

HYLAND GREENS

NOVEMBER 2018 NEWSLETTER

Annual Hyland Greens Association Meeting

7 p.m., November 13

Please join us for the Annual Hyland Greens Association Meeting on Tuesday, November 13, 7pm at the Hyland Hills Golf Course Clubhouse. 9650 Sheridan Blvd. Westminster, CO 80031.

We look forward to seeing you at the meeting. At this meeting you can expect to vote to ratify the 2019 Budget and the election of new board members.

Tot Lot Update

The changes at the Tot Lot continue!

We have added a sandbox – that is the top of a picnic table and has lids to cover it up when not in use to prevent critters from using it as a litter box! Have your kids tried it yet? Great way to be creative and play comfortably for parents and kids!

Then there is the “digger” toy – donated by one of our generous neighbors! We have seen many different children having fun on this equipment where you can work the shovel with the levers while sitting on a tractor - like seat. They have been moving some dirt!

Have you noticed the green turf under the tetherball? This is a test piece of outdoor turf to check for durability over time. We hope to also build a bocce ball court using this material by next summer so let us know if you have any concerns.

Next project up: Rebuilding the railroad ties between the sport court and playground to create a fence break between the two areas, followed by a climbing wall. Stay tuned!!

5th Annual Hyland Greens Warm Wishes Coat Collection

In the spirit of The Holiday Season, we can help the silent community of the displaced and homeless survive our severe winter weather. By donating your gently used coats, hats, gloves, boots, blankets, sleeping bags, backpacks or any other warm items we can help make the lives of the less fortunate more comfortable.

Please bring your items to **4961 W 98th Ave**, (NE Corner of 98th Ave and Yates St in Hyland Greens) on **Saturday, December 8th, from 8 AM – 2 PM** Hopefully, the collections will double in size again this year, as they have in the previous four years. All donations will be given to the Denver Rescue Mission.

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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:
MSI, LLC.
11002 Benton St.
Westminster, CO 80020-3200
303-420-6611

Kisa Minardi,
Community Manager
kminardi@msiho.com
720-974-4164

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.

Newsletter Distribution for 2019

The Hyland Greens Newsletter will be going digital in 2019. Most homeowners have already signed up to receive the newsletter electronically. The newsletter can also be found linked on our Facebook page and also by visiting hylandgreens.org. If you are not able to access the newsletter through one of our digital sources, we would like to provide an alternate option for you to receive a paper copy of the newsletter while still reducing our environmental impact.

If you need to continue to receive the newsletter in a printed format, please contact Kisa Minardi at 720-974-4164 to be added to our electronic exemption list.

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.

FIRST HYLAND GREENS HOMEOWNER ASSOCIATION REPORT OF ACTIONS Taken by the Board of Directors - October 16, 2018

Approved reinvesting \$61,000 in matured CD's into CD's and Money Market, split 50/50.

Approved an annual contract with LCM for landscape services and snow removal in the amount of \$40,037.50.

Approved a new three-year contract for trash service with American Disposal.

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

ACC Report

10/1/2018 - 10/16/2018

Approved

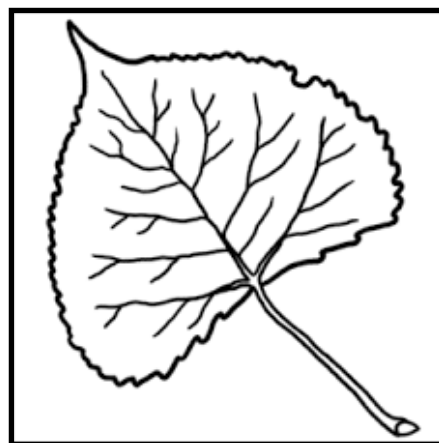
4880 W 103rd Cir: Exterior Porch Lighting Replacement & Address Number Relocation

10329 Xavier Ct: Roof Replacement

4795 W 103rd Ct: Replace Front Door

9800 Xavier Ct: Roof Replacement

4870 W 102nd Ave: Driveway and Garage Door Replacement – Concrete Cap Replacement



From the Secretary

from Joe Armstrong

I would like to share insights of outsiders that we received through two projects that I have been involved in as a board member during the past year: the selection of a new management company and the periodic reserve study.

As part of the management company selection, we did preliminary interviews and drive-throughs of Hyland Greens with six prospective companies. Most of the people were not familiar with our community. Their common, and I believe genuine, response was a very positive view of the community including the quality of the neighborhood, extent and condition of the amenities and the upkeep of our facilities and the homes.

The assessment coming from the analyst doing the reserve study, while done remotely, was that she loved the views, the trees and she specifically noted that the facilities and greenbelts showed excellent attention to proactive maintenance and reserve planning.

Our community was one of the first planned developments in Westminster. In fact, the ODP (Original Development Plan) was approved by the city in October 1973. Current and previous boards along with dedicated volunteers have worked hard to create a solid reserve and to plan projects to maintain and improve our infrastructure. A major project over the next few years will be replacement of the perimeter fence and continuing the upgrades to the Tot Lot. In addition, we will be looking at options to manage water costs given the City water rate increase approved after our 2019 budget was finalized.

Our bylaws allow for 15 board members. We currently have 13 with some members' terms expiring. WE are always looking for volunteers. If you are interested in contributing to the neighborhood and are willing to be a participant on an active board, VOLUNTEER.

Our annual meeting is November 13 at Hyland Hills Golf Course. The two pieces of business are the ratification of the budget and the election of board members. We hope to see you there.



**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

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

November Activities Update

from the Activities Committee

Beans and Booze Chili Cook-Off

First off, we would like to say THANK YOU to all of our chili entrants, without them this event couldn't even happen. Second, we would like to thank Mad Rabbit Distillery and Kokopelli Beer Company for spending several hours at our event selling their delicious adult beverages.

We would also like to say **CONGRATULATIONS** to our 2018 Beans and Booze chili winners!

1st place - Ashley McNeese **2nd Place** Steve Grewe and family

3rd Place Tonja Peacock-Thistle **4th place** Marianne Pollock.

And congratulations to our random drawing winner Barb Malley!

We had a total of 18 chili entries this year, many of those pots were scraped clean by the end of the event. We changed some things around to make the event run a bit smoother this year and we think we were successful. The turnout seemed a bit less than last year but the many neighbors that showed up seemed to have a good time. As always if you have any comments or constructive criticism please let us know at hylandgreenshoa@gmail.com.



“You’ve Been Jingled” Bags

The last HOA sponsored activity of 2018 will be the “You’ve Been Jingled” Bags. This will most likely be phased out this year as it was not a favorite voted in the survey earlier this year. We are choosing to do it this year because we have some supplies leftover (as we plan our events many months in advance) and we would rather not waste them. The elves are planning on starting the bags the end of November.

If you have any ideas or feedback on any of the events of 2018 we would love to hear what you have to say. Please email hylandgreenshoa@gmail.com.



November Covenant Corner

With the advances in solar energy technologies, it is becoming a much more accepted alternative energy source. As Active Solar Energy Systems become more prevalent in communities across Denver, I would like to touch on our Rules and Regulations with respect to solar system installations.

14. Active Solar Energy Systems

(Note: these guidelines were originally developed and adopted by the Board in 1983.) Financial Limitations: Compliance with the aesthetic provisions of these guidelines shall not increase cost of a residential active solar system by more than twenty-five percent (25%) of the cost of such installation without such compliance with these provisions. Should such event occur, appeal to the Board shall be made for resolution.

- (1)** All collectors will be rectangular in shape, no less than two feet nor more than four feet in width no less than five feet nor more than ten feet in length, nor more than eight inches in depth. Glass surfaces of the collector shall be flat, non-reflective and black in color. Framing and supporting materials shall be of a color to blend harmoniously with the surface on which the collectors are to be mounted. The solar collector frame along with any supporting structure and hardware must all adhere to the "single-color" criterion.
- (2)** All piping or ducting shall be hidden from view:
 - (a)** All manifold piping or ducting must be enclosed.
 - (b)** Piping or ducting to and from manifolds shall be routed through the interior of the unit.
 - (c)** Exposed pipe or duct work will not be permitted.
- (3)** "Racks", provide the collectors with angles different from the surface which they are mounted must be screened. The screening must be architecturally compatible with the home in material and color. The material other than framing is to be cedar shakes.
- (4)** Where structurally possible, the collector angle tilt is to be the same as (or parallel with) the roof pitch.
- (5)** Any installation requiring a double or two angle mounting will be unacceptable. Only single angle mountings will be permitted for the regularity of architectural lines.
- (6)** Where structurally possible no installation will protrude above the roof peak line.
- (7)** All installations, except those where the panels are flat on the roof, are to be screened (dormered) to be architecturally compatible with the home in material and color. The material other than framing is to be cedar shakes.



Greenbelt Activity Report for 2018

The FHGA Greenbelts Committee consists of Bill West (Chairman) and Joe Armstrong, John Van Royen, Gloria Fisher, Bob Belden, and Ed Mooney.

We started out the year by applying for a Neighborhood Beautification Grant funded by the City of Westminster. We developed a proposal to enhance our community by adding 14 new trees on the islands on 101st Ave and along Sheridan Boulevard between 98th Ave and the Assisted Living facility. Our proposal also included replacing evergreens with perennials on the 98th Ave entrance. Our proposal planting locations are shown here.

We were successful in getting our \$13,334 proposal approved by the City which they funded to the tune of 50%. The project was successfully completed in June and the city's payment of \$6,667 followed soon after. Some of the plantings are shown here

Another colorful project appeared on the 101st Ave islands. The four circular flower beds on the islands were beautiful all summer with plants selected, planted and maintained by Gloria Fisher. Thanks to Gloria for these four eye popping beds.

We embarked on a challenging project to upgrade facilities at the large pool last Spring. In 2017 the south fence was moved further south to provide more room for residents visiting the pool. In 2018 the electrical service at the pool was brought up to code and the underwater pool lights were greatly enhanced. New post lights were installed along the sidewalk to provide better lighting and security. The electrical project was coordinated with another new feature, electronic key entry to the pool for residents, a project led by Matt Brozovich. The electrical project was largely led by John Van Royen with much help from board members Allan Meers and Matt Brozovich and other volunteers. The new post light installation was greatly aided by volunteers and some of them are shown below.





We can't forget the contributions of Bob Belden who was instrumental in refurbishing the FHGA signs at the large pool area sports court and at the small pool tennis courts. Bob also did many other landscaping chores which go unseen by many residents. Bob installed mulch bed circular buffers to protect the new trees planted last year and this year. Bob and John Van Royen ensure our new trees are properly watered saving our community the cost of a watering service.

Another initiative we undertook this year was to begin planning to replace our perimeter fence. The fence has been maintained over the years but is now reaching the point where it needs to be replaced. Our fence study group, John Van Royen, Joe Armstrong and Bill West have been busy evaluating new fence design options and we'll soon enlist the services of an engineering firm to help with final decisions. Our study group visited several communities to observe various fence designs and how they are holding up over time. Below are photos of some of the fences we have taken a look at thus far.



We have budgeted to begin replacement fence construction in 2019. This project will need the cooperation of residents whose homes are located along the perimeter fence line.

We have already contracted to remove several dead or dying Cottonwoods during the winter to take advantage of winter pricing discounts.

We have awarded the 2018/2019 landscape and snow removal contract to LMI Landscapes. They will replace our current contractor, Keesen Landscapes, beginning November 1, 2018.

We can't say enough about the cost savings we've enjoyed from the efforts of our non board member volunteers. We are constantly looking for more volunteers to help with Greenbelts and other FGHA activities. Please contact a board member if you have talents and/or energy to volunteer.

First Hyland Greens Association Board of Directors Meeting

October 16, 2018; 7:00 – 9:00 pm

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

MEETING MINUTES - DRAFT

REVIEW OF INVOICES / SIGNING OF CHECKS

CALL TO ORDER

The meeting was called to order at 7:03PM. Board Members in attendance were Linda Mollard, Matt Brozovich, Tyler Urruty, Joe Armstrong, Kevin Murphy, Allan Meers, Charles Smith, Pamela Moores, Heather LaPuma and William West. In attendance from MSI, LLC was Kisa Minardi. Board Members not in attendance included James Gilmer, Courtney Mollard, and Monte Thompson.

OPEN FORUM

Homeowners in attendance were Lee (Karl) Elliott, Liz Elliott, and John Van Royen.

APPROVAL OF PREVIOUS MINUTES

The minutes from the September 18, 2018 meeting were approved.

MANAGER'S UPDATE

Financials – The Board reviewed the Financials for the month of September, provided by Haven Community Management. The Financials were approved.

Delinquencies – One delinquency was available from Business Management Law Group. The Manager was directed to obtain all records back from legal services, in order to review and proceed with legal action where appropriate.

Violations – The manager has not yet written any violation letters. She has inspected the community and reported back regarding common issues of concern. She sought board guidance on types of violations to pursue and letter schedule clarification. The manager also noted that she would like to send courtesy letters for post lights, if the committee could submit a list to her.

Association Insurance – The manager reported that portions of the insurance policy are due for renewal and advised the board of the price of obtaining Workers Compensation, if desired. Joe Armstrong has been working with the Association's Insurance Agent with TrueNorth Companies, LC to renew the expiring policies. The manager and Joe will work together to ensure the billings have been received and paid.

Trash Service – The manager sent out a mailing, regarding the new contract for trash beginning December 1, 2018 stating that all homeowners would need to Opt Out by October 24, 2018. The mailing had the exact contract amount per homeowner, with a yearly \$2 processing fee to total \$143.60. The board had approved a higher amount per homeowner during a previous meeting, but the management company was not aware of that decision. The manager explained to the board that there were potentially statutory legal issues in charging any amount over the exact curbside amount homeowners are opting to join and that this practice is not advised. The Board understood why the mailing was sent as it was, but would like for any mailings to be pre-approved in the future before sent to homeowners.

Design Review Requests

Several requests for review were approved during the month of October, including a concrete cap on a small strip of association property that borders 4870 W 102nd Place. The homeowner will continue to maintain this section without seeking to add the land to their title, for the benefit of the community.

The association is considering continuing to use the Smartwebs Architectural Utility, as it did with previous Management. There is a monthly fee to continue the service. No decision was made at this time.

The community manager will continue processing requests using the original request form created by First Hyland Greens. She will utilize the orange window notices presented at the meeting. She will pull a report of all requests before each meeting to submit as an addition to the board packet.

TREASURER'S UPDATE

Budget – Tyler Urruty presented the 2019 proposed budget, highlighting areas of interest. He proposed that mature Certificates of Deposit be laddered, to ensure availability to funds while providing a higher yield. The board approved moving 50% of the reserves to money market accounts and laddering the remaining 50% of reserves.

COMMUNICATION & TECHNOLOGY UPDATE

Social Media – Mathew Brozovich reported that the HylandGreens.org website and Facebook URLs will not change. Owners will still be able to utilize these sites. Also, owners will be able to select a link to their MSI managed, homeowners' accounts from our website.

Email – The Board would like to attend a training on accessing administrative features of their MSI online accounts. The board is interested in email accounts to do association business, instead of using personal accounts. Kisa will work with Matthew on these topics.

Newsletters – Newsletters will no longer be printed and delivered to all homes beginning in February. Heather will continue to manage content for the newsletters, but MSI will begin providing desktop publishing and email blasts of the monthly newsletter. Management will continue to process advertisements and revenue generated by newsletters, but ads will now be limited to half-page.

POOL UPDATE

Maintenance – The addition of more pool furniture has resulted in more furniture being stored out-doors. Suggestions are needed for storing furniture, so these items last longer.

Services – Allan Meers noted that Front Range Patrol performs year-round security for associations, in addition to summer services. He will obtain a quote for year-round services, so the board can consider placing this service on a future budget.

ASSOCIATION COMMON AREA UPDATE

Grounds & Snow Contract – The Board discussed the three proposals for grounds and snow services from LMI, Keesen, and Metco. William West provided details regarding all three contracts. The Board decided to execute the 2018/2019 Landscape Management Agreement. The Manager will submit the approved, signed contract to LMI.

Fence Project – John Van Royen is working to identify engineers who can provide their services in planning and replacing the association fence. The work includes perimeter fencing along Sheridan, 104th Avenue and Wolff.

Tot Lot – Weather has delayed some of the work. No status update is available on the lot or the climbing wall. The Hyland Greens Mom's Facebook page has photos and information about the Tot Lot.

Concrete Project – The 2018 concrete project is scheduled to begin October, weather permitting. Work will be performed in various areas throughout the association, according to the planning done in 2017.

Master Locks – Matt Brozovich has contracted with Jimmy's Lock & Key to rekey the master locks at both pools.

Solar Lighting – John Van Royen is working to replace community entrance lighting with Solar powered fixtures.

NEW BUSINESS

Item: Procurement Policy

- ★ Discussion/Summary: John Van Royen reported to the Board that the current procurement policy is restrictive, due to inflation since the policy in place was written.
- ★ Board Decision: The Board decided that an update to the policy should be performed, to allow for current costs of typical association service and maintenance needs.
- ★ Action: Joe Armstrong will begin drafting a new Bylaw for Board approval.

Item: Association Legal Retainer

- ★ Discussion/Summary: The Board is interested in reviewing options for legal counsel, to include updating of Association documents, delinquencies, and enforcement of Architectural and Covenant Violations.
- ★ Board Decision: The Manager obtained bids for review.
- ★ Action: Linda Mollard will begin reviewing bids for services.

Item: Annual Meeting

- ★ Discussion/Summary: The Annual Meeting will be held on November 13, 2018 from 7PM to 9PM at Ciancio's Restaurant in Westminster, CO. The Annual Meeting includes election of Board Members, up to a total of 15.
- ★ Board Decision: Heather LaPuma will provide a projector, so that a slide show can be played during the meeting. The Manager will provide Sign-In Sheets and Voting Ballots.
- ★ Action: The Manager must provide the Annual Budget Ratification Meeting Notice no later than November 3, 2018.

Item: Delinquency Policy

- ★ Discussion/Summary: The Association's Delinquency Policy is currently non-standard in comparison to other associations managed by MSI. The Manager recommended updating the policy for improved enforcement and clarity for homeowners.
- ★ Board Decision: The Board decided to pursue updating the policy, using recommendations from management.
- ★ Action: Joe Armstrong is working to revise the policy. When it is ready for approval, it will be emailed to the Board for review. This item is deferred until the January meeting.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be the Annual Meeting. It will be held on November 13, 2018 from 7PM to 9PM at Ciancio's Restaurant in Westminster, CO.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:02PM

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Director

Upcoming Events

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

Tuesday, November 13th	Hyland Greens HOA Annual Meeting
Thursday, November 22nd	Thanksgiving
Saturday, December 1st	Holiday Lighting - Westminster City Hall
Monday, December 24th	Luminaries
Tuesday, December 25th	Christmas Day



About the Hyland Greens Newsletter

This newsletter is published monthly from Feb-Dec and produced as an information resource for the residents of the First Hyland Greens Homeowner's Association. If you miss a copy, 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. Articles must be submitted to hylandgreenshoa@gmail.com no later than the 15th of the month preceding publication. Please include your name, address, and daytime phone number with your submission. 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.

Advertisement Contribution Deadline

Advertisement for each issue must be submitted to kminardi@msihoa.com no later than the 15th of the month preceding publication. 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. For information on advertising guidelines and pricing please contact kminardi@msihoa.com, referencing the Hyland Greens HOA Newsletter.

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