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SATURDAY AUGUST 18TH

3:00PM-7:00PM

AT THE BIG POOL



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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

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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

AUGUST 2018 NEWSLETTER

July 4th Celebration - Thank You!

Activities Committee

We think this event went well again this year. We had our standard fair of hot dogs and nachos along with the second year of brats. The Children's Wheel Parade had a large turn out and the Westminster Fire Department again made it rain on our play court. We also continued to have our classic events like diving for money (and some other items) in the pool and our freestyle and belly flop diving contests. None of this would be possible if it weren't for the several volunteers that gave their time.

We would like to give a big **THANK YOU** to Dave Thistle, Jim McElroy, Tony and Rita Cobb, Barb and Jim Szemack, Judy Quinlan, Gloria Fisher, Chuck Smith, Melissa and Steve Schwartz, Donna Jackson, Bill West, Tonja Peacock, Renee Teague, Patricia Cotosman, Leah Hudson, Bob Beldon, Chris Maloney, Marianne Clark, Allan Meers, G.A. and Cherry Harrison and anybody that I might have missed. Without these wonderful people we would not be able to hold such an event. If you see any of them around please give them a big Thank You!



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Next Board Meeting

Join us for the next board meeting, August 21st. 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

6/28/18 to 7/23/18

Approved

4658 Hyland Greens Place – Light Post Replacement

4871 West 102nd Place – Hot Tub Replacement

9971 Winona Street – Exterior Painting

9980 Wolff Street – Fence

10394 Yates Court – Paint/Siding/Roofing

Approved with Conditions

4772 West 100th Court – Deck Replacement

Open

4930 West 101st Circle – Deck Surface Replacement

4870 West 102nd Avenue – Driveway Replacement and Steps

4870 West 102nd Avenue – Garage Door Replacement

5151 West 99th Court – Roof Replacement

10394 Yates Court – Garage Door Replacement

**Please Save the Date: 2nd Annual
Beans and Booze**
Saturday September 29th
5:30pm-8:00pm
at the Sports Court



ENTRANTS:

1. All entrants must RSVP to hylandgreensHOA@gmail.com to be able to enter the cookoff no later than Monday, September 24th. Day of entries will not be accepted (please provide name, address and type of chili(s) in email)
2. Any form of chili can be entered (green, red, beans, no beans, mild, spicy etc...)
3. A single submission consists of at least one large crockpot of chili (please bring chili already warm, we will not be able to plug in crockpots)
4. A person may enter more than one submission provided that the submissions are different chilis in some way (green and red or beef and chicken etc...)
7. Please drop off chili between 500pm and 515pm on day of event.
8. If there are any toppings that are essential to your chili please provide them in ready to serve form (bring cheese preshredded or precooked noodles etc...)

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.
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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August 2018

Easy Ways to Save for Down Payment

With rising rental costs and the amount of student debt at an all-time high, it's no surprise that many potential buyers are unable to save up for a down payment. If you've found yourself in this boat, don't lose hope. With the help of technology and a little foresight, you can save for that down payment — and probably sooner than you think.

Here's how:

Set up automatic deposits. Enable automatic deposits into your savings account. Schedule them right after payday, when you know you'll have the cash available. If you can't automate your deposits, set a reminder to transfer money every two weeks.

Try a round-off app. What if you could round off every purchase you make to the nearest dollar and then put that extra cash to good use? Apps like Acorns or Clarity Money round off your transactions and either invest your money or add it to a savings account.

Cut down on spending. Find an area of spending that you can afford to cut back on — maybe eating out or grabbing to-go coffees. Each month, tally up your saved funds and add them directly to your savings account. You'll be surprised at the impact.

Clean house. Do a little spring-cleaning, and declutter those closets, drawers and shelves. Sell anything you don't want on Facebook, Craigslist or a consignment app. It may only be \$20 to \$50 at a time, but when added to an interest-paying savings account, it'll make a big difference.

Remember, you don't need the mythical 20 percent down payment ready and available to buy a home. In fact, thanks to low down payment loan options and a plethora of down payment assistance programs, you can actually buy a property with much less than that — sometimes just 3 percent!

Navigating through this market impacted by so many different things can be a challenge. If you need some professional help getting started or getting through it, call, email or text me at 303-465-4798 or wendy@wendyatkinson.com.

Market Highlights - June 2018

Single Family Homes (SFH) sales: down -2.6% from Last Year (LY)
(3,941 units)

Average Sold price for SFH: up +7.35 from LY (\$529,946)

Days on Market for SFH: 19.0 for June

Active Listings for SFH: up +4.4% for LY (5,409 units)

Current Listings



2203 S. Holly St. #1

Denver

\$225,000
3 bedroom, 3 bath
2 parking spaces, storage area
1534 square feet
Pool, patio area
Handicap features - roll in shower,
Hoyer lift/transport system

3675 S. Cherokee St. #508

Englewood

\$235,000
Northwest corner of building -
Great mountain & City Views
New carpet, fresh paint
2 bedroom, 2 bath, 2 parking spaces
Updated kitchen and baths
Storage area, pool
55+ Community



1080 Stoneham St.

Superior

Rock Creek Community
\$529,900
4 bedroom, 2.5 baths, loft
New roof in May 2018
Walk-out basement
Remodeled

10743 Cherry Court Thornton

Wyndemere Community
\$340,000
4 bedroom, 2 bath, 2 car garage
Tri-level
1436 square feet
Move-in ready!



Rental in Thornton - Avail. Sept. 1 - \$1675/mo + Dep.
Ranch style, 2 Bed, 2 bath, 2 car garage, unfin. basement

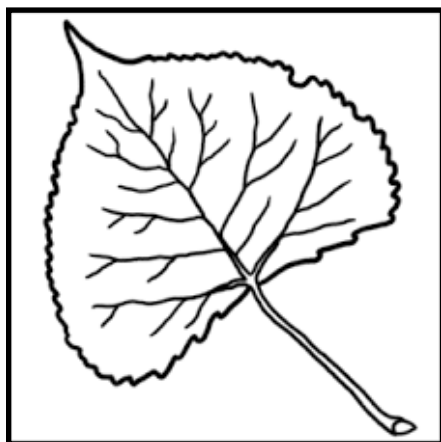
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Covenant Corner

With the number of original shake roofs being replaced in our community, it is timely to cover our Architectural Control Rules and Regulations with respect to roofing material. Our neighborhood was originally constructed with shake roofs, which were very attractive. Unfortunately, today most insurance companies will no longer insure a shake roof due to the local weather and their propensity to suffer damage.

As the original roofs reach end of life and need replacement, there were guidelines drafted to accommodate replacement with product that will provide a similar visual attribute as the shake material. In accordance with the Rules and Regulations, *The Board may approve alternative roofing materials (other than shake shingles:). In considering alternative materials, the Board will take into consideration the color style and quality of materials, and how well such roofing material conforms with the appearance of neighboring residences. With respect to the alternative materials, The Board will consider the following alternative roofing materials: fiber-cement products; steel granulated products; cement tile products; and enhanced, heavy dimensional, premium asphalt products.*

The binding guideline of roofing replacement material is that the material blend with the surrounding homes to maintain the visual harmony of the neighborhood. The Rules and Regulations regarding roofs, as well as the list of currently approved asphalt roofing material and colors can be found on our community website: hylandgreens.org under the About dropdown in the Covenant tab.



Reliable
Home Repairs, LLC
Honest, Thorough & Dependable
303-887-0081
ReliableHomeRepairs@mac.com
P.O. Box 350261
Westminster CO 80035
Clayton Shaffer
Owner



Valerie Skorka Westmark
Your Hyland Greens Neighbor
(303) 981-0950
ValerieWestmark@gmail.com

Hello Hyland Greens Neighbor,

Allow me to introduce myself. I have worked in your neighborhood for several years. I have sold numerous homes in both Hyland Greens and Hyland Greens East. I have quite a few clients, many that have become friends, that live here.

As a Real Estate Agent with almost 3 decades of experience in countless neighborhoods, Hyland Greens is the one I have chosen to call home.

I have soaked it all in; the pools, the parks, the food trucks, 4th of July! I LOVE everything about it. A huge thank you to those that I have already met that have made me and my family feel so welcome. I look forward to meeting more of you!

If you are considering a move, I hope you will consider contacting me. I am truly a local, very much involved in your community. I am committed to keeping this neighborhood simply fantastic and selling its best features! Or, if you have a friend wanting to move here, have them contact me. I would love to be their truly local neighborhood resource.

Enjoy the rest of the summer!



5440 Ward Road Arvada, CO 80002

FIRST HYLAND GREENS HOMEOWNER ASSOCIATION REPORT OF ACTIONS

Taken by the Board of Directors - July 18, 2018

The Board of Directors took the following actions:

Approved a motion to renew our existing insurance package.

Did not Approve a motion to waive a late fee.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

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.



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?

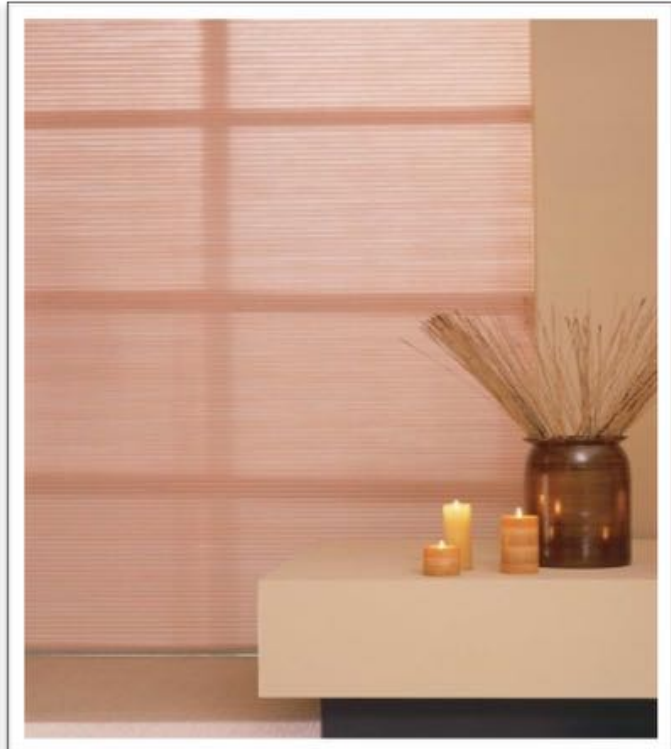
For the sake of your family it may be time for you to renew your estate plans.

Maria Grimaldi, Esq.

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August Activities Update

from the Activities Committee



Luau

Our Luau will be held on Saturday August 18th from 3:00pm to 7:00pm however the pool will be open later so you may continue to have fun. We have "So What Brothers" (www.sowhatbrothers.com) Band scheduled. We ask that you bring a finger food or appetizer to share with everyone. Feel free to dress in your favorite Hawaiian attire.

Fall Garage Sale

From the survey several months ago we heard that several residents want a fall garage sale. We are going to hold a fall garage sale on **Friday, September 14th and Saturday, September 15th**. We will once again put up the large signs at the entrances and advertise on several websites. This could be a good time to clear out the clutter before the holidays.



Beans and Booze

Our Beans and Booze event is scheduled for Saturday, September 29th from 5:30pm to 8:00pm

Kokopelli Beer Company and Mad Rabbit Distillery are scheduled to be there selling adult libations.

In order to make this a successful event we need your chili submissions. We again are requiring pre- registration so we can have enough materials ready. Any homemade chili is a go; red, white, green, vegetarian, no beans etc... In order to enter the contest please send an email to hylandgreensHOA@gmail.com with your name, address and type of chili(s) you plan on entering.

Letter to the Editor

DRUG DEALS

from David Glabe, 4642 Hyland Greens Place

Our neighborhood includes over 400 homes and families who enjoy the amenities and beauty of the community. Comes now a few residents who don't necessarily agree with the temperament of the 'hood nor do they care to comply with the covenants, codes, and demeanor of the citizenry. Since many residents have not been aware of certain illicit activities that have existed for at least ten years, this article serves as notice of these activities.

Hyland Greens Place is the short street in Hyland Greens with 18 houses that are situated between the Farmers High Line Babbling Brook (Canal) and the golf course. One of these houses has been the location of marijuana cultivation, and presumably sale, for many years, including before it was legal to do so. It is now apparent that the activities have escalated to the use, and reasonable to assume, sale, of methamphetamine and heroin. As well as turning the property into a 'flop house'.

The HOA Board, the Westminster Police Department, Westminster Code Enforcement Department and the Hyland Greens Place residents are fully aware of the situation and are doing as much as is legally permissible to discourage these activities. The HOA has cited the homeowner/renter/occupiers for covenant violations while Code Enforcement has kept a vigilant eye out for code violations. The Westminster Police Department is constantly providing surveillance and arresting individuals who frequent the property and violate the law. Further steps are planned to encourage the occupants to either cease their illegal activities and return to the community of law abiding citizens or, alternatively, to vacate the premises, i.e. move.

Expect to see heightened police presence throughout the neighborhood, including vehicle stop and search and other enforcement activities coincident to drug dealing. If you, like the residents on Hyland Greens Place, think that drug users and dealers don't belong in Hyland Greens, or harboring criminals, I encourage you to contact the Westminster Police Department if you see any suspicious activities; trust me, the police will be delighted to hear from you because they need our help to remove this scourge from the neighborhood. Post the Westminster Police Department non-emergency phone number on your refrigerator for ease: **303-658-4360**. If you are curious, take a drive down the street—you should be able to figure out which house it is.

**The above is a homeowner submitted letter and the information represented is the opinion of the homeowner and may not represent the opinion of the Hyland Greens HOA Board.*



First Hyland Greens Association

Board of Directors Meeting

July 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 7:02 PM. Board members Matt Brozovich, Joe Armstrong, Allan Meers, Bill West, Pam Moores, Chuck Smith, Courtney Mollard, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Board members Tyler Urruty and Monte Thompson were absent. Jenny Singleton represented HAVEN Community Managers.

Approval of June 19, 2018 Summary Minutes

A motion was made by Jim Gilmer and seconded by Courtney Mollard to approve the minutes of the June 19, 2018 Board meeting as submitted. The motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowners in attendance were David Glabe, G.A. Harrison and Colleen Dufresne.

The homeowners in attendance provided an update on the problem house in the neighborhood and the on-going police patrols in the area. They asked what other steps could be taken. The homeowners were advised that the house is a priority with covenant violations and the board takes action in accordance with their covenants and rules and regulations. They were also advised to continue the communication with the police department in a timely manner and to continue to have other neighbors help speed the process along.

The homeowners asked questions about trash cans being stored on the street. Linda advised that this would be an item addressed in the September newsletter.

Treasurer

June 2018 Financial Statements

Tyler Urruty was not present and the treasurers report will be postponed until the August meeting.

Reserve Study

The officers have received a copy of the first draft of the reserve study and is currently under review.

Budget Meeting Date

The Board was reminded that their budget meeting is scheduled for **August 15, 2018 at 6:00 PM.**

Secretary

Insurance Review

Joe Armstrong presented information regarding bidding requests for insurance for the Association. It was found that some carriers would not cover the diving boards while others would, but at a significant increase. A motion was made by Joe and seconded by Pam to renew with their current provider, True North. The motion carried unanimously.

Management

June 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.

A motion was made and seconded to deny the request for waiver of late fees and collection fees for a homeowner on 102nd Place. The motion carried unanimously.

Projects

Tennis Court Update

Joe Armstrong reported that the work is complete.

Perimeter Fence

Bill West advised that he and John Van Royen had visited other communities and found the Trex option to be a viable contender. John will have an estimate prepared for the budget meeting.

Tot Lot

Pam advised that Bob Belden has cleaned up the sand box. It was determined that the pea gravel will stay. Shades have been added as well as a tetherball. The current idea is to install artificial turf on top of the asphalt to help save on costs, which will be further researched.

Committee Reports

Activities

Courtney reported that the 4th of July celebration was a huge success! She also advised that the following events are scheduled:

Last Food Truck August 7th

Luau August 18th from 3-7

Dog Swim/Pool Closes September 9th with the dog swim from 2-6

Fall Garage Sale September 14-15

Beans and Booze September 9th from 2-6

Pools

Allan advised that the pools are halfway through the season, with average usage of 17 people per hour at the big pool at 10 per hour at the small pool.

G.A. Harrison is working on helping repair the gate at the small pool.

Greenbelts

Bill advised that he is requesting bids from vendors for the 2019 season.

Kevin advised he has a draft policy for memorials. It was noted that the Hyland Hills Golf Course has several memorials and may have a policy that can be read for ideas.

Adjournment

A motion was made and unanimously passed to adjourn the meeting at 8:44 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!

Tuesday, August 7th	Food Trucks at Hampshire Park
Wednesday, August 15th	Hyland Greens HOA Budget Planning Meeting
Saturday, August 18th	Luau at the Big Pool!
Friday, August 24th	<u>Movies in the Park</u> at City Park - The Last Jedi
Sunday, September 9th	Dog Swim at the Big Pool
September 14th and 15th	Fall Hyland Greens Community Garage Sale
Saturday, September 29th	Beans and Booze - Chili Cook-Off



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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/