

# HYLAND GREENS

## MAY 2018 NEWSLETTER

### Pool Upgrades and New Keys

If you've driven or walked by our swimming pools this spring, you've probably noticed a lot has been happening. The Big Pool is undergoing a massive electrical overhaul, including code updates, trenching for conduit, wiring replacement, new panel boxes, lighting upgrades and the relocation of electric junction boxes (no more unsightly 5 gallon buckets!) The Small Pool is also receiving code upgrades. See more details about the electrical updates on page 5.

The new security key card access system is also scheduled to be completed and installed prior to opening weekend for both pools. Residents will use new keycards and/or fobs starting this season for gate access. **Old keys will no longer work to access the swimming pools.** Each household will be limited to two cards and/or key fobs. One card will be given at no charge to homeowners (the first key fob will cost \$5). An additional card will cost \$25 and an additional key fob will cost \$30.

Property owners will be able to get their new cards and/or key fobs by:

- Stopping by the table outside the Big Pool main entrance during opening weekend. The table will be manned by volunteers both Saturday (5/26) and Sunday (5/27) during normal pool hours. Please bring a government issue ID.
- Calling Haven Property Management at [\(303\) 530-0700](tel:3035300700) or emailing [manager@havenpm.com](mailto:manager@havenpm.com). You can pick up access cards and key fobs at the Haven offices or have them mailed to you.

All property owners will be required to sign the new policies and procedures and pool rules before receiving their cards. Only property owners will be able to receive cards and fobs. Renters will need to contact their landlords for pool access.

Thanks to community volunteers John Van Royen, Allan Meers, Bob Belden, Ed Mooney and Matt Brozovich for working through the offseason to ensure that our pools open on time!

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#### Next Board Meeting

Join us for the next board meeting, May 15th.  
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

3/27/18 to 4/30/18

### Open

4674 Hyland Greens Place – Paint

4854 W. 103<sup>rd</sup> Place – Paint

4880 W. 98<sup>th</sup> Avenue – Roof Replacement

4602 W. 99<sup>th</sup> Place – Roof Replacement

10088 Wolff Street – Fence

10201 Zenobia Circle – Paint

### Approved

4785 W. 100<sup>th</sup> Court – Roof Replacement

4841 W. 101<sup>st</sup> Circle – Fence Replacement

4850 W. 102<sup>nd</sup> Avenue – Patio Resurfacing

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

4811 W. 103<sup>rd</sup> Avenue – Fence Install

4811 W. 103<sup>rd</sup> Avenue – Tree Wall Install

4790 W. 103<sup>rd</sup> Court – Patio, Steps and Landscape

10120 Wolff Court – Paint

10220 Wolff Street – Gutter and Downspout Replacement

### Approved with Stipulations

4625 W. 99<sup>th</sup> Place – Driveway and Sidewalk 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

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

## 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	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.

## Food Trucks

The Food Trucks at Hampshire Park start up again on May 1<sup>st</sup>. The activities committee has arranged to have Food Trucks scheduled for the first Tuesday of May, June, and August. There are also two bonus dates for the Food Trucks this year. Rat's Wood Shack BBQ Truck is scheduled to come out on Tuesday, May 15th. There is also a truck planning to visit the neighborhood on Saturday, June 2nd during the garage sale. Check the "Upcoming Dates" on the back of the newsletter for exact dates of upcoming food trucks.



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Clayton Shaffer  
Owner

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## Covenant Corner

In this month's installment of the Covenant Corner we would like to take a look at Article VI (q), which covers the landscaping on our properties. Now that the winter months are over, it is time to get outside and start those lawn and landscaping projects that we have been thinking about all winter.

The covenant states that "The landscaping of each Lot shall be maintained by the Owner in a good, neat, attractive, and well-kept condition, whether xeriscape or turf, which shall include but not be limited to, lawns mowed, hedges, shrubs, and trees pruned and trimmed, and weeds and debris removed."

With the maturity of our community, also comes the maturity of the original landscaping. In order to maintain the livability and attractiveness of our community, it is imperative that we all keep our lawns, shrubs, and trees trimmed and presentable. Curb appeal definitely adds property value, and when the entire community has a well-kept look, our property values reflect that and we all win.

## Calling all Gardeners!

Do you love gardening? Would you like to adopt one of our flower beds? Volunteer to assist our gardening teams to enhance the beauty of Hyland Greens.

Along the islands on West 101st Ave., there are 4 flower beds which need weeding and deadheading from time to time.

We are looking for four volunteers to help us keep our little gardens beautiful.

If you are interested in volunteering, please email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com) with your name and phone number and we will get back to you.



# SPRINKLER

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## Electrical Work Update at the Pools

from John Van Royen, Electrical Project Manager

There is a lot of electrical work going on at the pools getting ready for the pool opening. The majority of the work is at the Big Pool. We are running new underground wiring and replacing the entire main breaker box in the Pump Room. There are also a number of other safety improvements inside the Pump Room. Once the ground trenches are filled in, you will see new lights along the sidewalk, new lights and outlets along the pool fence, and new LED lights in the pool. There is also electrical work at the Small Pool to improve the safety of the system. That work will be less obvious, but is needed to maintain the electrical systems. Trenching is also important for the installation of the new key card access system at both pools.

## 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!



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.

**Maria Grimaldi, Esq.**

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

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# Galloway Realty<sup>LLC</sup>

## Tammy Galloway

Broker/Owner

**720-934-2532**

**I LOVE Hyland Greens!**

**YOUR HYLAND GREENS EXPERT**

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

I have SOLD many homes in Hyland Greens.

**I SELL THE NEIGHBORHOOD!**

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

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

### HYLAND GREENS ACTIVITY

See Pics of Properties on Hyland Greens

Community Facebook Page

Active	4854 W 103rd Pl	\$459,900
SOLD	4600 Hyland Gr Pl	\$674,000
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
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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**Office 1499 W 120th Ave #110**

**Office 720-602-4211**

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# Activities Update

from the Activities Committee

**Easter Egg Hunt:** It was over 1 month ago but we felt it was necessary to recognize all those volunteers who helped on the day of the event. Activities would like to thank Bob Beldon, Chris Maloney and family, Gloria Fisher, Jim Gilmer, Donna Jackson, Ashley McNeese, Allan Meers, Judy Quinlan, Chuck Smith, Layla Teague, Monte Thompson, Kenli and Tyler Urruty and of course the Easter Bunny and his assistant. Without all of you this event would not have been a success. Thanks again!

**Garage Sale:** The annual spring garage sale is scheduled for Friday and Saturday, June 1 and June 2. Start gathering your stuff together. We are hoping for good weather. The large signs will go up at the entrances earlier in the week and we will advertise the sale on websites such as Craigslist and Nextdoor.com.

If you only have a small number of items to sell and you would rather set up a table/canopy in the small pool parking lot, please feel free to. We may in the future try to have a sign up for this space so everyone can know if others are participating. Obviously, the more people that participate the more folks will stop and shop. Please be set-up in that area by 8AM.

We are also scheduled to have at least one food truck at the park on the afternoon of June 2<sup>nd</sup> so you can grab some lunch while you are shopping or selling. We have also been advised that The Windings and Westcliff will be having their annual garage sales the same weekend.

**Independence Day:** We thought it would be a good idea to mention the 4th of July celebration even though it is 2 months away. We once again are planning on having the children's decorated wheels parade, free snow cones and our \$1.00 hot dog lunch. We have our group of cooks confirmed but we could use some volunteers early on the morning of the event to help set-up and decorate the big pool area. We could also use a few volunteers to help manage the food tables (keeping chip bowls full, serving nachos etc...) please let us know if this is something you would be willing to assist with. If you would like to organize kid's games we could use some volunteers for that too. Email: Hylandgreenshoa@gmail.com

**Survey:** Of the 111 respondents that answered the question, "What are your favorite community activities/events?", The top 5 activities are:

1. Food Trucks
2. July 4<sup>th</sup> Celebration
3. Spring Garage Sale
4. Easter Egg Hunt
5. Beans and Booze Chili Cook-off

The favorite activity/event with the least number of votes was National Night Out (NNO). National Night Out was also one of the top 3 activities people would like to see discontinued. Due to this feedback the activities committee will no longer be sponsoring a neighborhood wide NNO event. If you would like to host a NNO event for your block or street please visit [natw.org](http://natw.org)



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May 2018

## Proposed Ballot Initiative #66 - Limited Growth

This November, Colorado voters will have the opportunity to vote on many different ballot initiatives. One of the most potentially devastating to the future of Colorado's economy and the supply of affordable housing is the proposed Ballot Initiative #66 (Limited Growth). Colorado's economy has grown rapidly in recent years fueled by a strong job market and an enviable quality of life that defines the Colorado experience. This potential statewide ballot initiative proposes placing arbitrary limits on growth that could cripple future economic prosperity and create new growth burdens on the already low inventory of housing available to Colorado consumers. **We cannot increase the affordability of housing by decreasing the supply of housing.**

The supply of affordable housing is a vital component to a regional economy. The availability of affordable housing is critical to retaining a skilled workforce, keeping local business competitive, and reducing urban sprawl. It also gives young people the chance to purchase rather than rent, allowing them to begin building valuable home equity.

Businesses also need to be able to continue to attract and retain talented workers that can afford to live and thrive in the communities where they work. A lack of affordable housing near employment centers pushes workers farther from their jobs, forces them to commute longer distances, puts undue strain on local roadways and public transportation, and dis-incentivizes workers and their employers to locate in Colorado.

The proposed initiative survived its legal challenges and is now green-lighted to gather signatures to try to get onto the ballot in November. Please think critically when you see petition signature gatherers out there because this ballot initiative would reduce the supply of housing and make it even harder for young and working families to buy a home in Colorado. CAR will keep you updated on the ballot initiative as we work to defeat this bad public policy idea for Colorado.

The proposed Limited Growth ballot initiative #66 would:

- Limit new permits for the total number of all housing units in each of the 10 most populous counties (Front Range) to 1% in both 2019 and 2020.
- Allow every Colorado city, town or county statewide to vote for housing growth moratoriums
- Prohibit permits between the election in November 2018 and January 1, 2019
- Voters would not be able to reconsider or alter the initiative in any manner if voters approved until at least 2021.

If you are asked to sign a petition to get this initiative on the ballot, please have thoughtfully considered your plan of action before signing. We just need to be informed and active in the political process.



### Current Listing in Bradburn Village - 4025 W. 118th Place, Westminster

**3 Bedrooms, 2.5 Baths, 2 Car Detached Garage**

**1520 square feet + 760 square feet in open basement**

**Hardwood floors throughout the main level**

**Awesome lighting and bathroom updates**

**Walk to restaurants, Whole Foods, parks**

**Priced at \$415,000**

## Garage Sale at Covenant Village

Sale Dates - Friday May 18 from 8 AM - 4 PM and  
Saturday May 19 from 8 AM - 2 PM

Donations are also accept on May 14-15. To donate,  
call Aaron Dunn 303-951-8369.

Clear out your treasures for a a good cause or do  
some shopping! Covenant Village is located at  
9153 Yarrow St, Westminster 80021.

Benefits the Benevolent Care Fund  
at Covenant Village.

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# First Hyland Greens Association Board of Directors Meeting

April 17, 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 7:06 PM. Board members Matt Brozovich, Tyler Urruty, Allan Meers, Bill West, Pam Moores, Chuck Smith, Courtney Mollard, Heather LaPuma and Kevin Murphy were present. Board members Joe Armstrong, Monte Thompson and Jim Gilmer were absent. Jenny Singleton represented HAVEN Community Managers.

### Approval of March 20, 2018 Summary Minutes

Allan Meers made a motion to approve the minutes of the March 20, 2018 Board meeting as submitted. Tyler Urruty seconded. Motion carried unanimously.

### Introduction of Homeowners & Invited Guests Present

There were no homeowners present.

### Treasurer

March 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending March 31, 2018. First Hyland Greens has assets totaling \$250,745.06 in the operating accounts and \$617,502.59 in the reserve accounts.

### Management

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, Legislative updates and ACC items.

The Board reviewed a request asking for a waiver of late fees and collection fees. A motion was made by Matt and seconded by Tyler to deny the request. It was requested that Management research the actual owner of the property as the assessors does not match the information management has on file. Allan abstained. The motion carried.

### Projects

Tot Lot - Pam Moores advised the current recommendation for the tot lot is to rehab the existing equipment and space.

Electrical at Pools - It was advised that trenching has started, with the electricity being turned back on end of April.

### Committee Reports

Activities - Courtney advised that the Easter Egg Hunt went well. The next events will be:

May 1 - Food Trucks

June 1&2 Garage Sale

June TBD - Bingo at small pool

July 4 - Independence Day Celebration

August TBD - Luau - work will begin to secure band

## Communication and Technology

Matt Brozovich advised that because the emailed newsletter has been a success. Discussion began regarding phasing out the printed newsletter for later this year.

Matt also provided a list of key items from the survey and areas to address.

## ACC

The Architectural Control Committee presented a Members Code of Conduct for the Board to review. A motion was made by Linda and seconded by Tyler to approve the document as submitted. The motion carried unanimously.

## Greenbelts

Bill West advised that the rock edging is being put in around the big pool.

## Pools

Allan Meers presented 3 proposals to replace the pool heater at the small pool. After much discussion, it was determined that the pool heater would not be replaced before pool season and will be revisited after the pool closes.

Matt Brozovich presented draft pool access card rules for the new access card system. After some time for discussion, it was advised to make the following changes:

- - The first fob will be \$5.
- - The first access card will be free.
- - The second fob will be \$30.
- - The second access card will be \$25.
- - Paragraph 5 to charge \$30 for a lost, stolen or damaged access card/fob.
- - Paragraph 6(a) to turn access card off after 30 days.
- - Paragraph 6(c) to turn access card off after 45 days.

The Board will continue to review the draft policy and advise of any changes.

## Adjournment

A motion was made and unanimously passed to adjourn the meeting at 9:30 pm.

---

Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors

## Comcast Work in Hyland Greens

Comcast is laying new fiber lines throughout the City of Westminster. According to the city website, work in our neighborhood should be completed by June 19, 2018.

Check out the city website for more information:

<http://bit.ly/comcastwork>



# 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

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!

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

Tuesday, May 15th - **NEW!** Food Trucks at Hampshire Park

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

Wednesday, July 4th - Independence Day Celebration

SAVE  
THE  
DATE

Spring 2018

