

# HYLAND GREENS

## DECEMBER 2018 NEWSLETTER

### A Year in Review 2018

from Linda Mollard, Board President

I hope you remember that we took a survey of the neighborhood in January of 2018. I want you to know how we responded to your input and tell you what we have accomplished.

We have a new management company since so many of you were unhappy with our old company.

New pool access devices were issued to Hyland Greens homeowners only and you didn't have to drive far to get them. Now that we have new pool locks we will look at adjusting pool hours.

Newsletters are going digital in February 2019 per your requests.

The majority wanted to receive information via email and we are sending out more email blasts to keep you informed. We also make more updates to the website and the Facebook page.

You were happy with activities but least impressed with Jingle Bags and National Night Out. This will be the last year for Jingle Bags and we did not do National Night Out this year.

You wanted the fall garage sale and you got it. It was a success and we will do it again.

Food trucks will continue.

94% were happy with the greenbelts. We have been adding more trees and just finished some needed cement work. We added another flower bed at the 101<sup>st</sup> entrance. For the second year in a row we were awarded a City of Westminster grant to help improve our entrances.

We got the tennis courts resurfaced, replaced the small pool furniture and added picnic tables and umbrellas. We are testing entrance sign lights at the 104<sup>th</sup> entrance.

The Tot Lot is slowly being improved and updated a bit. This work is being done by volunteers so thank John Van Royen and Bob Belden when you see them.

For 2019 we are planning to review and hopefully update our covenants. We are making a plan for replacing our exterior fence. We'd love to get some interested parties to volunteer to be on committees to review and make suggestions with regards to our roofing material, fencing materials and our shed policy.

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Please remember that the Board members are volunteers. They get no benefit from serving. We work very hard to create a sense of community in Hyland Greens and we need you to participate. We are always open to constructive criticism and praise ([hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com)).

We wish you a joyous holiday season and a happy new year. Check out the big pool's decorations.

## Hyland Greens Board Directory

Linda Mollard, President, 2021  
[president@hylandgreens.org](mailto:president@hylandgreens.org)

Matt Brozovich, Vice President, 2021  
[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 2019

Heather LaPuma, Newsletter, 2020

Chuck Smith, 2019

Pam Moores, 2021

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](mailto:kminardi@msiho.com)  
720-974-4164

## 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.

## Hyland Greens' Newsletter is Going Digital!

This is the last Newsletter which will be delivered door-to-door as we move to a digital newsletter in 2019.

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 can unsubscribe from the 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](http://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](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.
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 Annual Meeting - November 13, 2018

With a quorum of 59 homeowners present in person and by proxy, the members of the association took the following actions:

**APPROVED** the 2019 Operating Budget.

**ELECTED** to the board: Linda Mollard, Matt Brozovich, Pam Moores, Kathleen Dodaro and Valerie Westmark.

For more details on these actions and other items, please refer to the meeting minutes.

Joe Armstrong, Secretary



Law Office of Maria Grimaldi [maria@mariagrimaldi.com](mailto:maria@mariagrimaldi.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.mariagrimaldi.com](http://www.mariagrimaldi.com)

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## 2018 Concrete Project

from John Van Royen

In September 2018, the Board approved \$27,600 from the Maintenance Reserve Fund (MRF) for the 2018 Concrete Project. The concrete work is now completed. The specific work included in the Concrete Project was:

1. About 1,225 square feet of sidewalk replacement of poured concrete in a number of locations throughout the community;
2. 800 square feet of new concrete flatwork at the Big Pool. This includes extending the south pool deck, a walk to the storage room, a pad for the grill, and a pad at the back of the pool house for storage;
3. Reconstruction of a 60 foot long section of an existing drainage channel (Zenobia Cir.);
4. 72 square feet of new concrete near the Small Pool for a table or bench by the Tennis Courts;
5. A new pad for a table or bench was added at the sidewalk loop by the golf course.

Following is the summary of the relevant financial information:

A. Maintenance Reserve Fund Estimate for 2018	\$25,000	(August 2017)
B. Pre-Bid estimate by John Van Royen	\$28,755	
C. Board Approval including contingencies	\$27,600	
D. 2018 MRF Project Expenditures	\$25,628.91	

There is still some minor sod repair work to be completed. However, it is prudent to perform this work in the spring of 2019 when grass starts growing.

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## Grand Opening of the Hampshire Park Little Library

Melissa Shwartz, Hyland Greens Neighbor

Little Free Libraries are a global phenomenon. The small book exchanges number more than 75,000 around the world in 85 countries — from Iceland to Tasmania to Pakistan. Now, a new Little Free Library at Hampshire Park will join the movement to share books, bring people together and create communities of readers. Keep an eye out as it is installed!

Here is how it works!

- We initially stock the Little Library with a variety of books
- You stop by and take whatever catches your eye
- You bring books to contribute when you can

Caretakers: Steve & Melissa Schwartz & family, 303-905-6979



# December Activities Update

from the Activities Committee

## December Activities Update

The last event for the year is probably occurring as you are reading this. The "You've Been Jingled" Bags have been sent out for what is most likely the last year. If you are not interested in participating, we ask that you place a note on your door that says, "Please Do Not Jingle" and we ask everyone else to respect these notes and go to another house. If you do receive a bag and do not want to participate, we ask that you drop it in the cooler at the big pool so the elves can drop it to another Hyland Greens home.

## 2018 Activities Round-up

The activities committee organized several events this year including the Easter Egg Hunt, Bingo, Food Trucks at the Park, 4<sup>th</sup> of July, Luau, Spring and Fall Garage Sales, Beans and Booze Chili Cook off and the "You've Been Jingled" Bags.

We believe that our activities help to make our neighborhood unique and allow people to get to know one another. The committee strives to give the biggest bang for the buck and for the most part we think we are successful. We definitely could not do this without the many volunteers that help out at many of the events, from giving out prizes at Easter to cooking and serving food at the 4<sup>th</sup> of July and hanging lights for Beans and Booze. There have been several volunteers this year and again we want to say **THANK YOU!** We hope to see you back again in 2019 along with some new faces.

If you have any suggestions for new activities, comments or constructive criticism or if you are interested in volunteering to help at an event in 2019 please let us know.

[hylandgreensHOA@gmail.com](mailto:hylandgreensHOA@gmail.com)

## Thank You - Newsletter Volunteers

This month marks the end of the hard-copy version of this newsletter which has been hand delivered, door-to-door for 40+ years.

For the last several years Marianne Clark has been responsible for the distribution of newsletter, including collection of the box from the printer, counting out the newsletter into bundles, and distributing to the six captains. Block captains would then further distribute the newsletters to the team that goes door-to-door delivering the newsletter to you.

Most of these volunteers have done this for many years. We would like to extend a warm, "Thank you!" to everyone who has volunteered over the past 40 years in the distribution of the newsletter.

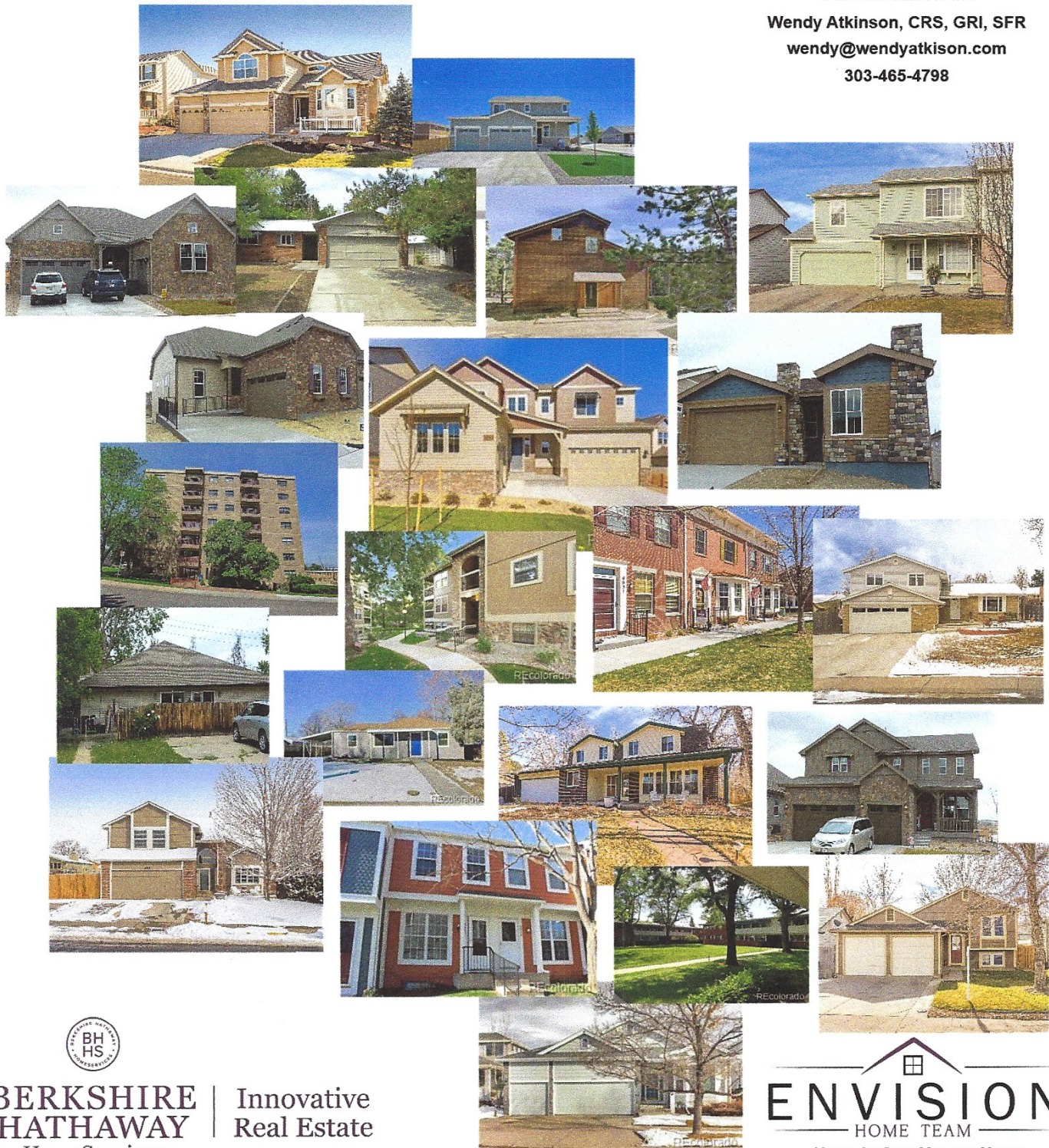


**Thank you for a wonderful 2018!  
I couldn't grow my business without you!**

Here are the homes that you all bought or sold this past year.  
They range from Blackhawk to Strasburg, Broomfield to Englewood.  
I go where ever you and your referrals want to be.  
I truly appreciate your friendship, your support, your business and your referrals!  
My team and I look forward to continue to serve you in 2019.  
Thank you so very much!



**Wendy Atkinson, CRS, GRI, SFR**  
**wendy@wendyatkinson.com**  
**303-465-4798**



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## December Covenant Corner

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

### 15. Vehicle Parking

Vehicle parking, both on and off the street, has an obvious impact on visual attractiveness. As such, it is a matter of concern to residents of the area who bought homes in Hyland Greens because of its visual attractiveness, and to your Board of Directors, charged with the responsibility of enforcing the Covenants. The following background is provided (including provisions of City Ordinance) and specific guidelines are listed. Considering city ordinances first, they provide that.

The following restrictions shall apply to the parking of vehicles on public streets:

1. It shall be unlawful to park any trailer, boat, mobile home on any street unless it is being loaded or unloaded (Maximum of 72 hours for an RV or 8 hours for a boat or trailer).
2. It shall be unlawful to park any vehicle, including but not limited to those listed in (1) above, which is 35 feet or more long, on any public street, except for the purpose of loading or unloading.
3. It shall be unlawful to park truck trailers, semi-tractors, trucks, buses and construction equipment on any public street (except next to construction sites).
4. It shall be unlawful to park any vehicle which is displayed for sale on any public street.
5. It shall be unlawful for any camper not mounted upon a vehicle to be left upon any street.
6. It shall be unlawful to park any vehicle which is required to be licensed upon any street unless a valid license is displayed on the vehicle.

The following restrictions shall apply to the parking of any vehicles on private property:

1. It shall be unlawful to park any vehicle which is 35 feet or more in length upon any residential lot, except for the purpose of loading or unloading.
2. It shall be unlawful to park trailers, boats, automobiles, mounted or unmounted campers, or any motor vehicles in any front yard or side yard on street, unless such vehicles are parked on a driveway paved with concrete, asphalt, rock or gravel or in a side yard behind a lawfully constructed 6 foot privacy fence.
3. It shall be unlawful to park any vehicle on private property so that the public street is obstructed.
4. It shall be unlawful to park truck trailers, semi-tractors, trucks, buses and construction equipment on any driveway, vacant lot, in a front yard or side yard on street except at a construction site.
5. It shall be unlawful to park a vehicle on any private property displaying that vehicle for sale except for a property owner selling his own vehicle.
6. It shall be unlawful to park more than one vehicle associated with a business in any residential district where such vehicle is visible from public or private property.

**1. No camper or trailer may be parked in the street and the parking of such vehicle off-street shall be in a manner reasonably shielding it from the view from the street consistent with the planting and fencing regulations."** (Article VI (h)). The Board defines reasonable shielding as meaning behind a solid privacy fence at least six feet high, and if such fence does not shield such vehicle from view, then planting or other approved structure shall be used to shield the vehicle from view from the street. Parking of a camper or trailer in a driveway will be considered a violation of this covenant.

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

# First Hyland Greens Association Board of Directors Meeting

November 13, 2018; 7:00 – 9:00 pm

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

## **ANNUAL MEETING MINUTES - DRAFT**

### **Call to Order with Quorum of Members and Proxies**

President Linda Mollard called the meeting to order at 7:05 PM. Board Members Joe Armstrong, Tyler Urruty, Allen Meers, Linda Mollard, Chuck Smith, Pam Moore, Monte Thompson, Jim Gilmer, Kevin Murphy, Bill West, Heather LaPuma and Matt Brozovich were present. Kisa Minardi represented MSI.

MSI verified a quorum was present with 59 (12%) homeowners present in person or by proxy. Kisa Minardi provided proof of notice of meeting, mailed November 2, 2018 according to the Bylaws.

### **Approval of the Minutes of the November 7, 2017 Annual Meeting**

A motion was made and seconded to approve the minutes from the November 7, 2017 Annual Meeting as presented. The motion carried unanimously.

### **2019 Budget**

Tyler Urruty reviewed the budget planning process, presented the 2019 and answered questions. A motion was made, seconded and approved to ratify the budget as submitted.

### **Introduction of Board Members and Management Company**

Linda asked each member of the Board of Directors to introduce themselves and provide a brief description of their role and responsibilities as Board Members as well as their accomplishments. Kisa Minardi introduced herself as the representative from our management company, MSI, LLC.

### **2018 Accomplishments**

#### **President**

Linda Mollard gave an overview of projects/accomplishments in the neighborhood including selection of a new management company, electronic pool access, a fall garage sale, successful food trucks and projects to upgrade electrical at the pools and successful activities. For more details see the December newsletter.

Linda thanks volunteers John Van Royen, Bob Belden, Ed Mooney, Gerry Mooney and Gloria Fisher along with Marianne Clark, Sheri Mischke and all the volunteers that have distributed the newsletters. She also recognized the Board Members whose terms expire: Matt Brozovich, Bill West and Pam Moores as well as herself.

She addressed some of the plans for the next year including plans to update the covenants and the perimeter fence project.

#### **ACC**

Monte Thompson reported that the ACC is working to standardize interpretation of the covenants and has accompanied MSI on weekly drive throughs. In addition, Monte is reviewing violations before letters are being sent.



## **Pools**

Allan Meers reported on upgrades, pool usage, cost per household and pool management company rules.

## **Technology/Communication**

Matt Brozovich reported on the success of the website, [www.hylandgreens.org](http://www.hylandgreens.org) and that we now have a solid listing of email addresses to facilitate the move to distribute the newsletter electronically starting in January.

## **Tot Lot**

Pam Moores gave an update on Tot Lot improvements and thanked Bob Belden for his work.

## **Greenbelts**

Bill West reported on projects completed including our second year of receiving a City of Westminster neighborhood grant used for additional improvements at the Sheridan entrances, significant tree removal and trimming project, and the concrete repairs on green belt sidewalks and at the big pool.

Gloria Fisher stated she has added several hundred bulbs at the entrances.

## **Secretary**

Joe Armstrong provided new information on the City of Westminster water rate increase. Based on new information just received, it appears that the impact of the increase to the HOA will be much less than originally projected.

## **MSI**

Kisa Minardi of MSI was introduced and explained the services MSI is providing to the community and her role.

## **Election of Directors**

The Bylaws require that there be not less than nine (9) members, nor more than fifteen (15).

Current Board Members Linda Mollard, Pam Moores and Matt Brozovich indicated that they would run again. Bill West's board term ends in 2018 and he indicated that he would not run again. Kathleen Dodaro and Valerie Westmark indicated a desire to run.

All candidates were elected by acclamation resulting in fourteen (14) members on the Board.

## **Open Forum**

Homeowner David Glabe reported that the 'drug house' was raided by police with arrests of renters. The end result is that the homeowner is undertaking major renovations to the house and that it will likely be sold. David thanked the Board along with the Westminster Police Department and Code Enforcement for their work on address the house.

## **Adjournment**

A motion was made and unanimously passed to adjourn the meeting at 8:55 pm.

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Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors

# Goodbye Junk. Hello Relief.

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1-800-GOT-JUNK? will take anything non-hazardous that two strong, able-bodied crew members can lift. Our team is happy to meet all of your junk hauling needs! Our friendly, uniformed truck team will call you 15-30 minutes before your scheduled 2 hour arrival window. When we arrive, just point to the junk you want removed and we will provide you with an upfront, all-inclusive price. Once you say the word, we'll haul everything away from wherever the items are located and finish by cleaning up the area. Plus, we recycle and donate your junk whenever possible.

RE/MAX Alliance: We're offering a 10% Realtor Program Discount to RE/MAX Alliance clients! For more information please contact your local representative:

**Luke Smith | 1-844-909-7194 | [luke.smith@1800gotjunk.com](mailto:luke.smith@1800gotjunk.com)**

## Upcoming Events

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

Saturday, December 1st	Holiday Lighting - Westminster City Hall
December 1 - 24	"You've Been Jingled Bags"
December 2 - 10	Hanukkah
Monday, December 24th	Luminaries in Hyland Greens
Tuesday, December 25th	Christmas Day
Tuesday, January 1st	New Year's Day
Tuesday, January 15th	Hyland Green's Board Meeting - to be held at MSI Offices - 11002 Benton St.



## 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](http://hylandgreens.org) to view the latest copy.

### Letters to the Editor

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We welcome letters to the editor to be considered for publication to the monthly newsletter. Articles must be submitted to [hylandgreenshoa@gmail.com](mailto: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

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Advertisement for each issue must be submitted to [kminardi@msiho.com](mailto:kminardi@msiho.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@msiho.com](mailto:kminardi@msiho.com), referencing the Hyland Greens HOA Newsletter.

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