com](mailto:wendy@wendyatkinson.com)

November 2017  
303-465-4798

## Preparing for Fall

It is that time of year and my favorite season! The nights are cool. The days are warm. The leaves are changing and falling. There are things we all need to do to get ready for the coming months.

The first and my least favorite is changing from Daylight Savings time back to standard time. That happens Sunday Nov. 5th this year. Don't forget to "fall back".

Here is a list of some good maintenance tips so that you are ready not just for fall, but winter too.

- Check smoke and carbon monoxide detectors, replace batteries. If your carbon monoxide detectors are more than 5 years old, they should be replaced. There is a living organism in those detectors that makes them work. They are usually dead after 5 years. If your smoke detectors are yellow - they should be replaced as well. The combo smoke and carbon monoxide detectors are the best bet.

- Clean and/or replace filters in your furnace. Also a good time to get the furnace tuned up professionally.

- Clear your gutters of leaves and debris. This will help keep them flowing through the winter with snow and ice melt.

- Drain your sprinkler system and remove hoses from the hose bibs.

- Test your garage door and lubricate the tracks.

- Fire up the snow blower and make sure it is working. The best time to find out if the gas is too old is not when there is 6" of snow on the ground.

- Know where your shutoffs are - water main, main electrical breaker, gas shutoff for furnace, hot water heater and fireplaces - just in case.

- Check the fire extinguisher for full charge that you keep in the kitchen and garage.

That should get you off to a good start for the coming weather. If you are thinking of selling your house next year, I would be happy to come check out your home and see if there are any projects you should be doing over the winter. I can also help you assess if projects are really worth doing if you are only doing them for resale. I would love to help! I can be reached at 303-465-4798 or [wendy@wendyatkinson.com](mailto:wendy@wendyatkinson.com).

## How's the Market?

The real estate market is entering its typical seasonal cooling period. Try to tell that to a buyer looking at homes in the under \$300,000 market and they will laugh at you. But here are some highlights for you.

- Detached single family (DSF) active units show signs of declining with 4,887 available homes for sale which is a drop of 4.4% over the previous month. Attached single family (ASF) homes reported a decrease of 1% of active units bringing the count to 1,627 units. Both markets together reported 6,514 unit for sale.

- Average sold price showed a seasonal decline in DSF at \$476,510 as well as in ASF at \$317,051.

- 5,365 homes were placed under contract. A balanced market with a 6 month supply of inventory would require 32,190 active units.

- Average days on market remain low with DSF at 22 days to contract and ASF 18.

- 5% of DSF and 53.4% of ASF homes were under contract in 7 days or less, which caused 60.3% of homes to sell for at or over their asking price.

This data says it is still a sellers' market. It is not quite as frenzied as it was last spring. It is still a great time to sell and a better time to buy. There aren't as many buyers to compete with right now. If you are thinking of jumping into the market, call me a call at 303-465-4798 or drop me an e-mail and I will help you successfully navigate this market.

## 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](mailto:wendy@wendyatkinson.com).



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





## COVENANT CORNER



**Political Signs:** With the political sign season soon to be in “full force”, please remember that First Hyland Greens rules and regulations state as follows regarding signage:

Homeowners and residents may display one political sign per political office of ballot issue no sooner than 45 days before any election. Signs must be removed within seven days following the election. Political signs can be no larger than five square feet or as allowed by applicable local ordinance.

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**Trash cans:** Please remember that all garbage and recycle containers need to be concealed or screened from view of neighbors except on trash day. Being tucked in a garage or behind your side fence is the best place to store these containers. Containers should only be tucked behind a pony wall if they are not visible from the road. This Covenant was designed to help keep the neighborhood “clean and tidy”, and anything homeowners can do to improve the Community’s curb appeal is appreciated. Trash containers must be stored the evening of pickup day.



**Firewood:** Many homeowners have been out this fall gathering their fire wood for the winter season. Please remember wood piles, storage piles, equipment of any kind and your garbage and recycle containers need to be out of view, in a garage, behind a fence, or screened with planting or fencing so it is not visible from a neighboring lot or from the street.

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**Architectural Review:** While the window to complete outdoor improvement projects is drawing to a close, it doesn’t mean that there will won’t be some days this fall where house painting or roof replacement seems like a possibility.

Please remember however, before you proceed that any change, alteration or addition to the exterior of your home requires architectural review and approval by the Association’s Committee. This includes, but is not limited to roof replacement or exterior house painting, fencing, radon mitigation, patios or decking, solar systems, hot tubs, etc. An application form is available either on the Association’s website or by contacting HAVEN Property Managers. Each application form should include your plans and enough detail including type of project, materials to be used, colors, and any other additional information that will allow the Committee to consider.



© Can Stock Photo

### Looking for Board Members

As you know, the annual meeting is fast approaching. As a reminder, it will be held on Tuesday, November 7, 2017 at Ciano’s beginning at 7:00 PM. This year, there will be 5 open Board Positions. If you are interested in running for one of the open positions, we ask that you please contact Dane Ernsberger, Mike McCurdy or Linda Mollard with any questions or inquiries you may have.



**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@havenpm.com](mailto:jsingleton@havenpm.com)  
(303) 530-0700 ext. 107

**Architectural Requests Received from**  
**9/27/2017 to 10/27/2017**

***Open***

10170 Vrain Court– Combo  
9965 Wagner Lane– Siding Replacement  
5120 W. 101st Circle– Painting  
4851 W. 102nd Ave.– Painting  
4772 W. 100th Ct. –Deck  
5061 W. 101st Ave– Egress window  
4830 W. 102nd Ave. Fence  
4875 W. 98th Ave– Painting

***Approved***

4790 W. 102nd Place– Windows  
4977 W. 103rd Circle– Room Addition  
10220 Zenobia Circle– Windows



**Is your  
will up  
to date?**

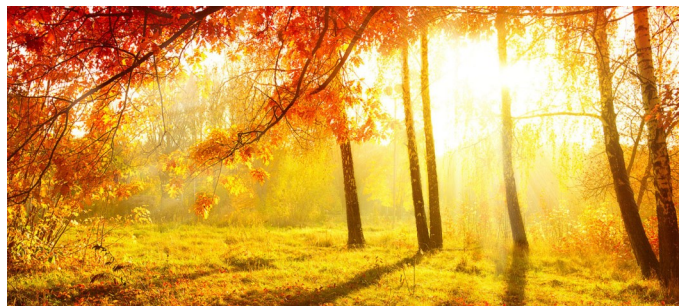
Just like insurance, your estate plan needs to be reviewed periodically. Here is a checklist to help you decide if it is time.

- ☐ Have you had any life changes occur in the last year?
- ☐ Did you get married, divorced, or have children since your last will?
- ☐ Do you have a will but need to change beneficiaries, personal representative or guardian for your minor children?
- ☐ Did you move from another state since your will was drafted?

For the sake of your family it may be time for you to renew your estate plans.

**Maria Grimaldi, Esq.**

303-482-2393 ☐ [www.mariagrimaldi.com](http://www.mariagrimaldi.com)



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**Clayton Shaffer**  
Owner

# REMINDER

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.

## ICE SKATING WEDNESDAYS

With **Mile High Adventures Child Care Program**. Currently we pick up from Ryan Elementary, Jefferson Academy, and Cotton Creek. Owner/Director lives in Hyland Greens Neighborhood. We are a licensed child care that is safe, fun, and very active. Check out our website: [www.milehighadvntrs.com](http://www.milehighadvntrs.com)



**Contact: Nathan Harrison**  
**720-212-9986**  
**[milehighadvntrs@gmail.com](mailto:milehighadvntrs@gmail.com)**



# WOW! NEW FURNACE \$995\*

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## Green Light a Vet

“Green Light a Vet” campaign was established to show visible National Support of our Veterans by changing one light to green.

By purchasing a green LED light bulb at Walmart, the campaign sponsor, and installing it in your front porch light or lamp post visible outside, lets our Vets know that they are supported by you. It is an excellent way for us to thank them for their service, not only on Veterans Day, but year round.

Please join us in supporting those who have sacrificed for our freedom by installing a green light for Veterans Day this November 11<sup>th</sup>.

Let's light up our Hyland Greens community in support!

Please go to [greenlightvet.com](http://greenlightvet.com)

Disclaimer: I am not an employee, or affiliated with Walmart in any way, and am not benefiting monetarily by promoting the above. The only benefit is satisfaction that others might take the time to participate, show support and thank our Veterans for their service to the Great Country.

## **The Hyland Greens Newsletter**

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

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

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

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

### **Letters to the Editor**

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

### **Newsletter Deadlines**

Articles and ads for each issue must be received by the 15<sup>th</sup> of the preceding month. Ads should be emailed as an attachment in jpg format and appear as you want it to appear in the newsletter.

Please contact the Newsletter Department at HAVEN Property Managers & Advisors:  
manager@havenpm.com or 303.530.0700.

### **Ad Rates:**

	Resident	Non-Resident
1/8 page	\$11.00	\$13.00
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<sup>LLC</sup>

## 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

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

[www.winner1726@msn.com](mailto:www.winner1726@msn.com)

Office 12365 Huron #1800

303-252-7700

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



## Post Light Repair

If your front post light isn't working, there are a number of things you can look at or have checked, including the bulb, light sensor, socket, and wiring all the way back to the circuit breaker. Bulbs can burn out a couple times a year, and these windy days are especially hard on the filaments in the older-style incandescent bulbs which can break when the wind shakes them. Newer fluorescent and LED bulbs are hardier, last years longer, and take less power to run. You may need to vacuum or blow out the dust, debris, and insects that can sometimes collect inside the glass housing, and a drop of dielectric (bulb socket/spark plug) grease can keep the socket/bulb contact surfaces from corroding and binding.

Many of the original post lights came on at dusk via an electric eye "light sensor" on the post itself. These electric eyes face south, and turn the light on when the sun goes down, or even for a few minutes during the solar eclipse earlier this fall. Cover the sensor for a couple minutes and the light should come on. A qualified electrician can diagnose and replace the sensor if needed. If you are replacing your whole post and/or light, you should also proactively replace the sensor since our neighborhood post lights can be up to 40 years old.

If you spray paint your post, don't paint over the little glass window.



A couple years ago, I replaced mine with the following: Adjusta Post 320 Summit Lighting Supply Ezee-Change Photo Cell Relay (under \$25 from Amazon).

The power to your post light is usually a power cable running from your garage, under the sidewalk, and into the bottom of the post light. It may be a Romex cable, and not necessarily inside a conduit. An electrician or other qualified repair person can identify the circuit, check the wiring, and repair/replace as needed. Mine is powered from one of the garage circuits, and is on breaker #22.

There are solar-powered options available that don't use an AC power line, and instead use a small solar panel during the day to charge a battery that runs the post light at night. Rechargeable batteries only have a limited number of recharge cycles, so the batteries will need to be replaced periodically. As an example, a battery that lasts thru 365 daytimecharge/nighttime-discharge cycles will only last a year. If your solar light used to run thru the night, but is now growing dim and failing in the evening, the battery may need to be replaced.

