

HYLAND GREENS

JANUARY 2019 NEWSLETTER

A Letter from the President

from Matt Brozovich

Happy 2019! I hope you enjoyed the holiday season celebrating with your family and friends.

The new year has brought about many changes to our community. First, I would like to welcome our newest board members; Valerie Westmark and Kathleen Dodaro. We are looking forward to their contributions during their terms.

Our board officers have also changed. Matt Brozovich (me) will be the new board President and Pam Moores will be the new Vice President. Tyler Urruty will remain Treasurer and Joe Armstrong will remain Secretary.

I would like to personally thank outgoing president Linda Mollard for her tenure at the helm. She spent many thankless and tireless hours working to make Hyland Greens a better place. Linda will still be managing Hyland Greens activities, so the next time you see her, please be sure to express your gratitude for everything she has done for this community in person.

Thanks to Bill West for his many years of service on the board and for all his work as chair of the Greenbelts committee. Bill helped keep our common areas beautiful for many years.

Finally, I would like to express my gratitude to all residents that volunteer their time and energy to Hyland Greens: Dane Ernsberger for his work with the ACC, and Bob Belden, John Van Royen, Ed Mooney and Gloria Fisher for their work on Greenbelts and with Project Management. You are all the lifeblood of this unique neighborhood!

I hope that 2019 brings happiness and prosperity to this community and to each and every one of you.

In this Issue

Setup Your Online Account	Page 2
Covenant Corner	Page 5
January Meeting Minutes	Page 7
Report of Actions	Page 8
Upcoming Events	Page 9

Next Board Meeting

Join us for the next board meeting, February 19th.

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 John at jfield@msihoq.com.

Meetings are located at MSI, 11002 Benton St., Westminster, CO.

Hyland Greens Board Directory

Matt Brozovich, President, 2021
president@hylandgreens.org

Pam Moores, Vice President, 2021
vicepresident@hylandgreens.org

Joe Armstrong, Secretary, 2019
secretary@hylandgreens.org

Tyler Urruty, Treasurer, 2019
treasurer@hylandgreens.org

Allan Meers, Pools Chair, 2020

Courtney Mollard, Activities Chair, 2020

Monte Thompson, ACC Chair 2020

Heather LaPuma, Newsletter, 2020

Chuck Smith, 2019

Kevin Murphy, 2020

Jim Gilmer, 2020

Linda Mollard, 2021

Kathleen Dodaro, 2021

Valerie Westmark, 2021

First Hyland Greens Homeowners Association

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

Setup Your Online Resident Account With MSI

MSI took over community management duties from Haven in October 2018 and changed how residents can now access their online accounts. Please note that ALL residents will need to create a brand new profile in order to view their account.

Setup your account:

- Visit <https://fhg.msihoa.co/> or click on the FHG Portal tab in the upper right hand corner on <https://hylandgreens.org/>.
- Click on the Register button toward the bottom of the page. You will need a valid email to complete registration.
- Follow the prompts to setup your account.
- Once your account setup is complete, you can login at <https://fhg.msihoa.co/login.aspx> or by clicking on the FHG Portal tab in the upper right hand corner on <https://hylandgreens.org/>.

Update your information and set up bill pay:

- From the portal home page you can access your account by clicking on My Resident Area in the blue navigation area.
- If you need to change your email or phone numbers or add a spouse to your account, click on the Profile tab.
- To pay your bill or setup automatic bill pay, click on the Accounting tab.
- To check notices or documents related to your property, click on the Documents tab.

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

Get a Helping Hand

Hyland Greens residents age 18 and under can have their information listed to offer their services to Hyland Greens homeowners. To have information added, parents must provide signed consent. Contact Heather LaPuma at hylandgreensHOA@gmail.com using the subject line "Helping Hand". Please provide updates to your information as it 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.



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



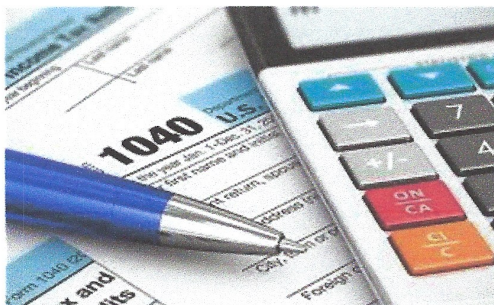
**BERKSHIRE
HATHAWAY**
HomeServices

Innovative
Real Estate



February 2019

Impact of the New 2018 Tax Law



for Real Estate Owners

What Changed

- Standard Deduction Doubled - \$12,000 for single filers, \$18,000 for head of household and \$24,000 for married filing jointly.
- Removes the option for homeowner's to deduct HELOC's (home equity lines of credit) on primary homes.
- Repeals 1031 exchanges for all other types of property that are not real property.

What didn't

- Homeowners will continue to only need to live in their primary residence 2 out of the last five years to be eligible for the tax exclusion up to \$250,000 if filing single and up to \$500,000 if married filing jointly.
- Investment property owners will continue to be able to defer capital gains using 1031 exchanges for real property.
- The law keeps the option for property owners to deduct up to \$10k in property taxes.
- Homeowners can continue to deduct mortgage interest on first and second homes but the cap for how much a homeowners' can deduct is lowered to \$750k. Any home mortgage interest debt incurred before 12/15/17 will continue to be eligible up to the previous \$1,000,000 cap.

*Disclaimer - These changes are effective for 2018 and will not impact 2017 tax preparation. The scope of this overview focuses on real estate-related tax law changes and generally does not delve into tax issues not associated with real estate. Please contact your tax professional for specific details on how this impacts your situation.

Current and Coming Soon Listings



2103 W. 28th Ave., Denver
\$1,000,000
- 3 beds 2.5 baths
- Partially Fin. Basement
- Finished attic
- in Historical District
- 2715 square feet

**3371 W. 95th Ave.,
Westminster**

\$315,000
- 864 sq. ft. on main level
- 864 square feet in basement
- 2 Car detached garage
- Approved for FHA & VA financing



In mid-February, we will be bringing a completely remodeled Lafayette townhome with a walk-out basement to market. . Its features include

- 3 bedrooms, 2.5 baths, 1 reserved parking space
- Stunning kitchen redesign, 2 master suites
- 1092 sf + 532 sf in partially fin. basement
- in the \$340K price range

If you have real estate needs or questions, or anything in this newsletter peaked your interest, you can always call me at 30-465-4798 or email me at wendy@wendyatkinson.com and I will be at your service!

The Envision Home Team is happy to be able to provide automated property valuations for you. If you would like to receive that FREE service, just drop me an email with the property address(es) you would like to monitor and I will set it up.

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

Covenant Corner

This month, we are focusing on two different Covenants that came up in the violations report frequently over the last quarter.

Post Lights

The covenants state that, "Each residence shall maintain at least one electric post light between the house and the street and said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness."

The Official Development Plan (ODP) filed with the City of Westminster, when our community was constructed, requires us to have these post lights. This condition was agreed on so that Hyland Greens did not have to have tall, bright street lights. Having your light working is important for your safety, enhances security, and improves the visual attractiveness of our neighborhood.

Each month, a volunteer drives through the community, after dark, checking on the post lights. If your light is out a card is hung on your light post as a gentle reminder to bring the outage to your attention. If your post light is out the next month, an official letter will be sent to you from the management company. If it is still out on the 3rd month, you will be fined. On average we have approximately 14 lights out each month. From your first notice (the card) to the fine, you have at least 60 days to get your light working.

Trash Cans

There has been an increase in trash cans left on driveways, beside houses and in other areas visible from the street.

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.*"

A garbage can is a container to hold household waste whether it be trash or recycled items to be hauled away for disposal.

The short wall created on the homes is not adequate screening for the garbage cans to prevent view from the street or neighboring lots. The wall allows visibility to the complete side of the garbage cans. If another side of screening is added to the wall, the garbage cans cannot be seen from the street or neighboring lots and will be in compliance of our Covenant.

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.



2017

THE
REALTRENDS
FIVE HUNDRED

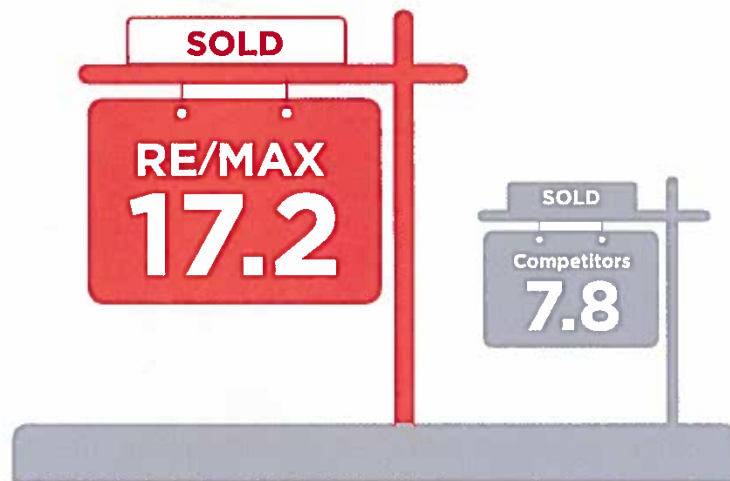
Among the country's largest
real estate brokerages,
RE/MAX agents once again
outperformed the competition
in both transaction sides
and sales volume.*

Productivity.
That's the sign
of a RE/MAX agent.

FAR ABOVE AVERAGE

DOUBLE THE OTHERS

RE/MAX agents averaged more than twice
as many transaction sides as competitors.



HIGHER VOLUME BY FAR

RE/MAX agents averaged 75% more sales volume
than the average for competitors.



Valerie Skorka Westmark

ValerieWestmark@gmail.com
303-981-0950 cell
303-420-5352 office
ValerieHomesInColorado.com

RE/MAX ALLIANCE
5440 Ward Road Arvada, CO 80002
Each office independently owned & operated. 17_166145



*Based on 2017 REAL Trends 500 data, citing 2016 transaction sides and sales volume for the 1,705 largest participating U.S. brokerages (ranked by transaction sides). Averages calculated using brokerages that reported agent counts.

©2017 RE/MAX, LLC. Each office is independently owned and operated. 17_166145

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

First Hyland Greens Association Board of Directors Meeting

January 15, 2019; 7:00 – 9:30 pm

MSI, 11002 Benton Street, Westminster, Colorado 80031

MEETING MINUTES - DRAFT

Call Meeting to Order with a Quorum of Directors

President Linda Mollard called the meeting to order at 7:03 pm with a quorum established.

Members Present: Linda Mollard (President), Matt Brozovich (Vice President), Tyler Urruty (Treasurer), Joe Armstrong (Secretary), Allan Meers, Chuck Smith, Pam Moores, Kathleen Dodaro, Monte Thompson, Jim Gilmer and Chuck Smith. Kevin Murphy, and Heather LaPuma were absent. Valerie Westmark was counted present by proxy.

John Field represented MSI.

NOTE: The terms of prior board members Linda Mollard Matt Brozovich, Pam Moores and Bill West expired at the start of the meeting. Linda, Matt and Pam started new three-year terms after being reelected at the November Annual Meeting.

Approval of October 16, 2018 Summary Minutes

The minutes were approved unanimously.

Introduction of Homeowners & Invited Guests Present

Homeowner John Van Royen was present.

Pool Hours

After a long discussion, pool hours for the summer were established as:

Big Pool:

Open hours 6 AM – 9 PM

Guarded hours 10 AM – 8 PM, Sunday through Thursday

10 AM – 9 PM, Friday and Saturday

Provision will be made for lap swim for residents during unguarded hours; however, the pool will be closed at certain times for daily maintenance.

Small Pool

Open hours: 11 AM – 7 PM

Guarded: 11 AM – 5 PM

Treasurer's Report

Tyler provided a summary of the financials as of the end of November.

Operating fund Balance: \$183,435

Reserve fund balance \$599,871

The December (end of year) report will be provided at the February meeting.

Covenant Violations

A large number of letters have been sent regarding violations, the majority of which were for visible trashcans. John reported that the majority of these have replied indicating that the homeowners have taken corrective action.

One resident had filed a formal disagreement with the letter. Monte as ACC chair will contact the homeowner. (Note as of January 19 the issue has been resolved).

Newsletter

As of February, the newsletter will be electronic.

Manager's Report

John offered to set up an in-house training session provided by the MSI systems manager for FHG board members on access and use of MSI's board member portal.

Discussion was held on improving communication between board and MSI.

A new Community Manager will be assigned within the next few weeks.

Election of Officers

The following positions were filled:

President: Matt Brozovich

Vice President: Pam Moores

Treasurer: Tyler Urruty

Secretary: Joe Armstrong

Committee positions will be finalized at the February meeting.

Adjournment

The meeting was adjourned at 9:30 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 January 15, 2019

The Board of Directors took the following actions:

Approved unguarded and guarded hours for the pools.

Elected officers for 2019:

President Matt Brozovich

Vice President Pam Moores

Secretary Joe Armstrong

Treasurer Tyler Urruty

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

Upcoming Holidays and Events

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

- | | |
|-----------------------|-------------------------------------|
| Thursday, February 14 | - Valentine's Day |
| Monday, February 18 | - Presidents' Day |
| Sunday, March 17 | - St. Patrick's Day |
| Saturday, April 20 | - Hyland Greens HOA Easter Egg Hunt |
| Sunday, April 21 | - Easter |



Follow Hyland Greens On Facebook

Be a part of our online community! For more information on activities and events, projects, greenbeits and pool news please follow us at:

www.facebook.com/hylandgreens/