

# HYLAND GREENS

## APRIL 2018 NEWSLETTER

### Spring Activities Update

from the Activities Committee

**Easter Egg Hunt** - Unfortunately, due to the publishing deadline of this month's newsletter the Easter Egg Hunt has not happened yet. We hope it was a successful event as over 2000 eggs were "hidden". We would like to thank Bill West, Louise West and Judy Quinlan for getting hundreds of our eggs stuffed. We would also like to thank the volunteers that helped at the event. Hopefully we can recognize some of you in the May newsletter when we know who you are.

**Food Trucks** - The food trucks will be back this summer however due to a decline in attendance last year they will only be arriving on the first Tuesday of the month starting May 1<sup>st</sup>. As usual you are responsible for the cost of your food. When we are notified of the actual trucks that are scheduled to arrive or if we are notified of any delays/cancellations we will get that information on [hylandgreens.org](http://hylandgreens.org), the [Hyland Greens Facebook Page](#) and [nextdoor.com](http://nextdoor.com) as soon as possible.

**Garage Sale** - The annual spring garage sale is scheduled for June 1 and June 2. Thanks to the feedback from our survey over half of you wouldn't mind seeing/participating in setting up a table in the small pool parking lot to sell your stuff. This is especially great if you don't have very many items to sell as many small sales can get overlooked if they are in a driveway.

If you would like to set up a table/canopy in the small pool parking lot on one or both garage sale days, please feel free to do so. Space will be first come, first served. It would also be preferable if you could be set up by 8am as to limit the moving car traffic in the parking lot.

**Survey** - Activities is still looking over the survey results. We would like to thank everyone that provided feedback. We are definitely taking some of the suggestions and thoughts under consideration; however we would like to let you know that most of our activities are planned several months in advance therefore some alterations may not be made until 2019.

We sincerely appreciate that of the 118 folks who answered the question "How satisfied are you with the neighborhood activities?" 97.5% felt they met or exceeded their expectations. We strive to make the events we put on fun and worth your time and it seems we are hitting the mark most of the time.

If you have any further feedback, comments or questions please email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com)

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#### Next Board Meeting

Join us for the next board meeting, April 17th.  
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](mailto:jsingleton@havenpm.com).  
Meetings are located at Hyland Hills Golf Course, 9650 Sheridan Blvd., Westminster, CO 80031.

## Hyland Greens Board Directory

Linda Mollard, President, 2020  
[president@hylandgreens.org](mailto:president@hylandgreens.org)

Matt Brozovich, Vice President, 2020  
[vicepresident@hylandgreens.org](mailto:vicepresident@hylandgreens.org)

Joe Armstrong, Secretary, 2019  
[secretary@hylandgreens.org](mailto:secretary@hylandgreens.org)

Tyler Urruty, Treasurer, 2019  
[treasurer@hylandgreens.org](mailto:treasurer@hylandgreens.org)

Bill West, Greenbelts Chair, 2018

Allan Meers, Pools Chair, 2020

Courtney Mollard, Activities Chair, 2020

Monte Thompson, ACC Chair 2020

Heather LaPuma, Newsletter, 2020

Chuck Smith, 2019

Pam Moores, 2018

Kevin Murphy, 2020

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

Noreen Kelly,  
Assistant Community Manager  
[nkelly@havenpm.com](mailto:nkelly@havenpm.com)  
(303) 530-0700 ext. 120

## ACC Report

2/27/18 to 3/27/18

### Open

4810 West 102<sup>nd</sup> Place – Garage Door Replacement

4602 West 99<sup>th</sup> Place – Roof Replacement

### Approved

4742 West 102<sup>nd</sup> Avenue – Stone Siding

4850 West 102<sup>nd</sup> Avenue – Garage Door Replacement

4670 West 102<sup>nd</sup> Place – Roof Replacement

4650 West 99<sup>th</sup> Avenue – Window Replacement

4650 West 99<sup>th</sup> Avenue – Soffit, Fascia and Gutter Replacement

4811 West 99<sup>th</sup> Avenue – Garage Door Replacement

9920 Winona Street – Paint, Siding and Window Replacement

10040 Wolff Street – Roof Replacement

10110 Yates Court – Garage Door Replacement

10130 Yates Court – Lighting Replacement

### Approved with Stipulations

4991 West 101<sup>st</sup> Avenue – Swim Spa

4615 West 99<sup>th</sup> Place – Driveway/Walkway Extension and Front Entry Replacement

10130 Yates Court – Driveway/Walkway Replacement

## Art Camps for Kids

Ages 8 – 13 Class size: 10

Week long camps: June 11, June 18, June 25

Time: 9a – 12p, M - F

Location: 4850 W. 102<sup>nd</sup> Avenue, Westminster

Cost: \$110 per child per camp

Michele Meyer

Current Colorado licensed Art Teacher

602-821-6453

[meyerfamily53@gmail.com](mailto:meyerfamily53@gmail.com)

[facebook.com/kmichelemeyer](https://facebook.com/kmichelemeyer) – Handmade Art Classes

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## 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](mailto: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	15	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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E-mail Address: [wendy@wendyatkinson.com](mailto:wendy@wendyatkinson.com)

April 2018  
303-465-4798

## A New Team for Me!

On April 1st, I will officially be part of the Envision Home Team! I will still be working for Berkshire Hathaway HomeServices Innovative Real Estate. I will be joining Beth Ann and Eric Mott. My new team structure will help guarantee the best service I can provide for you.

Many of you have worked with Beth Ann Mott already. She and I have covered each others' client needs during vacations for over 10 years. Beth Ann knows the real estate business inside and out. She teaches classes to other real estate agents on the Colorado contracts and real estate forms for the Colorado Association of Realtors. She also manages the Northglenn office for Berkshire Hathaway HomeServices Innovative Real Estate. She and Eric are top producing agents. But you will never feel rushed when you are dealing with them.

Beth Ann and Eric have implemented business flows that utilize their assistant, Andrea Booth. Most of those processes only occur behind the scenes making sure paperwork is done in a timely manner. Andrea does make some calls to invite folks to client events, so you may hear from her on occasion.

You and your goals will still be the focus of every transaction. Beth Ann and I will be working more together on deals so when I am out and about, you will be able to get what you need when you need it.

You all are a treasure to me and I want the very best for you. I will continue to serve your needs, only better! Let's get you moving! I can always be reached at 303-465-4798 or [wendy@wendyatkinson.com](mailto:wendy@wendyatkinson.com). (This is not April Fools!)

## 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).

## Coming Soon Listing

This home should be on the market in early to mid-April.



1186 W. 133rd Way, Westminster  
Multi-Level w/ Unfinished Basement  
4 Bedrooms, 3 baths, 2 car garage  
New carpet, flooring, paint and lighting  
Just under 2000 finished square feet  
500+ unfinished square feet in basement  
Price will be in the high \$300s

## Did your Voter Registration get Moved?

Some of you have moved recently both locally and from out of state. You can update your voter registration by visiting

[www.govotecolorado.com](http://www.govotecolorado.com)

This link will take you to the Colorado Secretary of State's online voter registration site. Make sure you are ready to make your vote count by getting registered. All Colorado ballots are mailed out and will not be forwarded.

Did you know 16 year olds can pre-register to vote? They can and it may help them know that their power is coming!

## DMAR's March Market Trends Report

For the first time on record, the average sold price of a single family home in the Denver area passed the half-million dollar mark settling at \$502,986 in February.

That figure is amazing. If you are ready to take advantage of these higher prices, call me and we'll get your house ready to go. I can also help with the tricky sell-buy combination deals. There are contract tools that can help! Call me at 303-465-4798 and I will get you moving!



Five Star Professional Real Estate Agent for 2012 - 2018 - as selected by my clients!



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## Covenant Corner

Our covenants were recorded with Adams County in October 1973 and had a minor adjustment recorded in October 2007. They declare that all properties in Hyland Greens "shall be held, sold, and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties." This means that we all bought a home in a covenant controlled community and we must abide by those covenants.

Each month, we'll be bringing you some information about the covenants of our neighborhood so that you will have a better understanding about why some of them exist and how you can make sure that you follow them. For our first spotlight, let's talk about the exterior post lights.

The covenants state that, "Each residence shall maintain at least one electric post light between the house and the street and said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness."

The Official Development Plan (ODP) filed with the City of Westminster, when our community was constructed, requires us to have these post lights. This condition was agreed on so that Hyland Greens did not have to have tall, bright street lights. Having your light working is important for your safety, enhances security, and improves the visual attractiveness of our neighborhood.

Each month, A VOLUNTEER drives through the community, after dark, checking on the post lights. If your light is out a card is hung on your light post as a gentle reminder to bring the outage to your attention. If your post light is out the next month, an official letter will be sent to you from the management company. If it is still out on the 3rd month, you will be fined. On average we have approximately 14 lights out each month. From your first notice (the card) to the fine, you have at least 60 days to get your light working. Some have suggested that a knock on the door would be a nicer reminder, but the volunteer is driving around at 10-11pm at night, and you wouldn't want it at that hour.

## Pool Clean-Up Day - May 19th

The Pools Committee will be hosting a Pool Clean-Up Day to get our community pools ready for the Summer season. There are many jobs that need to be done.

The more the merrier, so please come and help out. The more help we get, the less we have to hire out. The HOA will cover all supplies needed to complete the projects.

To volunteer, please email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com) :

Here are some of the jobs to be done:

- Cleaning up the decks, furniture, bathrooms, gutters, light fixtures, etc.
- Touch-up paint and refinish lifeguard stands
- Update bulletin boards and install new white boards
- Replace bathroom fans
- Assemble 4 picnic tables
- Spray paint the small pool fence
- Spot welding
- ....and more!

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### AS A REAL ESTATE PROFESSIONAL, WHAT ARE SOME OF THE KEY CHARACTERISTICS OR QUALITIES THAT YOU OFFER AS DISTINCTIVE POINTS OF DIFFERENCE IN THE INDUSTRY?

Helping my clients make life transitions smooth and worry free by being a trusted advisor, a good listener and being respectful of their time. From first time home buyers to savvy luxury homebuyers, I pride myself on being candid, honest and a strong negotiator. My 17 years of experience in selling homes in Colorado has helped me to gain expertise in all aspects of the home buying process to successfully guide my clients. I am a part of the #1 Small Team, The Stellar Group at Coldwell Banker and specialize in Relocation, Golf Course Properties, Luxury Homes, and properties in the North Metro Denver area.

### WHEN YOU ARE NOT SELLING REAL ESTATE, WHAT TO YOU DO FOR FUN?

I am a Colorado native and love everything about living here. I am a wife and a mom of two adult children. I worked for over 10 years as a professional ski instructor when I lived in Central Colorado and enjoy skiing whenever I can. My husband and I have labrador retrievers. They are upland hunting dogs, and keep us busy. I am slowly learning to golf, and enjoy being a caddy for my daughter who is much better than I ever will be. From outdoor activities, to the theater and sporting events, Colorado is truly a diverse entertainment mecca. Living in Colorado is such a blessing and being a Realtor allows me to share my love of this beautiful state with my clients.



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## Coyote Hazing for a Safer Community

Spring is a wonderful time in Hyland Greens and one of our favorite times of year. The earth begins to wake back up after winter, flowers are blooming, and wildlife sightings become more common. Several animals have already been spotted in the neighborhood, including bald eagles, rabbits, and coyotes.

Spring is breeding season for coyotes and with warmer temperatures, coyote activity has already begun. Coyotes are active throughout the day and evening hours.

Residential areas provide a welcome habitat for coyotes. Shelter, food, and water can all be easily found in urban environments. Remove these attractants from your property to help control coyotes in the neighborhood:

- Outdoor pet food and/or water
- Bird feed that attract small mammals
- Accessible garbage or compost
- Fallen fruit or berries from trees and shrubs
- Shrubs, wood piles, and other structures that can serve as a den or provide cover.

Coyotes are rarely dangerous to humans and most attacks on humans occur as a result of people feeding coyotes. Remember that it is unlawful to feed or attract coyotes to urban areas.

Hazing is an effective way to help manage coyotes in neighborhoods. Hazing is similar to what you may already do with your own pets, for example, shooing your dog off the furniture. Hazing is about deterring animals from areas where we do not want them to be. By associating negative responses with humans and with our common areas, we can help minimize coyote activity in our neighborhood. Here are some simple steps to deter coyotes when you see them.

- Be as big and loud as possible
- Wave your arms, clap and throw objects
- Shout in a loud and authoritative voice
- Do not run or turn your back on the coyote
- Face the coyote and back away slowly

To learn more about hazing coyotes, check out this video *How to Haze a Coyote* from the Aurora Channel on YouTube. [goo.gl/yq1tVD](http://goo.gl/yq1tVD)



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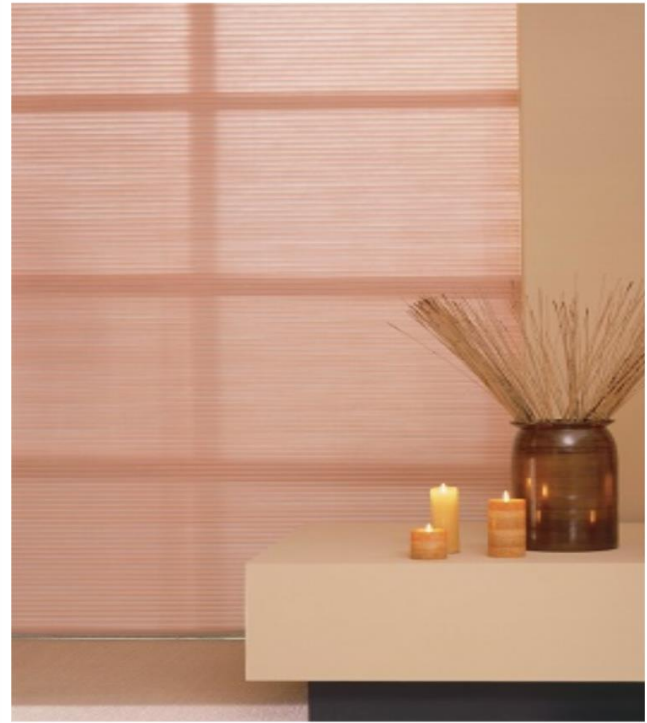
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## Get Ready for Spring Projects

With spring here, and warmer weather on the way, the time to get those outdoor projects started is quickly approaching. It is very exciting to have a new fence, windows, doors, painting, etc. done to our homes and properties. In order to maintain the integrity of our beautiful community, ACC requests must be submitted for our exterior home improvement projects. To make it easier to complete and submit, there are now 3 separate forms for different types of projects. They are, Paint, Siding, Roofing, Windows ~ Fencing, Concrete, Patio, Deck ~ Garage Door, Front Door, Other. When submitting request, please be sure to include as much information about the project as possible, such as, Paint Color Examples, Roofing Material Name and Color, Fencing Material and Location, Window and Door Style and Color, just to name a few. Having all the pertinent information will allow the ACC to rule on the project expeditiously so you can get your projects underway. Let the Projects Begin!

## Tennis Court Resurfacing Project

from Joe Armstrong

One of our projects this year will be the resurfacing of the tennis courts at the small pool.

The work can only be done when nighttime temperatures are above freezing, so the contractor's schedule for the season will not be put together until mid-April. The preliminary estimate is that our courts will be done in late June. The process takes about two weeks, but the construction timeline is totally dependent on weather. We ask for your patience while the work is being done.

The process that will be used will be to remove the top surface of the courts then clean and fill the existing cracks. Once that is done, almost 500 feet of cracks will be covered with the Armor Crack Repair System. This consists of multiple layers of a flexible membrane that prevents the cracks from reappearing on the court surface. That will be followed by two coats of Acrylic resurfacing, two coats of colored surface and of course, new lines. Again, we ask for your patience as we move forward on this project and request that once the courts are resurfaced, that they be used only for tennis and not as a place to ride bikes, scooters, skateboards or other wheeled devices.



### 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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# First Hyland Greens Association Board of Directors Meeting

March 20, 2018; 7:00 – 9:00 pm

Hyland Hills Golf Clubhouse - 9650 Sheridan Blvd., Westminster, Colorado 80031

## MEETING MINUTES - DRAFT

### Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:00 PM. Board members Matt Brozovich, Joe Armstrong, Tyler Urruty, Allen Meers, Bill West, Pam Moores, Chuck Smith, Courtney Mollard, Heather LaPuma and Kevin Murphy were present. Board members Monte Thompson and Jim Gilmer were absent. Jenny Singleton and Beverly Coghlan represented HAVEN Community Managers.

### Approval of February 22, 2018 Summary Minutes

Linda Mollard made a motion to approve the minutes of the February 22, 2018 Board meeting with changes. Tyler Urruty seconded. Motion carried unanimously.

### Introduction of Homeowners & Invited Guests Present

John Van Royen and Dane Ernsberger were in attendance as owners.

### ACC

Dane Ernsberger was in attendance to discuss the ACC Member Code of Conduct. A motion was made by Linda Mollard and seconded by Matt Brozovich to send the revised Code of Conduct to the attorney for review before issuing to the ACC Committee members. The motion carried unanimously.

### Treasurer

January 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending January 31, 2018. First Hyland Greens has assets totaling \$255,359.33 in the operating accounts and \$619,341.57 in the reserve accounts.

February 2018 Financial Statements

Tyler presented the financial statements for the period ending February 28, 2018. First Hyland Greens has assets totaling \$269,201.92 in the operating accounts and \$627,436.22 in the reserve accounts.

### Management

March 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 reviewed a request asking for a waiver of late fees. A motion was made by Matt and seconded by Linda to deny the request and allow the homeowner 45 days to bring the account current without further late fees or collection fees being charged. The motion carried unanimously.

### Projects



#### Tennis Court Update

Joe Armstrong advised that there is no update, but that we should have one come April/May.

#### Tot Lot

Pam Moores advised that there is no update at this time.

#### Electrical at Pools

John Van Royen presented an update in which trenching has started and the small pool may have corrosion, which will be addressed once the pipes are exposed.

#### Pool Keys

Matt Brozovich gave an update on the keyless entry system for the pools advising that the work was on schedule, the equipment had been ordered and should be beginning the install mid-April.

#### Perimeter Fences

Linda asked John for details on the different pricing he had provided. John inquired as to the types of fence the Board would like to look into for pricing purposes and will research further on RhinoRock and Trex options.

### **Committee Reports**

#### Activities

The next event is the Easter Egg Hunt, which will be held on 3.31.18. The food trucks will begin on May 1 and the Garage Sale will be held on June 1 & 2.

#### Communication and Technology

Matt Brozovich advised that the electronic newsletter was a hit with approximately 1/3 of the community opening the emailed newsletter.

#### Pools

Allan Meers gave a brief explanation of the small pool heater and the need to replace. Absolute Pools advised Allan a new installed heater pump would be \$7500. The Board advised that per policy, he would need to provide three quotes to bring to the Board. The pump was still working at the end of 2017 pool season, but is two years past its expected life.

#### Greenbelts

Bill West advised that the grants have been approved and contracts for the work to begin with Keesen have been signed.

The Haven representatives were asked to leave the meeting so that the Board could begin discussions on writing the RFP for the management contract that will go out for bid later this year.

### **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



# **Galloway Realty<sup>LLC</sup>**

## **Tammy Galloway**

**Broker/Owner**

### **720-934-2532**

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Owner of Galloway Realty with 11 years experience.

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**Community Facebook Page**

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U/C	4602 Hyland Gr Pl	\$539,900
U/C	9983 Wagner Ln	\$500,000
U/C	4674 Hyland Gr Pl	\$500,000
U/C	10141 Wolff St	\$450,000
SOLD	10314 Xanvier Ct	\$465,000
SOLD	4820 W 102nd Pl	\$358,000
U/C	5050 W 102nd Ave	\$395,000
SOLD	4613 Hyland Gr Pl	\$515,000
SOLD	4732 W 102nd Ave	\$510,000
SOLD	10091 Zenobia Ct	\$477,100
Sold	4650 W 101st Pl	\$430,000

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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](http://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](mailto: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](mailto: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

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## Upcoming Events

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

Tuesday, May 1 - Food Trucks at Hampshire Park - Opening Night!

Saturday, May 19th - Pool Clean Up Day - See Page 5

Saturday, May 26th - Pools Open!

June 1 and June 2 - Spring Community Garage Sale

Tuesday, June 5th - Food Trucks at Hampshire Park

Tuesday, July 3rd - No Food Trucks

Wednesday, July 4th - Independence Day Celebration

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/](https://www.facebook.com/hylandgreens/)