



Please Join Us For

HYLAND GREENS ANNUAL



4th OF JULY CELEBRATION

09:00AM-Children's Parade staging and judging begins at small pool parking lot
09:45AM-10:00AM Parade from small pool to big pool with Westminster Police and Fire
11:00AM- 01:00PM- Food and Snow Cones available (*while supplies last*)



Children's Parade- Children are invited to decorate their wheels (bikes, trikes, wagons strollers etc...) with their best Independence Day motif and meet at the small pool parking lot for ribbons. Westminster Police and Fire will then lead the parade of participants over to the big pool. (**The fire truck will not be present if there is an emergency**)

Food- For \$1.00 you can purchase a plate which includes a hot dog, potato chips, a pickle and a drink. \$1.00 Nachos will also be available. Snow Cones are free!

Events- Belly flop dive contests
Diving for money for the kids





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I have owned a home in Hyland Greens for 24 years.
Owner of Galloway Realty with 11 years experience.
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I SELL THE NEIGHBORHOOD!

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

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HYLAND GREENS ACTIVITY

U/C	10052 Zenobia Ct	\$465,000
U/C	4772 W 103rd Cir	\$519,000
U/C	3930 W 130rd Ct	\$529,900
U/C	4854 W 103rd Pl	\$459,900
SOLD	4600 Hyland Gr Pl	\$674,000
SOLD	4602 Hyland Gr Pl	\$539,900
SOLD	9983 Wagner Ln	\$517,000
SOLD	4674 Hyland Gr Pl	\$507,250
SOLD	10141 Wolff St	\$450,000
SOLD	10314 Xanvier Ct	\$465,000
SOLD	5050 W 102nd Ave	\$395,000
SOLD	5050 W 102nd Ave	\$395,000
SOLD	4613 Hyland Gr Pl	\$515,000
SOLD	4732 W 102nd Ave	\$510,000

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HYLAND GREENS

JUNE 2018 NEWSLETTER

Summer is Here...

from Linda Mollard, Hyland Greens Board President

Although it was a very mild winter I am sure we are glad to see the warmer weather arrive. Flowers are blooming. The grass is growing and so are the weeds. Please take a little time to attend to your lawns and remove your weeds. I admit that I have had more dandelions this year than I have ever had. Bushes and tree branches need to be trimmed so that they do not hang over the sidewalks and streets. This is City of Westminster code.

We are watching how the City of Westminster is handling the Holtzclaw property (land on the west side of 101st and Sheridan). The zoning has been changed from agriculture to Residential to allow 3.5 home per acre. Some developers have approached the City to change that to allow 8 homes per acre which would allow them to put in townhomes. We are on the contact list so that we will be advised when meetings will be held about this property. We also contacted City Code Enforcement and were advised that the dead trees are being cut down (slowly). This process has been started at the west side of the property and we have asked that they begin taking them down on the east side so they are less visible to us and reduce any possibility of fire threats.

By the time you get this we hope we had a successful neighborhood garage sale and that the weather cooperated. We are also planning to put the signs up for a second garage sale in the fall. The date has not yet been set but we will let you know.

The roll-off dumpsters will be at the small pool on June 6th and 7th for use by those who are customers of American Disposal. We ask that you smash whatever you put in so that there will be plenty of room. This is not to be used for your normal household trash.

After you have cleaned out your garage you can come the small pool on June 22nd and play BINGO. After all that excitement we prepare for our annual July 4th Parade of Wheels and celebration at the big pool. We are working on the Luau but don't have our date set yet. Then we have the Dog Swim and close out with Beans and Booze Chili Cook-off on September 29th.

To stay up to date on the neighborhood please check out the website, Facebook page, and make sure that you have opted in for email blasts. Put on your sunglasses, hat and sun screen and enjoy.

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Next Board Meeting

Join us for the next board meeting, June 19th.
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 Blvd., Westminster, CO 80031.

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

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
(303) 530-0700 ext. 107

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

ACC Report

4/30/18 to 5/29/18

Approved

4674 Hyland Greens Place – Paint and Dormers Redesign

4710 West 102nd Place – Concrete Patio Replacement

4870 West 102nd Place – Paint

4854 West 103rd Place – Paint

4880 West 98th Avenue – Roof Replacement

10059 Wolff Street – Gazebo

10088 Wolff Street – Fencing

10301 Xavier Court – Deck Painting

10329 Xavier Court – Fence Replacement

10201 Zenobia Circle – Paint

10231 Zenobia Circle – Patio Replacement

Closed

4602 West 99th Place – Roof Replacement

Open

4790 West 102nd Place – Patio, Fence and Paint

4695 West 99th Place – Fence

10151 Xavier Court – Window Replacement



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	14	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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June 2018



Three Responsibilities of Homebuyers

Nothing says "Welcome to Adulthood" like buying a home. You're taking on new responsibilities, but you may not realize how much they can impact others. Meeting your new responsibilities will reward you and your family for years to come with greater equity, happier neighbors and a better living environment for your family.

Financial responsibilities: Paying your mortgage on time helps you build better credit and gets you lower interest rates for refinancing or a new purchase loan some day. Limit the credit you actively use and pay off balances every month. Try to save as much as you comfortably can with the goal to build at least six months of cash on hand. You will be able to make your house payments in case of emergency.

Neighborhood Responsibilities: Protect your investment and that of your neighbors by keeping your lawn and trees trimmed, your house nicely painted and repaired and toys and trash picked up from the yard.

Household Responsibilities: Your home should help make you and your loved ones safer and happier. Don't take on more house than you can comfortably afford. Try to choose the best home for the needs of your household without creating anxiety over monthly bills.

*The road to success is always
under construction.*

- Lily Tomlin



Seller's Advice - Curb Appeal

Plants and flowers can accent your home's personality and make it more appealing to homebuyers. A portable garden is perfect for styling a porch, entry or walkway and you can take it with you when you sell your home!

Follow these easy tips to make sure your portable garden thrives:

Pick the right container. You need to have enough space for plants to grow to full size and proper drainage holes so they don't waterlog.

Use fresh potting soil. Good potting soil doesn't clump and allows roots to spread. It contains nutrients to give plants a good head start.

Group plants according to sun and water requirements. A mix of cascading plants, tall leafy plants and various flowers make a beautiful composition. You can even mix in edibles like vegetables and herbs but make sure all plants housed together require the same amount of sun and water.

Water frequently. Container gardens dry out quickly, especially smaller pots. Check that the container is draining properly and you don't have to worry about overwatering. Water daily in warm weather.

Bigger is better. Larger containers hold more soil, allow plants to grow larger, offer more room for variety and require less frequent watering.

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Covenant Corner

As the years have passed since the inception of our neighborhood, our family sizes and the numbers of vehicles per household have grown. According to a 2012 study by CLRsearch.com, the average number of vehicles per household in Colorado is 2.3. That is .10 higher than the US average of 2.20. Drilling down a little deeper, the Westminster zip code of 80031 has 2.50 per household, higher than the National and Colorado averages.

With the additional numbers of vehicles per household, comes the challenges of where we park those vehicles. According to our Covenant Restriction Article VI (h) "Every principal residence constructed on a Lot shall have not less than 1,000 square feet of floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, basements, garages or carports) and shall have a garage or carport of sufficient size to house not less than one car; further, each such residence shall provide for off-street parking for at least two cars, excluding the space in the garage or carport. No camper or trailer may be parked in the street and the parking of such vehicle off-street shall be in a manner reasonably shielding it from the view from the street consistent with the planting and fencing regulations. **In no case shall there be off-street parking except in a driveway.**"

While some of our properties have space alongside of our driveways to park a vehicle, it is in violation of our Covenants to do so. Please be cognizant of the Covenant Restriction above when selecting space to park additional vehicles beyond the garage and driveways.

Bingo at the Small Pool

Join us on **Friday, June 22nd, at 5:00 pm** at the small pool for some fun and friendly BINGO. Everyone over the age of 10 will be allowed to play. We will be playing for some simple prizes.

There will not be a charge other than a jar for donations of \$1.00 to help defray the cost of materials. Since we have no clue what the turn-out will be we suggest you bring your own bingo markers or pennies to mark the numbers called. If there is a large turn-out you might want to bring a blanket and a hard surface to put your cards on.

To start with, each person will be allowed a maximum of three (3) game cards per game. We will play regular BINGO (horizontal, vertical or diagonal) and maybe a few others. We will finish up by the time the pool closes.

Let's gather at about 5:00PM. Bring a picnic supper if you like.

We don't know how well it will work out so we ask that you keep your expectations reasonable and hopefully we will exceed all expectations. If it goes



June Activities Update

from the Activities Committee

The activities season is in full swing! It is likely that by the time you get this, the annual garage sale will have happened. If you were unable to get your items together for a garage sale this time, don't fret, as we are planning on hosting a fall garage sale however we have not set a date. A neighborhood-wide fall garage sale was a highly requested event in the survey.

Food Trucks

The next batch of food trucks is scheduled to be at the park on **Tuesday, June 5th** from about 5:30 pm to 7:30 pm.

July 4th

The next big event coming up is the **July 4th** celebration at the Big Pool. Please see the flyer attached to the front of this newsletter for more details, tear it off and add it to your refrigerator to save all the details.

We could use 2-3 volunteers from about 10:30 am to 1:30 pm to help with food service. We have our grill masters but we need folks to fill and serve nachos, restock chip bowls and keep things organized at the food tables. Please let us know if this is something you would be willing to do. We could also use some volunteers to organize and run kids games. For questions about volunteering, contact us at hylandgreenshoa@gmail.com.

If you have any questions about our 4th of July celebration, especially if you are new to the neighborhood, don't hesitate to ask a neighbor or reach out to us hylandgreenshoa@gmail.com.

Luau

We are in the works of planning the luau. The most difficult part of this is finding a band. We are planning on hosting this sometime in late August but the date will depend on a band's availability. We will announce more details when we have them.

Beans and Booze

Although this is several months away we wanted to mention that we will once again be hosting the chili cook-off event so you have time to prepare your best recipe. Please mark your calendars for **September 29th**!



Hello Summer Fun!

FIRST HYLAND GREENS HOMEOWNER ASSOCIATION REPORT OF ACTIONS

Taken by the Board of Directors
May 15, 2018

The Board of Directors took the following actions:

Approved a motion to review HOA insurance policies.

Approved a motion to accept a policy for issuance and control of pool access cards and a Waiver of Use document for the pools.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

Tennis Court Resurfacing Project

from Joe Armstrong

The current plan for the resurfacing of the tennis courts at the small pool is the end of June. The project will take approximately two weeks. **Please keep in mind that the timeline to begin construction and to complete the project is weather dependent and the schedule may change.** We will keep you up to date as the schedule is confirmed.

The process that will be used will 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 are 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

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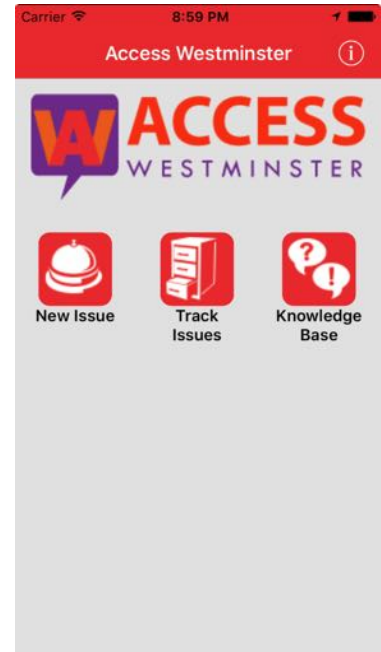
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Access Westminster App

The Access Westminster App is free to download and is a quick way to report issues within the City of Westminster to city officials. If you have location tracking enabled on your device the app will automatically determine where you are when you send in a report; you can also adjust the location manually if you are not at the issue location when you report something. This is NOT a method to report emergencies. A picture of the location/issue can be easily added as well.

Examples of issues that can be reported include abandoned vehicles, large downed tree branches on city property, potholes, graffiti, barking dogs, and other code violations. You can even submit a question or comment to city council/mayor. There is also a place called "knowledge base" where you can find basic information about the city and its services.

[Download on the Apple App Store](#) or [Get it on Google Play](#).

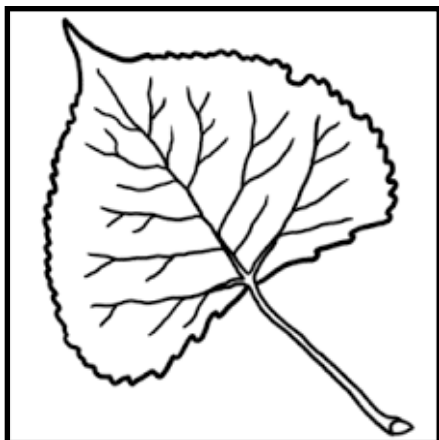


The Hyland Greens Newsletter is Going Digital!

Starting in 2019, the Hyland Greens Newsletter will *only* be delivered electronically. A handful of printed copies will be available in the common areas of the community once each new issue is released (locations will be determined and communicated as we get closer to 2019). This decision was made to save costs and volunteer hours as well as be environmentally friendly.

In order to add your email (or anyone in your household's email) to our mailing list, please visit <http://hylandgreens.org/> and enter your information under the **Opt-In For The Digital Newsletter** fields in the footer of the website. You may also email vicepresident@hylandgreens.com to be added to the list (please be sure to include your name and address with the subject **Opt-In**). You will be able to unsubscribe from this email list at any time.

If you would prefer not to share your email, every newsletter issue will be posted and available for download on the website and Hyland Greens Facebook page at the beginning of each month.



Roll-offs

We have scheduled large roll-off dumpsters for June 6th and 7th for use by those neighbors that are signed up with American Disposal. The Dumpster will be located by the small pool and all contents must only be as high as the top of the dumpster. The dumpsters will be removed when full.

Please note the following items **CANNOT** be disposed of in this dumpster:

- Electronics: TVs, Computers, Monitors etc. – please recycle with electronic recyclers
- Hazardous Waste: paint, yard chemicals, oil, gas (to include power lawn tools and lawn mowers)
- Tires
- Refrigerators, freezers or any item containing FREON
- White goods/appliances: washers, dryers, stoves, dishwashers etc

Again, please do not over-fill the dumpster or leave items on the street or sidewalk. If any of the above is ignored, the HOA will have to pay any assessed excess fees.

Our contract with American Disposal allows for weekly pick-up of two 96 gallon containers and 3 bundles of branches, tied and cut to 4 or 5 feet in length. An additional 96 gallon container is available to the homeowner for \$2.50 per month. Recycle is picked up every other week. If you call American Disposal, make sure you tell them that you are covered under the Hyland Greens HOA contract.

Hazardous Waste Disposal

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

Accepts household hazardous waste year-round from Westminster residents only.

Materials accepted include solvents, glues, cleaners, paint, pesticides, automotive fluids, and household batteries.

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.

Household Hazardous Waste Program 800-449-7587

Appliance recycling locally:

GO RECYCLE NOW

5750 East 58th Ave., Suite A, Commerce City
877-341-2309



First Hyland Greens Association Board of Directors Meeting

May 15, 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 7:03 PM. Board members Matt Brozovich, Tyler Urruty, Allan Meers, Pam Moores, Monte Thompson, Chuck Smith, Courtney Mollard, Heather LaPuma and Kevin Murphy were present. Board members Bill West and Jim Gilmer were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of April 17, 2018 Summary Minutes

Pam Moores made a motion to approve the minutes of the April 17, 2018 Board meeting as submitted. Tyler Urruty seconded. Motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Brandon Ates was present to discuss the proposed rezoning on the west side of Sheridan to the Board's attention. Brandon advised that he would keep the Board up to date on information as he hears it and Linda will follow up with the City.

Treasurer

April 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending April 30, 2018. First Hyland Greens has assets totaling \$265,933.06 in the operating accounts and \$627,273.98 in the reserve accounts.

Secretary

Insurance

A motion was made by Joe and seconded by Courtney to form a committee to review the current policies and to obtain bids for the upcoming year. The motion carried unanimously.

April Management Update

The Board reviewed the Management update as prepared by Jenny Singleton. The Board reviewed the following items: violations, homeowner correspondence, Haven updates and ACC items.

The Board reviewed the violation report and noted that most were for mowing of the grass and weeds. Jenny was advised to not send these letters and if they are still an issue at the June drive thru, to move forward with a courtesy notice.

Projects

Tennis Court Update

Joe Armstrong advised that the current schedule is set for late June for work to begin, weather depending.

Electrical at Pools

It was advised that the electrical work has been completed with the gates being wired and the trenches filled. The inspector signed off on the work completed on May 14th and the pools will start being filled.

It was also advised that a resident did an excellent job on refinishing the signs for the pools/tennis courts.

Pool Keys

Volunteers Needed

Allan advised that additional volunteers are needed for the pool cleanup to be conducted on May 19, 2018. It was also advised that volunteers are needed to help pass out fobs and cards opening weekend of the pool.

Authorization Form

The Board reviewed the Rules for Access Cards/Fobs as well as the authorization form homeowners will have to sign when receiving their cars. After minor corrections were made, a motion was made by Linda and seconded by Tyler to approve the documents with the minor changes. The motion carried unanimously.

Committee Reports

Activities

Courtney provided a brief update regarding the upcoming scheduled activities with the garage sale being held on June 1st and 2nd and the celebration for the 4th of July.

Communication and Technology

The Board discussed options to have a hard copy of the newsletter distributed to homeowners who do not want an electric copy and will continue to discuss options. The newsletter is scheduled to be distributed electronically only beginning 2019.

Pools

Allan provided an update regarding the pool schedule. It was advised that filling of the pools was delayed due to permitting and inspections, which are now complete. Allan advised the plan to get the pools filled quicker and heated in time for pool opening.

ACC

Monte advised that he would like the covenants to be changed regarding sheds. This will be addressed when the entire Covenants are reviewed and changes looked at.

Greenbelts

It was advised that Keesen has completed planting trees on the 101st Avenue medians, along Sheridan and work at the 98th Avenue entrance. These were all items completed in accordance with the Grant through the City.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:02 pm.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors

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!

- June 1 and June 2 - Spring Community Garage Sale
- Tuesday, June 5th - Food Trucks at Hampshire Park
- Friday, June 15th - Movies in the Park at Legacy Ridge Golf Course
- Friday, June 22nd - Bingo Night! 5pm at the Small Pool
- Tuesday, July 3rd - No Food Trucks
- Wednesday, July 4th - Independence Day Celebration
- August, Date TBD - Luau at the Big Pool!
- Saturday, Sept 29th - Beans and Booze - Chili Cook-Off

SAVE
THE
DATE

Summer 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/