

HYLAND GREENS

SEPTEMBER 2018 NEWSLETTER

Hyland Greens 2nd Annual



KOKOPELLI BEER
COMPANY



BEANS
& BOOZE

Chili Cook-Off

Saturday, September 29th
5:30-8:00pm
On the Sports Court

Enter your chili by emailing
HylandGreensHOA@gmail.com
by September 25th

See flyer inside for more details

Hyland Greens Fall Garage Sale

*Friday, September 14th
and
Saturday, September 15th*

8:00.AM-???

If you were unable to participate in the
spring sale now is the chance to clear
out your clutter before the holidays!

We will once again put our big signs
out and advertise on the internet



Dog Swim Day

Sunday, Sept 9
2-6pm

Bring your pups to the Big Pool to
enjoy an end of summer splash.

Hyland Greens Board Directory

Linda Mollard, President, 2018
president@hylandgreens.org

Matt Brozovich, Vice President, 2018
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 2019

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

In this Issue

Tot Lot Update	Page 3
Letter from the President	Page 5
Covenant Corner	Page 7
Farewell to Haven	Page 11
Activities Update	Page 11
August Meeting Minutes	Page 12-14
Beans and Booze Entry Flyer	Page 15

ACC Report

7/23/18 to 8/28/18

Approved

9965 Wagner Lane – Roof Replacement
4650 West 100th Avenue – Window Replacement
4755 West 101st Place – Roof Replacement
4765 West 101st Place – Roof Replacement
4851 West 102nd Place – Light Post Replacement
5093 West 98th Court – Roof Replacement/Painting of Trim
9931 Winona Street – Exterior Painting
10141 Wolff Street – Siding and Roofing Replacement

Approved with Conditions

5083 West 98th Court – Siding and Roofing Replacement

Open

4782 West 100th Court – Roof Replacement
4785 West 102nd Place – Roof Replacement
5052 West 98th Place – Roof Replacement
10064 Wolff Street – Fence Install
10141 Wolff Street – Fence Install
9954 Wolff Street – Deck Replacement and Driveway Replacement

Next Board Meeting

Join us for the next board meeting, September 18th.
Board meetings are held the 3rd Tuesday, each month at 7:00 PM. We encourage homeowners to attend.
To be placed on the agenda, email jsingleton@havenpm.com.
Meetings are located at Hyland Hills Golf Course, 9650 Sheridan Blvd., Westminster, CO 80031.

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.

TOT LOT UPDATE

Many thanks to Bob Belden for his hard work and vision in helping improve the Tot Lot this summer. He has pulled weeds, cleaned up rocks, made and placed a tether ball and placed it in the lot, built a new sandbox, purchased and hung sail shades over the swing-set, hung a saucer swing on the swing set, and covered some of the asphalt with artificial turf.

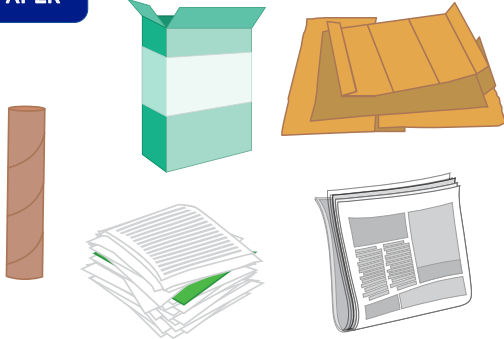
Bob is a great volunteer and very creative in seeing things that can be done to the benefit of the neighborhood. Thank you for those efforts to make the Tot Lot more usable while we plan on the rehab to be completed going forward.

Now that the busy summer season is over, we can get companies to come provide estimates for upgrades to the Tot Lot, starting with the ground cover currently in place. This summer we received a bid on pour in place rubber, similar to that at Hampshire Park, and learned it was cost prohibitive. We now will look at recommended alternatives as we determine the best use of this area.



Put these in your bin - EMPTY, CLEAN, DRY AND LOOSE

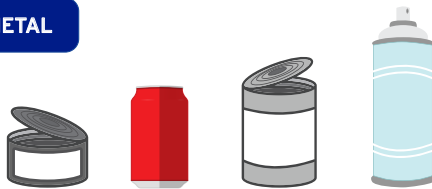
PAPER



PLASTIC



METAL



CARTON



RECYCLE ELSEWHERE - But NOT in your bin



PLASTIC BAGS

Please return to your local grocery store.



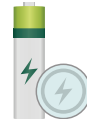
HAZARDOUS AND E-WASTE

Check with your city for recycling options.



TEXTILES

These can be reused please donate.



BATTERIES

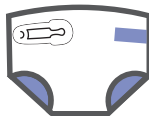
Return at your local home improvement store.

NOT recyclable - Put these items in your Trash



SHREDDED PAPER

Good for composting, too small to sort out at recycling facility.



DIAPERS

YUCK, Think about it...



STYROFOAM

Not recyclable, but good for energy production.



HOSES AND CORDS

Conveyor belts and "tangles" just don't mix.

Learn more about recycling online at:
americandisposal.com

Letter from the President

from Linda Mollard

Summer is almost over and the kids are back to school. Our pools were great this year, clear and inviting on a hot day. The Luau was a super success. The band, So What Brothers, was amazing. The rain held off until after the event and the earlier start time allowed for more people to attend since it didn't compete with the Broncos game.

Moving forward to September. We are having our first **Fall Garage Sale on September 14th and 15th.** You asked for it in the survey, so we are trying it to see how it goes. Let's hope for good weather. On **September 29th we have Beans and Booze.** You need to tell us you intend to enter (hylandgreenshoa@gmail.com) since we currently have only 20 openings for chili entries. We'd like to see if we have enough chili entries to have a category for red chili and one for green. We need to plan the grand prizes in addition to the traveling trophy.

Fall is a busy time for your board and community. The landscaping contract for our common areas is out for bid. The three-year-old community trash contract is in negotiations for the future and we are just finishing up a four-month search and interview process for a new management company. A committee of four homeowners and four board members sorted through proposals from seven management companies, interviewed four and narrowed that down to two. The final decision was made by the board members at the August board meeting.

BIG NEWS.... Starting October 1st, we will have a new community management company. MSI in Westminster will be taking over. We will have much more information in the October newsletter and we will post updates on the web site as soon as we get them. We ask your patience in advance as we make the transfer from one company to another. We expect and hope it to be a smooth and uneventful transition but we all understand the glitches of moving from one computer system to another. For some of you the important thing is your November dues payment must be made to the new company and you will have to make changes if your payment is automatically withdrawn. We have asked our new community manager to be at the Beans and Booze event so stop by and say "Hi".

American Disposal Trash and Recycling Service

American Disposal is the contracted garbage hauler for Hyland Greens for the third year (Pacman was purchased by this company). Approximately 65% of homeowners take advantage of the negotiated rate for the neighborhood. In December we will begin a new contract year and allow homeowners not currently using the service to sign up. More information will be presented at the annual meeting.

American Disposal includes recycling as part of their service, picking up every other week. See page 10 for a listing of what can and can't be recycled – please be aware that items not included in the recycle list sullies the whole load and all items become garbage. With the amount of recycle being submitted, it is not cost effective to sort out those items that are not recyclable. Thank you for continuing to recycle acceptable items!

Please remember that trashcans, even those that hold recycle, are not to be visible from the street. They can be placed on the street the night before (after dark) for pick up the next day, but then must be removed from the street the day of pick up.



Valerie Skorka Westmark
Your Hyland Greens Neighbor


(303) 981-0950

ValerieWestmark@gmail.com

Football Season is Here! If you did not receive your schedule, let me know!

Check out my Drone Video Link of the Neighborhood! What a wonderful place to live!


<https://player.vimeo.com/video/2>



FOOTBALL

2018 SCHEDULE

RE/MAX Alliance
 5440 Ward Road #110
 Arvada, CO 80002




BRONCOS

DATE	OPPONENT	LOCAL TIME	TV
9/9	@Seattle	2:25 pm	FOX
9/16	@Oakland	2:25 pm	FOX
9/23	@Baltimore	11:00 am	CBS
10/1	Kansas City	6:15 pm	ESPN
10/7	@New York Jets	11:00 am	CBS
10/14	Los Angeles Rams	2:05 pm	FOX
10/18	@Arizona	6:20 pm	FOX
10/28	@Kansas City	11:00 am	CBS
11/4	Houston	2:05 pm	CBS
11/18	@Los Angeles Chargers	2:05 pm	CBS
11/25	Pittsburgh	2:25 pm	CBS
12/2	@Cincinnati	11:00 am	CBS
12/9	@San Francisco	2:05 pm	CBS
12/16	Cleveland	2:30 pm	NFLN
12/24	@Oakland	6:15 pm	ESPN
12/30	Los Angeles Chargers	2:25 pm	CBS

All Times Local. Dates and times are subject to change without notice. No one associated with the depicted logos has any sponsorship, arrangement or other connection with the teams or affiliated institutions whose schedules are shown, or the leagues or conferences in which they play.

Valerie Westmark
 (303) 981-0950
valeriehomesincolorado.com
valerie.skorka@remax.net
 A Denver Native Realtor





5440 Ward Road Arvada, CO 80002

(303) 420-5352

Covenant Corner

With the September edition on the Covenant Corner, I would like to address trash and garbage receptacles that are in view from the street. There seems to be more and more that are left in the driveways, beside the house and in other areas visible from neighboring Lots and the street.

I would like to take this opportunity to restate the covenant article regarding trash and garbage receptacles. Article VI (o) of the Restriction states, *"All clotheslines, equipment, **garbage cans**, service yards, wood piles or storage piles **shall be kept screened by adequate planting or fencing** as herein permitted so as to conceal them from view of neighboring Lots and streets."*

The neighborhood inspections will be noting the visible garbage cans and addressing according to the Enforcement and Fining Policy. A courtesy notice will be sent at first violation of the covenant article. A subsequent infraction will result in the levy of a \$50 fine being sent to the homeowner.


Thank you all for your attention to this important covenant that not only maintains the beauty and livability of our community, but also helps to protect our property values.

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.



MG
Law Office of Maria Grimaldi
maria@marigrimaldi.com

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.

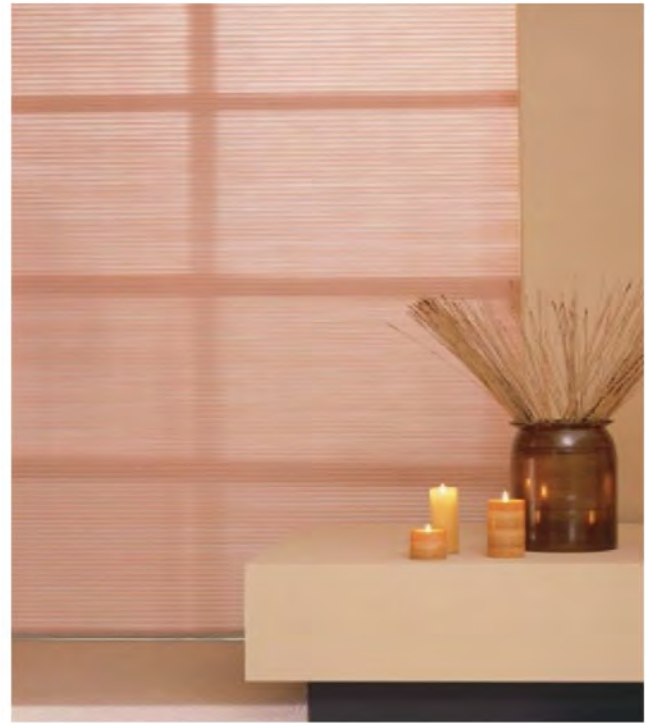
- ☐ Have you had any life changes occur in the last year?
- ☐ Did you get married, divorced, or have children since your last will?
- ☐ Do you have a will but need to change beneficiaries, personal representative or guardian for your minor children?
- ☐ Did you move from another state since your will 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.marigrimaldi.com

Blinds - Shades - Shutters

OPTIMIZE THE LIGHT & EXPAND YOUR VIEW



Buy More – Save More

Save \$50 on orders \$1,000-\$1,999

Save \$100 on orders \$2,000-3,999

Save \$200 on orders \$4000 or more

Excludes Shutters. May not be combined with any other offers and/or promotions. Prices for discounts are figured pretax. Limited time offer.



FREE MEASUREMENT & INSTALLATION



**Schedule A Free In-home
Consultation Today**

303-909-1647

www.blendedblinds.com

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

Integrity, Professionalism, Experience

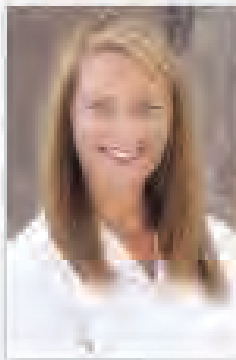


**COLDWELL
BANKER**



Christina did an excellent job selling our house. Her real estate knowledge and understanding of the local market were unsurpassed. Her marketing skills and recommendations regarding "staging" our house were superb and definitely contributed to the quick sale and market value of our house. We would highly recommend Christina"--Kirby (Hyland Hills, 2016)

"Proud Supporter of the Regis University Men's and Women's Golf Teams"



Christina Kern

REALTOR® CRS, GRI

Mobile: (303) 915-0809

Office: (303) 235-0400

ckernsells@gmail.com

www.christinasellscolorado.com



HELPING YOU BUY, SELL AND LIVE WELL IN COLORADO

12110 Pecos Street, Suite 100 | Westminster, CO 80234



**BERKSHIRE
HATHAWAY** | Innovative
HomeServices Real Estate

August 2018

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME



Rising Interest Rates Affect Cost Too

Mortgage rates have risen 0.5% in 2018 on 30-year and 15-year fixed rate mortgages and experts expect them to continue to increase. Buyers paying attention to the market understand the relationship that inventory has on pricing; when the supply is low, the price usually goes up. Rising interest rates can affect the cost of homes also.

When interest rates go up, fewer people can afford homes. Lower numbers of buyers can affect the demand, which could cause prices of homes to come down. The question is how much do the interest rates have to go up to affect demand?

As the rates gradually go up, the affect may not be noticeable at all except for the fact that the payments for the buyer have increased.

A ½% change in interest is approximately equal to a 5% change in price. A \$300,000 mortgage at 4.5% for a 30-year term will have a \$1,520.06 principal and interest payment. If the mortgage rate goes up 0.5%, it would affect the payment the same as if the price had gone up 5%. The difference in payments for the full term of the loan would be \$32,547.

There are some things beyond buyers' control, but indecision isn't one of them. If they haven't found the "right" home yet, it is understandable. However, when that home does present itself, the buyer needs to be ready to make a decision. If they are preapproved and have done their due diligence in the market, they should be able to contract before significant changes occur in the mortgage rates.

Interest rates and home pricing can be intimidating. I work with several great lenders that can help you get the loan that works best of you. I can help you with offer pricing to make the best deal you can make and still get your home! Call, email or text me at 303-465-4798 or wendy@wendyatkinson.com.

Owning a home is a keystone of wealth ... both financial affluence and emotional security.

- Suze Orman

Current Listings



1080 Stoneham St.
Superior
Rock Creek Community
\$529,900
4 bedroom, 2.5 baths, loft
New roof in May 2018
Walk-out basement
Remodeled

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



Before You Leave Town ...

Along with all the planning of what you're going to do and where you're going to stay, consider this checklist to make you feel more comfortable while you're away from home.

- Stop your mail and newspaper delivery.
- Don't post about your trip on Facebook and other social media until you return; no need to alert potential burglars.
- Light timers make it look like someone is home. Set multiple timers for various times to better simulate someone at home.
- Do unplug certain appliances - TVs, computers - even when they are off to protect them from power surges.
- Don't hide a key; burglars know exactly where to look for our key and it only takes them a moment to check under the mat, above the door, in the flower pot or in a fake rock.

These easy-to-handle suggestions may protect your belongings while you are gone while adding a level of serenity to your trip.

September Activities Update

from the Activities Committee

We want to thank everyone that came to the **Luau** this year and give an even bigger thanks to those who brought a potluck dish. We had a large spread with some yummy choices this year. We thought SO What Brothers gave an excellent performance and we'll see if we can book them again next year. We did get lucky with the pocket of perfect weather this year between rainstorms. We hope you will join us again next year as we plan to do it again.

Next up is the **Fall Garage Sale**. We heard you in the survey stating that this is something you would like. The scheduled dates are Friday, September 14th and Saturday, September 15th. We will once again put out our big signs and advertise. There are no alternate dates in case of inclement weather so let's hope it's nice outside.

Our 2nd annual **Beans and Booze Chili Cook-off** is scheduled for Saturday September 29th from 5:30 to 8:00pm. We moved the event to a Saturday to make it easier for working folks to participate and we also moved it to September so we hopefully don't have as much of a threat for inclement weather.

We once again have scheduled Mad Rabbit Distillery and Kokopelli Beer Company to attend and sell their adult libations to those 21 years or older.

In order to make this event a success we once again need your chili submissions! We have our traveling trophy back and are ready to award it to the winner along with some other prizes. Please see the flyer on page 13 for more details about entering or attending. Enter your chili at HylandgreensHOA@gmail.com the deadline is September 25th.



Farewell to HAVEN

Aspen/Countryside/Haven has managed our community for six years. Over their tenure they did a great deal to assist us in becoming more organized. They helped us enter the computer age for accounting and records management. Through them, our homeowners have been able to make quarterly dues payments instead of one full payment each year. It was also with their help we were able to accept credit and debit cards as well as ACH and EFT payments. They also helped us set up and manage the community trash service. We thank them for all they have done.

First Hyland Greens Association Board of Directors Meeting

August 21, 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, Tyler Urruty, Allan Meers, Bill West, Pam Moores, Monte Thompson, Chuck Smith, Courtney Mollard, Heather LaPuma, Jim Gilmer and Kevin Murphy were present. Jenny Singleton represented HAVEN Community Managers.

Approval of July 17, 2018 Summary Minutes

A motion was made by Jim Gilmer and seconded by Tyler Urruty to approve the minutes of the July 17, 2018 Board meeting with one correction. The motion carried unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowners in attendance were Ken Larson, Kathy Humphrey, John Van Royen and David Grisanti.

Ken and Kathy advised they are new owners and inquired what further steps the Association could take regarding the problem house on their street. The Board advised that the house is a priority with covenant violations and the Board is acting in accordance with their Covenants and Rules and Regulations. It was also advised to keep the communication going with the police department on a timely basis and to continue to speak with other neighbors regarding the situation.

Treasurer

June 2018 Financial Statements

Tyler Urruty presented the financial statements for the period ending June 30, 2018. First Hyland Greens has assets totaling \$235,713.76 in the operating accounts and \$605,045.01 in the reserve accounts.

July 2018 Financials

Tyler Urruty presented the financial statements for the period ending July 31, 2018. First Hyland Greens has assets totaling \$224,767.42 in the operating accounts and \$579,481.56 in the reserve accounts.

2019 Draft Budget

This item was not discussed.

Audit

Tyler summarized the results of the audit for fiscal year 2017 and the bridge period. It was recommended that \$3750 be transferred from operating to reserves, which has already been completed. The other recommendation was to change the accounting method from modified cash to accrual. It was determined that the Association will stay with their modified cash method.

A motion was made by Tyler and seconded by Pam to approve the audit as submitted. The motion carried unanimously.

Secretary

Calendar Update

Joe Armstrong presented a list of important dates for the Board to review and provide any input. A motion was made by Joe and seconded by Pam to approve having two budget meetings, beginning 2019. The motion carried unanimously.

Management

August 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 approve the request for waiver of a fine for a dead tree. The motion passed.

Projects

Perimeter Fence

John advised that he should have more information on this ready for the September meeting.

Tot Lot

Pam commended Bob Belden for his work on the tot lot. A sand table has been installed, with astro turf to follow for Bocce ball.

Electrical

John Van Royen provided a final report, closing out the electrical work at the pools. The Board recognized John for his work managing this project.

Concrete

John provided revised estimates for concrete work that was previously scheduled for this fall. John is moving forward with lining up contractors for the project.

Committee Reports

Activities

Courtney reported that the Luau was successful with positive feedback above the event and band. She also advised that entries for the Beans and Booze event are being accepted, with additional details in the September newsletter. Lastly, the jingle bags will be done at Christmas in order to use the remaining supplies.

Communication and Technology

Matt advised that he has approximately 480 emails for residents, with over half of these downloading the newsletter online.

Pools

Allan provided an updated regarding the back to school schedules for the pools. it was reported that the small pool will close on September 3rd, with the large pool closing on September 9th following the dog swim.

Greenbelts

Bill provided pricing for removal of several cottonwood trees ranging from \$18,595 to \$55,300. A motion was made by Bill and seconded by Joe to proceed with ArborTec to complete the work, as the lowest bidder. The motion carried unanimously.

Management Contract

The Board asked Jenny to leave so the Board could discuss and decide on a new Management Company.

Linda provided a summary of the process that occurred to review management companies, which consisted of soliciting eight companies for proposals and driving the community. Four of the eight companies were asked back for additional interviews. Following the interviews, the Committee of four homeowners and four board members narrowed the decision down to two companies; MSI and LCM.

A motion was made and seconded to proceed with MSI beginning October 1, 2018. The motion passed with 7 votes.

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

FIRST HYLAND GREENS HOMEOWNER ASSOCIATION REPORT OF ACTIONS Taken by the Board of Directors - August 21, 2018

The Board of Directors took the following actions:

Approved the Audit Report.

Approved a motion to have two budget planning meetings starting on 2019.

Approved a motion to waive a late fee.

Pam **commended** Bob Belden for his work on the Tot Lot. Most recently a sand table has been added and AstroTurf installed for Bocce Ball.

The Board **recognized** John Van Royen for his work managing the electrical project at the pools.

Approved a motion to remove old cottonwood trees with a budgeted amount of \$20,100.

Approved selection of MSI as the management company effective October 1, 2018.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary





2nd Annual Beans and Booze Chili Cook-off

We need your entries in order to make this event a success!

Entrants:

Chili Cook-off Rules

1. All entrants **must** RSVP to hylandgreensHOA@gmail.com to be able to enter the cookoff no later than Tuesday September 25th. **Day of entries will not be accepted**
2. Any form of **homemade** 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 crock pots)
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...)
5. Please drop off chili between 5:00pm and 5:15pm on day of event.
6. 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...)

Just like last year we will have our traveling trophy and some prizes for the winners!

Attendees:

1. We will start handing out voting tokens around 5:30pm
(*kids may taste but will not be able to vote*)
2. We will declare a winner before 8:00pm so please vote as soon as you are done tasting
3. Please bring a **photo ID and money** if you plan on purchasing alcoholic beverages from Kokopelli Beer Company or Mad Rabbit Distillery.
4. Please bring a muffin tin to help hold your samples. This is alot more secure than a plate!
5. Please remember you will not be able to take any alcohol you purchase from the Sports Court





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

U/C	9941 Winona St	\$475,000
SOLD	10052 Zenobia Ct	\$480,000
SOLD	3930 W 130rd Ct	\$558,368
SOLD	4854 W 103rd Pl	\$457,000
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

**Call me today for a
FREE**

**Market Analysis!
720-934-2532**

www.GallowayRealty.net
www.winner1726@msn.com

**Office 1499 W 120th Ave #110
Office 720-602-4211**

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.

2018 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!

Monday, September 3rd	Small Pool Closes - 7pm
Sunday, September 9th	Dog Swim at the Big Pool - 2-6pm
Sunday, September 9th	Big Pool Closes - 8pm
September 14th and 15th	Fall Hyland Greens Community Garage Sale
Tuesday, September 18th	September Board Meeting
Saturday, September 29th	Beans and Booze - Chili Cook-Off



 **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/