



Hyland Greens Newsletter ~ February 2018

Happy New Year to all of you. I hope you are prepared to have a great year. The board met on January 16th and started right off scheduling projects for this year. We all must remember that we live in a neighborhood that is over 40 years old and some of our infrastructure needs attention.

The tennis courts by the small pool will be repaired and resurfaced this year. The tentative timeline is to start work is between May and September. We will be tightening that timeframe up over the next month.

The next approved project is to finish the needed electrical work at the large pool and a little at the small pool. The electrical box at the large pool has to be replaced since it is one the Federal Pacific boxes that many of us had (or might still have) that are not very safe and have been known to cause fires. In addition, we are hoping to have the pool locks changed before opening day at the end of May. Keep your eyes on the newsletter, website and Facebook page for more updates on the projects.

The committee to work on the tot lot will be meeting this month to start their work on figuring out how to improve that space.

Activities will be gearing up for the Easter Egg Hunt. If you have a little time to volunteer on the day of the event it would be appreciated. Help is needed to lay out the eggs, man the prize tables and clean up after. Come out and meet some of your dedicated friends and neighbors. Let's hope for great weather.



The Hyland Greens HOA Board is conducting a survey to help us guide our decision making for 2018. This survey is broken down into several sections to help us collect information for each committee within the HOA.

The entire survey should take you no more than 10-15 minutes. Please type or copy and paste this URL bit.ly/hyland2018 into a web browser to get started!

We value your feedback and can't wait to hear from you. Thank you!

The survey will be closed on February 28, 2018.

If you have any questions about the survey, please email us: hylandgreenshoa@gmail.com.



Board Meetings

Monthly Board meetings are held on the 3rd Tuesday each month beginning at 7:00 PM. We encourage homeowners to attend. 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!

The next two board meetings will be held on February 20th and March 20th.



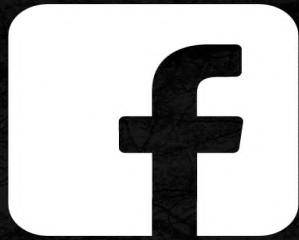
Notice of FY2018

ANNUAL ASSESSMENT

Our next quarterly assessment is due on February 1, 2018. Payments made after the 10th of the month will be late and assessed a fee. If you pay annually, due date is February 1st.

Checks should be made payable to: First Hyland Greens Association and then mailed to:

First Hyland Greens Association
c/o HAVEN Community Management
Post Office Box 66155 Phoenix, AZ 85082



Follow Hyland Greens On Facebook

Be a part of our online community! For more information on activities and events, projects, greenbelts and pool news please follow us at:

www.facebook.com/hylandgreens/

NEWSLETTER ADVERTISING

Looking for an economic way to advertise your business? Consider the First Hyland Greens newsletter – It's easy!

Advertisement are due before the 15th of the preceding month in a PDF format. Ad rates are discounted if you are a homeowner and further discounted by 20% if you pay in advance for 11 editions:

(Rates for 11 prepaid editions are below)

Annual Resident Discount	Non-Resident Discount
1/8 page \$96.80	\$114.40
1/4 page \$167.20	\$184.80
1/2 page \$277.20	\$369.60
Full page \$369.60	\$457.60

Monthly advertising rates are shown on page 11 of this newsletter.

Springtime Tree Care

Fire Blight Disease in Fruit Trees

Fire blight is a common bacterial disease that can kill branches and whole plants of many members of the rose family, including apple, crab apple, pear, hawthorne and many other trees commonly found in suburban neighborhoods. Fire blight infection has been increasing in the Front Range for several years as a result of Spring snowstorm damage creating open wounds and increasing vulnerability.

Quick Facts

- Symptoms include dead branches, water-soaked blossoms, light brown to blackened leaves, discolored bark, black “shepherd’s crook” shaped twig tips, dried fruits and leaves that are not shed in fall. Infections are most often seen on the tops and centers of the trees.
- Fire blight bacteria can be spread by insects, splashing rain or contaminated pruning tools.
- Management includes planting resistant varieties, selective pruning and preventive chemical sprays.

Recommended Treatment

- The best time for all general fruit tree pruning and removing infected areas is mid to late Winter when the trees are dormant.
- Avoid any cutting during the growing season as this is when the trees are most vulnerable to infection.

“He who plants a tree plants a hope” Lucy Larcom

This information is provided courtesy of Westminster based **Front Range Tree Specialists, LLC**. Winter Discounts available until March 15 and all year for Seniors and Military Veterans. Free diagnosis & estimates. Contact Dan Lichtenwalner at (720)309-2547 for assistance with prevention & treatment of these problems and all your tree service needs!

ACTIVITIES

First off we hope everyone had a wonderful holiday season! Second, we will be kicking off the 2018 activities with our annual Easter Egg Hunt on Saturday March 31st at Hampshire Park and we are hoping for

some good weather. We will have more details in the March newsletter.

This year it is our intent to have the same lineup of events as we did in 2017 however, we could really use a few more volunteers to help on the day of the events. If this is something you think you’d be willing to do please let us know. For example for the Easter egg hunt we need volunteers to hide eggs, for the Luau we need volunteers to decorate, make snow cones or tidy the pot-luck table occasionally and for Beans and Booze we need folks to restock tasting cups, tidy the tables or monitor/empty the trash cans as needed. If you would like to help please email hylandgreensHOA@gmail.com

As a final note we hope you all enjoyed the Jingle Bags this holiday season. We think it brings an element of surprise and joy to receive a bag on your door from an anonymous “elf”.

Unfortunately we will not be able to send out as many bags this coming year because of the 40 bags that were sent out only 16 have been returned. We like to reuse the bags as it saves on our budget (*not having to replace the materials involved to make them*) and we then don’t have to find volunteers to sew new ones. We also use any non-perishable gifts that are returned with the bags to restock the bags for next year. When starting 40 bags with an average of 3 gifts per bag that is 120 items we have to find and purchase. We would rather spend a little more on starter gifts than on new material each year to make more bags. If you still have a bag PLEASE return it to the cooler in front of the big pool. If you are unable to do this please let us know your address, you can then leave the bag on your porch and we will come and pick it up. hylandgreensHOA@gmail.com

FIRST HYLAND GREENS

Board of Directors

President: Linda Mollard (exp. 2020)

President@hylandgreens.com

Vice President: Matt Brozovich (2020)

Vicepresident@hylandgreens.com

Secretary: Joe Armstrong (exp. 2019)

Secretary@hylandgreens.com

Treasurer: Tyler Urruty (exp. 2019)

Treasurer@hylandgreens.com

Bill West (exp. 2018), 303-469-4021

Allan Meers (exp. 2020), 303-460-3875

Chuck Smith, (exp. 2019)

Pam Moores, (exp. 2018)

Monte Thompson, (exp. 2020)

Kevin Murphy, (exp. 2020)

Heather LaPuma, (exp. 2020)

Jim Gilmer, (exp. 2020)

Courtney Mollard, (exp. 2020)

FIRST HYLAND GREENS

Committee's and Membership

Architectural Committee - Monte Thompson, Dane Ernsberger, Gerry Mooney and Jim Gilmer

Activities Committee - Courtney Mollard
and Linda Mollard

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

Newsletter Committee – Matt Brozovich and Marianne Clark

Pools Committee - Allan Meers and Chuck Smith

Projects Committee - Pam Moores

Technology - Matt Brozovich, Dane Ernsberger and Heather LaPuma

Welcome Committee – Sheri Mischke and Courtney Mollard

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!



That holiday decorations need to come down. We appreciate all of you that made our Community look festive during the holidays.

Dates to Remember

February 20th, 2018	Board Meeting
March 20th, 2018	Board Meeting
March 31st, 2018	Easter Egg Hunt
May 1st, 2018	Food Truck at the Park (weather permitting)
June 1st and 2nd, 2018	Annual Garage Sale (tentative)
July 4th, 2018	July 4th Celebration

**First Hyland Greens
Homeowners Association**

Managed by:

HAVEN Community Management

1000 S. McCaslin Blvd., Suite 300

Superior, CO 80027

Jennifer Singleton, Community Manager

jsingleton@havenpm.com

(303) 530-0700 ext. 107

Noreen Kelly, Assistant Community Manager

nkelly@havenpm.com

(303) 530-0700 ext. 120

Architectural Requests Received from

11/29/2017 to 01/29/2018

Open

4615 W. 99th Place—Drive and walkway

Approved

4649 Hyland Greens Place— Hot Tub

4662 Hyland Greens Place— Patio, Deck, Landscape

5041 W. 102nd Ave.— Fence

4695 W. 102nd Place - Fence

4977 W. 103rd Circle— Siding and Paint

5010 W. 98th Ave.— Windows

4720 W. 98th Ave. - Painting

10131 Wolff Court— Roof Replacement

10395 Xavier Street— Windows

10089 Zenobia Court— Windows

4622 W. 99th Place— Fence

Denied

9945 Wolff Street— Metal Fence



**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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First Hyland Greens Association

Board of Directors Meeting

January 16, 2018; 7:00 – 9:00 pm

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

MEETING MINUTES

Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:03 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Bill West, Monte Thompson, Chuck Smith, Courtney Mollard, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Board members Allan Meers and Pam Moores were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of December 5, 2017 Summary Minutes

Courtney Mollard made a motion to approve the minutes of the December 5, 2017 Board meeting with changes. Chuck Smith seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

John Van Royen was in attendance as an owner.

Treasurer

December 2017 Preliminary Financial Statements

Tyler Urruty advised that he will move these to the February meeting for approval.

November 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending November 30, 2017. First Hyland Greens has assets totaling \$170,000 in the operating accounts and \$583,000 in the reserve accounts.

2017 Financial Audit Engagement Letter

Tyler presented the 2016 financial audit and advised that it had been finalized. A motion was made by Tyler Urruty and seconded by Matt Brozovich to approve using Nancy Foss, CPA to conduct the FY2017 and bridge period audit and taxes. The motion carried unanimously.

Management

January Management Update

Jenny Singleton advised that all addresses listed for trash violations did receive violation letters. Haven agreed to send apology letters as they were sent in error. In addition, the Board will review findings before violation letters are sent to the owners.

The Board discussed items they would like included in the Haven update. These items are to include detailed information for ACC requests, Haven changes, legal updates and complaints/concerns received. It was also asked the Jenny work with Matt on website issues.

True North Invoice

Linda advised that the late payment for the insurance premium was due to delay on Haven's part. Haven advised that Haven would reimburse the Association for this.

Projects

Tennis Court Update

Joe Armstrong presented different updated quotes for the Economy Plus options. A motion was made by Joe Armstrong and seconded by Monte Thompson to approve the proposal from Coatings, Inc., with a contingency, up to \$28,000. The motion carried unanimously.

Tot Lot

Linda Mollard advised that Pam would be getting a committee together in the next month.

Electrical at Pools

John Van Royen presented updates on the electrical work at the pools. A motion was made by Matt Brozovich and seconded by Jim Gilmer to approve up to \$45,000 for the work to be completed. The motion carried unanimously.

Pool Keys

Matt Brozovich gave an update on the bidding process to change over to keyless entry at the pools. A motion was made by Matt Brozovich and seconded by Jim Gilmer to approve up to \$17,000 for the work to be completed. The motion carried unanimously.

Committee Reports

Activities

The next event is the Easter Egg Hunt, which will be held on 3.31.18. Linda asked for volunteers to help.

Communication and Technology

Neighborhood Survey

Courtney asked for input on the survey. Courtney and Matt will meet to discuss options to get the newsletter out to the residents.

Pools

There was no update.

ACC

Monte advised there were 6 applications for the last month. He also advised that a light drive was conducted in January and reported that 18 lights were out.

Greenbelts

There was no update.

Newsletter

Matt Brozovich advised that he would like to mail the newsletter moving forward, though no decision was made. Linda asked the members in attend to put an article together for a specific month.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:10 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors

WOW! NEW FURNACE \$995*

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Or A New \$6,495 TRANE 95% Furnace for \$1,995***
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Xcel Energy Furnace Rebate on Qualifying Furnaces	SAVE UP TO \$850
Xcel Energy Air Conditioner Rebates on Qualifying Equipment	SAVE UP TO \$650
Xcel Energy Air Conditioner Trade-In Rebates on Qualifying Equipment	SAVE UP TO \$500

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February 2018
303-465-4798

How the New Tax Bill Affects Homeowners

The new tax law that was signed into effect at the end of 2017 will affect all taxpayers. Homeowners should get familiar with the changes regarding home ownership so they can plan to minimize the impact of the changes or maximize the benefits. Some of the changes affecting homeowners are:

- Reduces the limit on deductible mortgage debt to \$750,000 for loans made after 7/14/17. Existing loans up to \$1 million are grandfathered and are not subject to the new \$750,000 cap.
- Homeowners may refinance mortgage debts existing on 12/14/17 up to \$1 million and still deduct the interest so long as the new loan does not exceed the amount of the existing mortgage being refinanced.
- Repeals the deduction for interest on home equity debt (HELOC) through 12/31/25 unless the proceeds are used to substantially improve the residence.
- The standard deduction is at \$12,000 for single individuals and \$24,000 for joint filers. It is estimated that over 90% of taxpayers will elect to take the standard deduction instead of itemizing.
- Property taxes and other state and local taxes are limited to \$10,000 as itemized deductions.
- Moving expenses are repealed except for members of the Armed Forces.
- Casualty losses are only allowed provided the loss is attributable to presidentially-declared disaster.

The capital gains exclusion applying to principal residences remains unchanged. Single taxpayers are entitled to \$250,000 and married taxpayers filing jointly up to \$500,000 of capital gain for homes they owned and occupied as principal residences for 2 of the previous 5 years. (A change to make it 5 of the last 8 years was in the bill and removed before the final vote.)

Not addressed in the new tax law, the Mortgage Forgiveness Relief Act of 2007 expired on 12/31/16. This temporary law limited exclusion of income for discharged home mortgage debt for principal homeowners who went through foreclosure, short sale or other mortgage forgiveness. Debt forgiven is considered income and even though the taxpayer may not be obligated for the debt, they would have to recognize the forgiven debt as income.

The changes could affect a taxpayer's position and should be discussed with a tax advisor. If you are thinking of selling or buying a home this year, I would be happy to help you prepare some questions to be considered by your and your tax planner before taking the plunge into the market. I can be reached at 303-465-4798 or wendy@wendyatkinson.com.

Coming Soon Listings

Putting your house on the market requires great preparation work before the house even goes on the market. If the house is presented well and priced correctly, it should sell quickly. Wait - I think that has always been true! If you want someone to get you correctly in the starting blocks as well as over the finish line, give me a call. I will be happy to help. You can reach me at 303-465-4798.

Here are the homes I will be helping to the starting blocks in February.

Hyland Greens 2 Story on Huge Lot
Completely updated
4 Bedrooms, 2.5 baths
Oversized 2 car garage-third pad
Private yard backing to golf course
Priced at \$500,000



Pomona Lakes Tri-Level w/ Basement
3 Bedrooms, 2.5 baths, Oversized 2 car garage
RV parking behind fence, third parking pad
Updated kitchen & baths, beautiful sun room
Private yard with great patio and hot tub
Priced in the mid \$400's

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.



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



**FIRST HYLAND GREENS HOMEOWNER ASSOCIATION
REPORT OF ACTIONS**

**Taken by the Board of Directors
January 16, 2018**

The Board of Directors took the following actions:

Approved the Audit Engagement Letter for the Audit of the 2017 fiscal year financials.

Approved a motion to spend funds from the Reserve Budget plan not to exceed \$28,000 for resurfacing of the small pool tennis courts by Coatings, Inc. using the Armor Crack Repair process. The work will take approximately two weeks and during the summer. The time period and duration of the repair is contingent on the weather.

Approved a motion to spend funds from the Reserve Budget plan not to exceed \$45,000 to complete electrical work at both pools. This includes two streetlight type fixtures at the sports court.

Approved a motion to spend funds from the Reserve Budget plan not to exceed \$17,000 for installation of electronic card access systems at both pools by Arapahoe County Security Center.

Confirmed the Easter Egg Hunt will be Saturday, March 31. Volunteers are needed to help.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

2018 Election Information

All politics are local.

Our right and responsibility to participate in the election process is a hallmark of our democracy. If you are not registered, I urge you to register to vote and get involved in the process. Listed below are key dates for the next several months.

January 6 (passed) – last day to affiliate with a party to vote in the party's precinct caucus

January 16 – Candidates can start circulating petitions

February 5 – Last day to update your address to participate in your party's precinct caucus

MARCH 6 – PARTY PRECINCT CAUCUS

May 29 – last day to change party affiliation before party primary

June 4 – Last day to register to vote through a voter registration drive

June 8 – Last day mail ballots will be sent out

June 18 – Last day to submit voter registration AND receive a mail ballot. You can register after this date, but will not receive a mail ballot.

JUNE 26 – PARTY PRIMARY ELECTION

Joe Armstrong

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 Community Management.

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 a PDF and appear as you want it to appear in the newsletter.

Please contact the Newsletter Department at HAVEN Community Management:

hoa@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

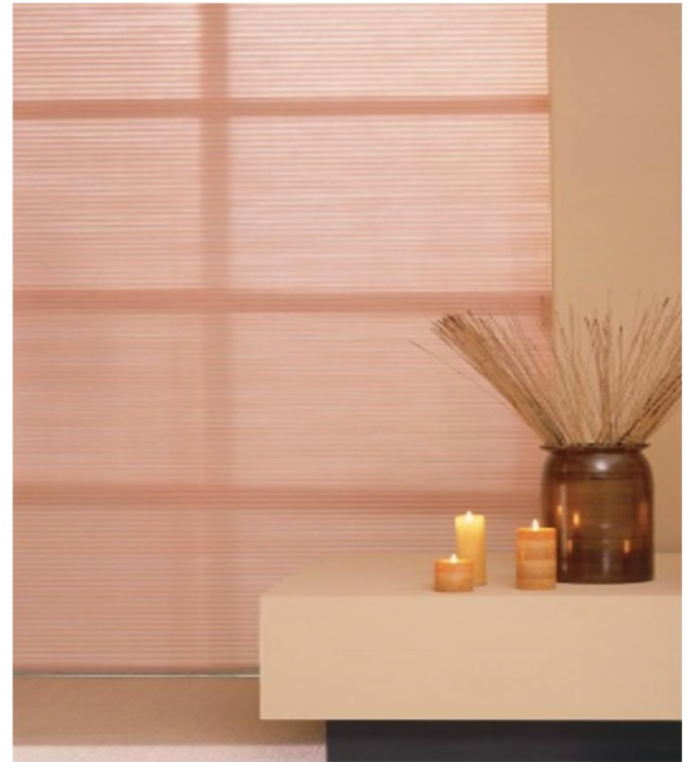
Babysitting/ House-sitting/ Pet Care/ Lawn Care

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 Noreen at HAVEN Community Management at nkelly@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	15	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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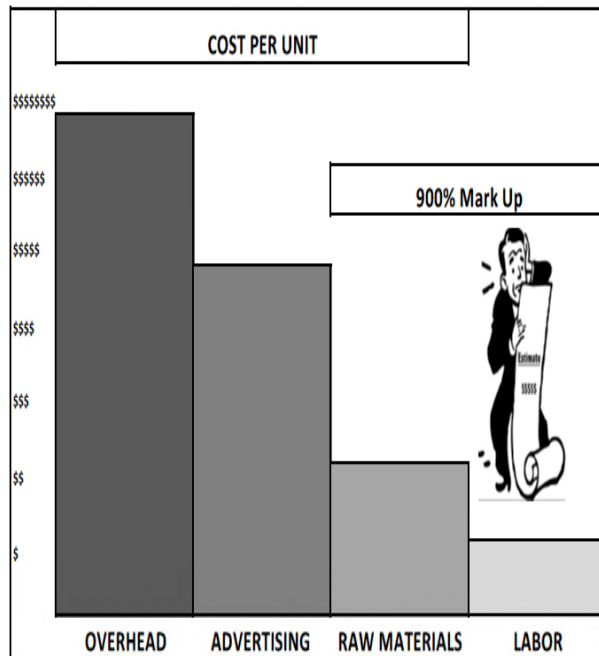
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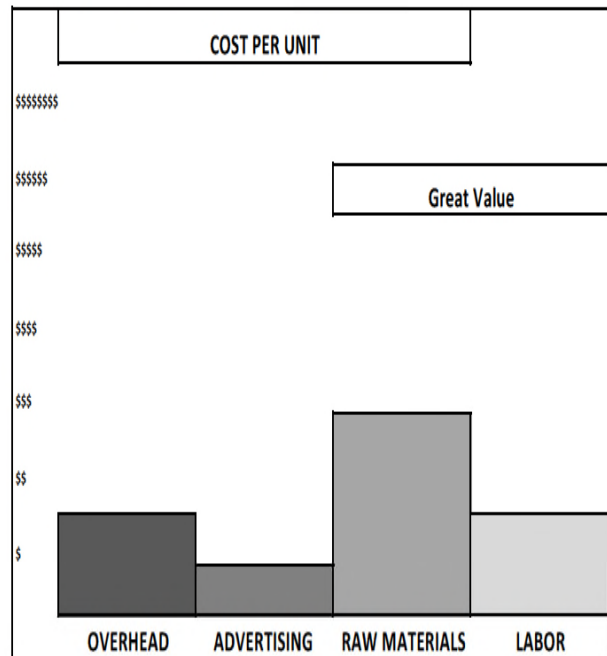
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Get More of What **You Need** and Skip Paying More for What **They Need!**

Problem:



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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!

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