

2018 Annual Easter Egg Hunt



Hampshire Park
Saturday March 31, 2018
11:00AM Rain or Shine

*Any changes due to **severe** weather will be updated on hylandgreens.com
and Nextdoor.com

Age Divisions

11:00AM	3 years and under
~11:03AM	4-6 years
~11:06AM	7-9 years
~11:09 AM	10-13 years

Please be present at 11AM as subsequent
age groups will be released to hunt as the
previous age group finishes

The Easter Bunny will be
stopping by so don't
forget your
camera!



HYLAND GREENS

MARCH 2018 NEWSLETTER

Letter from the President

from Linda Mollard

First, I want to thank all of you who took the time to take the survey. We are extending the open time until March 15th . If you haven't taken it, please go to our web site (hylandgreens.org), click on the link and take it. We really appreciate all the well thought out ideas and constructive criticism. We can already see a few items that we can do something with in fairly short order.

Hopefully the worst of winter is over and it's time to think about spring and budding flowers. Thanks to the grant we received from the City of Westminster last year we improved the 101st Street entrance. Trees were planted on the island. Bushes and shrubs were planted on both sides of the entrance and over 70 bulbs were planted in the new flower bed. I am looking forward to seeing them bloom. More will be planted this year to fill out the bed.

Bill West and the greenbelt committee have submitted several plans to see if we can get another grant for this year. One of the submittals is to improve the entrance on 98th Street. At this writing I don't know what else they are requesting. As they work on the appearance of our HOA property we ask that each of you take a look at your own homes and landscape. Spring is a good time to trim shrubs, cut back ornamental grasses, plan flower beds, fertilize and figure out what home repairs and touch-ups need to be done. March is a great time to prune your fruit trees. Our property values keep increasing and it is important that we all do our part to maintain our own homes. Please remember to get HOA approval for any exterior work.

One of the most evident outcomes of the survey is that you want more communication. To provide more info faster we need more email addresses. On the website you can opt-in and provide your email address. We need emails for every member of your household that wants to receive updates.

Please feel free to contact the board at: hylandgreenshoa@gmail.com

I hope to see many of you at the Annual Easter Egg Hunt on Saturday, March 31. The hunt starts at 11 AM.

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Next Board Meeting

Join us for the next board meeting, March 20th.

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

To be placed on the agenda, please contact Jennifer at jsingleton@havenpm.com.

Meetings are located at Hyland Hills Golf Course, 9650 Sheridan

Hyland Greens Board Directory

Linda Mollard, President, 2020
president@hylandgreens.org

Matt Brozovich, Vice President, 2020
vicepresident@hylandgreens.org

Joe Armstrong, Secretary, 2019
secretary@hylandgreens.org

Tyler Urruty, Treasurer, 2019
treasurer@hylandgreens.org

Bill West, Greenbelts Chair, 2018

Allan Meers, Pools Chair, 2020

Chuck Smith, 2019

Pam Moores, 2018

Monte Thompson, 2020

Kevin Murphy, 2020

Heather LaPuma, 2020

Jim Gilmer, 2020

Courtney Mollard, Activities Chair, 2020

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

ACC Report

1/30 to 2/26/18

From the Architectural Control Committee

Open

4991 West 101st Ave – Hot Tub

4850 West 102nd Ave – garage door replacement

4650 West 99th Ave – Window Replacement

4650 West 99th Ave – Gutters, Soffit and Fascia

4615 West 99th Place – Driveway/Walkway

9920 Winona St – Painting and Window Replacement

Approved

5020 West 98th Ave – Roof Replacement

9931 Winona St – Fence

2018 Community Survey - Deadline Extended

Thank you to everyone who has participated in the 2018 Hyland Greens Community Survey. We've received some valuable feedback and are already reviewing the results to help guide our actions in 2018.

Because of the wonderful feedback we've already received, we have chosen to extend the survey deadline to March 15th.

Please take a moment to fill out the survey by visiting, bit.ly/hyland2018 or follow the link from hylandgreens.org.



Get a Helping Hand

Hyland Greens residents age 18 and under can have their information listed to offer their services to Hyland Greens homeowners. To have information added, parents must provide signed consent. Contact Noreen at HAVEN Community Management at nkelly@havenpm.com or 303-530-0700 ext. 128 for more information. Please provide updates to your information if contact information changes.

Name	Age	Phone	Comments
Ben Schwartz	13	303-905-6979	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Layla Teague	15	303-549-0849	Babysitting, pet care, snow removal.
Liam Gray	14	720-633-0131	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Samantha Holland	18	720-255-6716	Babysit all ages, house sitting, and pet care, car/license and references available.
Peter Bettinger	15	303-466-5407	Snow shoveling, lawn work, house sitting, and pet care/sitting. Available weekday school hours and weekends.

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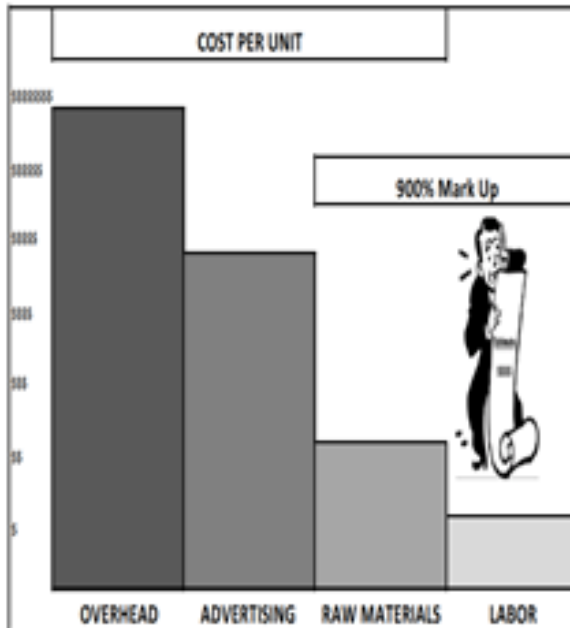
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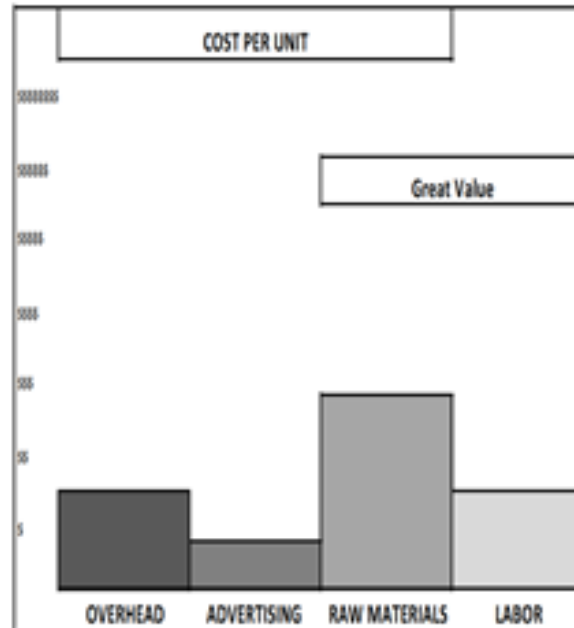
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Commercial, radio, and print ads are expensive. Big name companies have big buildings, big expenses, and they need you to help pay for it! My business model gets you skilled labor, backed with great insurance, quality products, and no nonsense overhead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

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Greenbelt Initiatives for 2018

from Bill West, Greenbelts Committee Chair

Last year the Greenbelts Committee and volunteers applied for the first time for the City of Westminster Neighborhood Enhancement Grant to improve the appearance and quality of life of our Hyland Greens subdivision. We succeeded in landing a \$7500 grant to plant new perennials at 101st Avenue and Sheridan Blvd and add new trees on the islands.

This year the committee and volunteers are pursuing several Grants for neighborhood enhancements. One Grant request will cover new plantings at 98th Ave and Sheridan Blvd. We want to match the perennials planted last year and spruce up both the island and both wings. The second project we're considering are additional tree plantings (11) along Sheridan and the islands on 101st Ave to replace trees lost several years ago. A third project we're considering is placement of seating areas in two locations along the greenbelts. Along with the seating we're looking at placement of game top tables. We're looking at greenbelt locations near Hampshire Park and at the golf course. The fourth project we're considering is installation of a concrete pad capable of mounting artwork. We're exploring sources of artworks we can rotate at the site near Hampshire Park and the greenbelt.

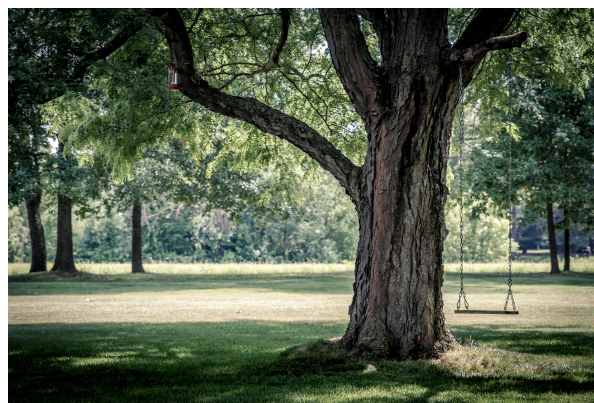
Grant proposals are due February 25th and the Parks, Recreation, Libraries and Open Space Advisory Board plans to make final recommendations to City Council in early March 2018.

Grants are matching funds of up to 50% of project costs.

ReLeaf Westy Tree Program

The City of Westminster Parks, Recreation and Libraries Department is offering trees for purchase to encourage tree planting and tree diversity with trees that are affordable and small enough for a homeowner to handle. Trees are available for a low price of just \$55 plus tax and can be reserved through April 18th, while supplies last. Trees can be picked up at the Earth Day Celebration at the Westminster City Park on Saturday, April 21st.

For more information visit cityofwestminster.us/plantingprograms



Emerald Ash Borer Beetle

The Emerald ash borer (EAB) is a very serious pest of ash trees. It was first found in Boulder, Colorado in the fall of 2013. The City of Boulder Forestry and Colorado Department of Agriculture staff are visually inspecting ash trees to determine the extent of the infestation. Confirmed locations include: Boulder 2013, Longmont 2016, Lafayette in Summer of 2017.

Quick Facts

- Larvae feed under the bark, eventually girdling the tree and cutting off nutrients.
- Trees are killed within 2-4 years of first symptoms, even previously healthy trees.
- Trees of all size can be attacked, from small saplings to large mature trees.
- Symptoms of infestation include small D-shaped holes on trunk where adults have emerged from larval stage. Round holes are symptoms of the common Lilac Borer which do not pose a serious threat.

Recommended Preventive Treatment

Systemic Drenches are a very simple and affordable preventive treatment to protect ash trees from the Emerald Ash Borer and many other parasitic insects. Simply apply the liquid to the soil around the base of the trunk in early Spring before your tree begins to leaf out. The tree will absorb the chemicals through the roots and push it out into all the leaves, protecting the entire tree for the entire year. Reapply annually.

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!

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Clayton Shaffer
Owner



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4th Annual Hyland Greens Warm Wishes Coat Collection

The 4th Annual Hyland Greens Warm Wishes Coat Collection was a huge success!

Many thanks to all the Hyland Greens and surrounding area residents who donated new and used clothing, foot wear, bedding and back packs for the Coat Drive. This is the 4th year and it has nearly doubled in size every year! Twelve 33 gallon bags, brimming full and four large boxes were collected. Thank you for your generosity and concern for those less fortunate. Wishing one and all a Happy 2018.



Weedy Topics

excerpt from Metro Denver Community Guide

No matter where you live, weeds take over. Some people rely on chemical weed killers, while others just pull up offenders or live with them. Luckily, two easy nontoxic alternatives exist: white vinegar and table salt. Pour either substance onto weeds---but avoid grass and plantings---and let time and nature take their course. Only do this on a hot sunny day, as it makes the treatment much more effective. Within a few days, the weeds will die and you can pull them out. Another trick is to apply boiling-hot water to weeds and watch them wilt into oblivion.



Law Office of Maria Grimaldi

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.

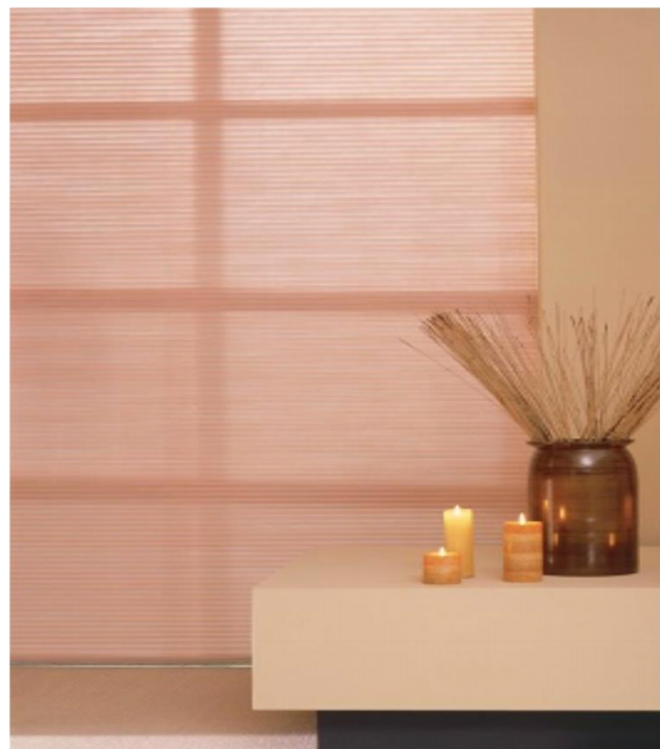
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Hazardous Waste Disposal

from Joe Armstrong

The City of Westminster has a FREE program for the disposal of hazardous waste.

As a resident of Westminster, you can take advantage of this program once a year. I've been using the program for the past couple of years and it has been a great way to get rid of old paint, insecticides, fertilizers and garden chemicals along with one TV.

While there are certain limitations with the program, it is a great way to safely get rid of potentially hazardous, hard to dispose of items.

For full program information, visit <https://tinyurl.com/hazwaste2018>

First Hyland Greens Homeowner Association

Report of Actions

Taken by the Board of Directors - February 22, 2018

The Board of Directors took the following actions:

Amended Approval of the Audit Engagement Letter for the Audit of the 2017 fiscal year financials to include the audit of the bridge period at a total cost of \$3,000.

Approved a motion to increase the previously approved funds for pool electrical projects to \$51,500 to account for contingencies related to the need to replace conduit under the pool deck.

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

Approved contracts in the amount of \$47,000 for lifeguards and pool maintenance at both pools for the 2018 season. Reminder — pools open May 26.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

First Hyland Greens Association

Board of Directors Meeting

February 22, 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 7:10 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Allen Meers, Bill West, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Board members Monte Thompson, Chuck Smith and Courtney Mollard were absent. Pam Moores arrived late. Jenny Singleton represented HAVEN Community Managers.

Approval of January 16, 2018 Summary Minutes

Jim Gilmer made a motion to approve the minutes of the January 16, 2018 Board meeting as submitted. Matt Brozovich seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

John Van Royen was in attendance as an owner.

Treasurer

December 2017 Financial Statements

Tyler Urruty presented the financial statements for the period ending December 31, 2017. First Hyland Greens has assets totaling \$169,972.49 in the operating accounts and \$608,456.71 in the reserve accounts.

2017 Financial Audit Engagement Letter

Tyler Urruty advised the Board that the original proposal received did not include the bridge period. A motion was made by Tyler Urruty and seconded by Jim Gilmer to approve using Nancy Foss, CPA to conduct the FY2017 and bridge period audit and taxes for a total of \$3,000. The motion carried unanimously.

Management

February Management Update

The Board reviewed the Management update as prepared by Jenny Singleton. The Board reviewed the following items: violations, homeowner correspondence, Haven updates, Legislative updates and ACC items. The Board advised Management to contact the Association's attorney's managing partner to achieve a response and Joe asked Management for details regarding phone calls and other forms of communication in the next update. It was also asked that Jenny send a violation notice to a property for wood pile being stored on the property.

Projects

Tennis Court Update

Joe Armstrong advised that Coatings, Inc. has not begun scheduling yet, but should in mid-late April. The anticipated beginning time frame for the work to commence is late June and should take about 2 weeks to complete.

Tot Lot

Pam Moores advised that she and Jim had spoken with different vendors on options for the tot lot.

Electrical at Pools

John Van Royen presented an update in which an increase is needed as at least one conduit has collapsed at the big pool. In addition, concrete work may need to be completed to the deck area to repair. A motion was made by Allan Meers and seconded by Jim Gilmer to approve up to \$51,500. The motion carried unanimously.

Pool Keys

Matt Brozovich gave an update on the keyless entry system for the pools advising that he had items removed from the proposal as they were not needed and asked for opinions regarding using both fobs and cards for the access. It was discussed that the last time a rekey for master locks was completed was in 2007. Matt advised that he would obtain a price from Arapahoe to rekey the master locks for the pools as part of the access control install.

Community Signs

Linda Mollard advised that a resident has volunteered to repaint the signs.

Exterior Fences

Linda Mollard advised that the perimeter fencing around the community will need to be replaced in 2019, though it is not on the reserve plan until 2020. It was advised that there is currently \$122,000 budgeted for the perimeter repair. The Board will start looking into pricing for replacement of the fence, which will take approximately 2-3 years to complete.

Committee Reports

Activities

The next event is the Easter Egg Hunt, which will be held on 3.31.18.

Communication and Technology

Linda advised that newsletter information will now be sent to Heather and Matt, with Haven copied.

Matt Brozovich provided an update regarding the old Haven site and shutting it down. Haven and Matt will continue to work together regarding shutting the former site down.

Heather LaPuma gave a brief presentation on the received responses to the survey sent to the Community. It was also decided to extend the survey deadline from 2-28-18 to 3-15-18.

Pools

Allan Meers gave a brief summary regarding the contracts and pricing from Absolute Pools and Carousel Pools for the upcoming pool season. A motion was made by Jim Gilmer and seconded by Tyler Urruty to approve the contracts totaling \$47,000 as submitted. The motion carried unanimously.

Greenbelts

Bill West advised that we are again applying for a Grant through the City of Westminster for improvements in the community.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 8:57 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors



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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!



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Community Development: Tot Lot Rehab Project

from Pam Moores, on behalf of the Tot Lot Project Committee

Have you heard anyone discuss obtaining approval for changes to our common areas (tennis courts, pools, etc.) by submitting a revised ODP? The ODP is the Official Development Plan created when the Hyland Greens community was established and submitted to the city for approval. The City of Westminster Department of Community Development has the overall responsibility of assuring the proper planning and development of high quality residential (and business) neighborhoods.

The Tot Lot Rehab committee has met with the Department of Community Development as a first step in upgrading the Tot Lot that is in need of some improvements. When it is determined what changes will be made to this property, the selected contractor will submit the revised ODP for approval. Next step: determining what will change so that we can go out to bid.

If you don't know about the Tot Lot, the sidewalk that heads north past the small pool will end at the Tot Lot, and there is nothing but a gully beyond the lot. The lot is behind the houses on 102 Place. The original ODP shows a tennis court, but now there is playground equipment for the toddlers in the neighborhood, as well as a half court basketball court. The equipment is quite old and needs to be inspected for usability and determine what should be replaced. The basketball court is badly broken due to shifting soil and will be completely removed and replaced with a non-court activity.

Some of you may be asking why we are keeping the Tot Lot at all – it's because of the ODP. Our development plan requires us to keep that recreational area and the committee is excited to see what we can create with your input. None of us are playground experts but have seen many areas that have great features. We welcome your ideas as well. Please let us know if you are interested in discussing the rehab of the Tot Lot by emailing Pam Moores at pdm.moores@gmail.com.





Galloway Realty^{LLC}

Tammy Galloway

Broker/Owner



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HYLAND GREENS ACTIVITY

See Pics of Properties on Hyland Greens
Community Facebook Page

Active	4868 W 99th Ave	\$469,900
Active	4871 W 98th Ave	\$429,900
U/C	4854 W 103rd Pl	\$391,000
Sold	10314 Xanvier Ct	\$465,000
Sold	4820 W 102nd Pl	\$358,000
Sold	5040 W 102nd Ave	\$465,000
Sold	4880 W 103rd Cr	\$472,000
Sold	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

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About the Hyland Greens Newsletter

This newsletter is produced as an information resource for the residents of the First Hyland Greens Homeowner's Association. The newsletter is published monthly from Feb-Dec each year, using articles submitted by HOA Board Members 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 or visit hylandgreens.org to view the latest copy.

Letters to the Editor

We welcome letters to the editor to be considered for publication to the monthly newsletter. To be considered, please submit your letter to hylandgreenshoa@gmail.com, along with your full name, address, and daytime phone number. Your name will be printed with your letter. Letters to the Editor are the opinions of the writer and are not the opinions of the Homeowner's Association.

Contribution Deadline

Articles and Advertisements for each issue must be submitted no later than the 15th of the preceding month. All advertisement requests should be submitted in a PDF, JPEG, or TIF format how you would like them to appear. Placement of each advertisement is at the discretion of the Editor. Submit advertisement requests to hoa@havenpm.com, referencing the Hyland Greens HOA.

2017 Advertisement Rates

2018 Advertisement Rates	Resident Rate	Resident Rates with 20% Annual Discount	Non-Resident Rate	Non-Resident Rate with 20% Annual Discount
1/8 Page	\$11	\$96.80	\$13	\$114.4
1/4 Page	\$19	\$167.20	\$21	\$184.80
1/2 Page	\$32.50	\$286	\$42	\$369.60
Full Page	\$42	\$369.60	\$52	\$457.60

Disclaimer: Advertisements published in the Hyland Greens Newsletter should not be construed as an endorsement of any products or services.

Upcoming Events

Here's what's coming up in and around the Hyland Greens Neighborhood!

Saturday, March 31 - Easter Egg Hunt at 11am!

Tuesday, May 1 - Food Trucks - Opening Night

Saturday, May 26 - Pools Open!

Saturday, April 21 - Westminster Earth Day Fest/Tree Pick-Up

June 1 and June 2 - Spring Community Garage Sale

SAVE
THE
DATE

Spring 2018



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/