

### Coyote Hazing for a Safer Community

Spring is a wonderful time in Hyland Greens and one of our favorite times of year. The earth begins to wake back up after winter, flowers are blooming, and wildlife sightings become more common. Several animals have already been spotted in the neighborhood, including bald eagles, rabbits, and coyotes.

Spring is breeding season for coyotes and with warmer temperatures, coyote activity has already begun. Coyotes are active throughout the day and evening hours.

Residential areas provide a welcome habitat for coyotes. Shelter, food, and water can all be easily found in urban environments. Remove these attractants from your property to help control coyotes in the neighborhood:

- Outdoor pet food and/or water
- Bird feed that attract small mammals
- Accessible garbage or compost
- Fallen fruit or berries from trees and shrubs
- Shrubs, wood piles, and other structures that can serve as a den or provide cover.

Coyotes are rarely dangerous to humans and most attacks on humans occur as a result of people feeding coyotes. Remember that it is unlawful to feed or attract coyotes to urban areas.

Hazing is an effective way to help manage coyotes in neighborhoods. Hazing is similar to what you may already do with your own pets, for example, shooing your dog off the furniture. Hazing is about deterring animals from areas where we do not want them to be. By associating negative responses with humans and with our common areas, we can help minimize coyote activity in our neighborhood. Here are some simple steps to deter coyotes when you see them.

- Be as big and loud as possible
- Wave your arms, clap and throw objects
- Shout in a loud and authoritative voice
- Do not run or turn your back on the coyote
- Face the coyote and back away slowly

To learn more about hazing coyotes, check out this video *How to Haze a Coyote* from the Aurora Channel on YouTube. [goo.gl/yq1tVD](https://goo.gl/yq1tVD)



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#### Next Board Meeting

Join us for the next board meeting, March 19th at 7:00pm.  
MSI Offices at 11002 Benton St., Westminster, CO.

To be placed on the agenda, please contact Lewis at [LMoses@msiho.com](mailto:LMoses@msiho.com). We encourage homeowners to attend.

## Hyland Greens Board Directory

Matt Brozovich, President, 2021  
[president@hylandgreens.org](mailto:president@hylandgreens.org)

Pam Moores, Vice President, 2021  
[vp@hylandgreens.org](mailto:vp@hylandgreens.org)

Joe Armstrong, Secretary, 2019  
[secretary@hylandgreens.org](mailto:secretary@hylandgreens.org)

Tyler Urruty, Treasurer, 2019  
[treasurer@hylandgreens.org](mailto: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.

## 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](mailto: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	17	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.





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March 2019

Wendy Atkinson

303-465-4798

## How's the Real Estate Market?

The Colorado Association of Realtors held their annual Economic Summit earlier in February. The message from economist Elliot Eisenberg was clear - Colorado's housing market continues to be plagued by an overall lack of inventory. The ripple effects on home buyers and sellers alike has remained the same for the past several years and the impact on housing affordability continues to be a driving factor.

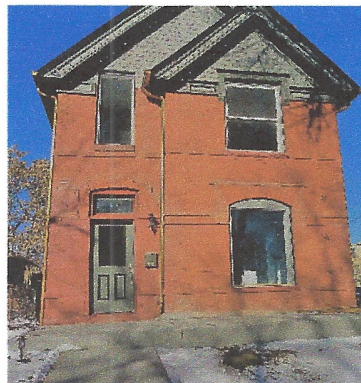
Realtor Karen Levine confirmed this in her statement "Statewide, the market experienced a 6.3 percent increase in single-family new listings and pending sales were up slightly (2.8 percent) year-over-year. Overall, listing inventory of single-family homes is up ever so slightly at 0.2 percent, while sales were down slightly from a year ago by 7.5 percent. Median and average prices continue to increase statewide, 3.6 percent and 4.7 percent, respectively. While it's not taking any longer to sell a property than a year ago, sellers are accepting slightly less than they are asking, with Percent of List price down from 98.7 percent to 98.3 percent.

The statewide townhome/condo market experienced greater year-over-year increases with new listings up 15.7 percent, pending/under contract was up nearly 8 percent and sold listings down 11.2 percent. Overall inventory in the townhome/condo market was up 12.1 percent from this time last year. Median and Average Sales Prices increased 3.6 percent and 3.4 percent, respectively.

Despite some strong growth in new inventory percentages, the numbers continue to be far below market demand. In addition, steady growth in home values, rising interest rates, and overall affordability continue to shape local and statewide markets and challenge buyers."

The Denver metro market closely mirrors the statewide numbers with some variance in Boulder county. That said all real estate markets are local. If you have questions about your particular neighborhood and your home specifically, give me a call and I will help you determine your home's value and potential to sell in this market. It is always good to know your equity position!

## Current and Coming Soon Listings



**2103 W. 28th Ave., Denver**  
\$975,000

- 3 beds 2.5 . baths
- Partially Fin. Basement
- Finished attic
- in Historical District
- 2715 square feet
- Total Remodel!

**6962 W. 87th Way #269, Arvada**

\$255,000

- 1040 sq. ft,
- 2 story w/ 2 beds 1.5 baths
- On Lake Arbor Golf Course
- Carport & storage unit
- Beautiful inside!



**944 Milo Cir. #A, Lafayette**  
\$350,000

- 3 beds, 2.5 baths, 1 reserved parking space
- Stunning complete remodel
- 2 master suites
- 1092 sf + 532 sf in partially fin. basement

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](mailto: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.



## Get Ready for Spring Projects

With spring here, and warmer weather on the way, the time to get those outdoor projects started is quickly approaching. It is very exciting to have a new fence, windows, doors, painting, etc. done to our homes and properties. In order to maintain the integrity of our beautiful community, ACC requests must be submitted for our exterior home improvement projects. To make it easier to complete and submit, there are now 3 separate forms for different types of projects. They are, Paint, Siding, Roofing, Windows ~ Fencing, Concrete, Patio, Deck ~ Garage Door, Front Door, Other. When submitting request, please be sure to include as much information about the project as possible, such as, Paint Color Examples, Roofing Material Name and Color, Fencing Material and Location, Window and Door Style and Color, just to name a few. Having all the pertinent information will allow the ACC to rule on the project expeditiously so you can get your projects underway. Let the Projects Begin!

## Activities Update

Dear Neighbors,

2018 was the last year for the HOA sponsored "You've Been Jingled" Bags. We really do appreciate the positive feedback we received from several of you, however, the negativity surrounding this event from other neighbors has made this event too polarizing to continue as an HOA sponsored event. We would like to make everyone aware that some neighbors have expressed the desire to continue this tradition and may do so on their own. We have donated our leftover materials to these neighbors however no further HOA funds will go towards this event in 2019.

The 2019 Easter Egg Hunt is quick approaching. As it seems our event keeps growing in popularity, we are aiming to put out about 2,500 eggs this year. The event is scheduled for Saturday, April 20, 2019 starting at 11AM at Hampshire Park. We will have all the details and a flyer in the April newsletter.

It is also with a heavy heart that I am announcing my resignation from the Hyland Greens Board of Directors as well as the Activities and Welcome Committees. It is my opinion that the board environment is no longer a good fit for me with the addition of our new management company, MSI. The Easter Egg Hunt will be my last event for the foreseeable future. As of this time I do not know of anybody that has expressed interest in chairing either the Welcome or the Activities committees. If this is something you are interested in, please contact our HOA President, Matt Brozovich at [president@hylandgreens.org](mailto:president@hylandgreens.org).

I want to say thank you to all the volunteers that have stepped forward over the past several years, I could not have done this without all your help, support and feedback.

Thank you again for giving me the privilege to plan your events for the past year and to assist in the many years prior, hopefully you had some fun!

Courtney Mollard

# MARKET INSIGHTS

BROOMFIELD & WESTMINSTER FEBRUARY | 2019

## Valerie Skorka Westmark

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

Office: 303-420-5352

ValerieWestmark@gmail.com

ValerieHomesInColorado.com



*A look at the current real estate market.*



When mortgage rates started to trend upward in the third and fourth quarters of 2018, the focus of those who examine real estate trends turned to first-time home buyers. With their own unique set of challenges already in place, it was expected that the increasing rates would cause greater difficulty. However, new numbers from Ellie Mae's Millennial Tracker™ show that changing affordability factors haven't deterred first timers significantly. Owing to better financial information available, more first time buyers are taking advantage of FHA and similar type loans that allow lower down payments and the ability to stretch their dollars a little further despite rising interest rates.

In other words, in spite of the last several weeks which have seen the market across the Front Range sitting at a stasis point in terms of sales to inventory, buyer demand remains strong. Supply levels indicate a seller's market so any downward pricing will be slight, but that same price slow-down hints at a shifting marketplace with buyer leverage increasing. There are so many factors to consider in the value of any individual home that variances even within neighborhoods are being seen regularly.

Although Broomfield & Westminster is experiencing an average sales price of \$459,410, particular sale prices differ based on the condition of the home, school district, location, and convenience of amenities. Taking that into account, of the 350 new listing inventory for the month of January, 217 sold during this period.

The best houses are going to attract a lot of attention the moment they hit the marketplace. With fewer existing homes to choose from, sales have been happening at a quicker pace. That trend appears to be slowing, giving everyone, buyers and sellers alike, a

chance to catch their breath. Past average Days on Market as short as 29 are giving way to longer time frames, as seen in the average Days on Market for January of 38. The biggest differences are at the different price points. Lower price point inventory remains at too low levels for the demand while higher price point inventory levels show healthy increases.

No decisions should be made hastily to sell or to buy a home. Impulsive actions lead to regrets. Understanding the current real estate trends and the direction those trends are heading assist buyer and seller in making the choices to best fit their needs and wish lists.

Recent analysis pinpoints some less obvious factors to consider. In some areas, land-use regulations such as density laws and permit review times are helping push home prices upward. Areas with less restrictive regulations are not seeing those same increases. What does this mean for the average buyer and seller?

When home builders have more hoops to jump through that cost more up front and take additional time to complete, fewer new homes are built. Housing developments may not move forward, leaving inventory strictly made up of existing home sales and therefore, fewer choices for the home buyer to consider. Fewer choices cause prices to trend upward.

Pricing a home for sale or deciding on how much to offer to buy requires a lot of data be factored into the equation. This is where the counsel of an experienced real estate professional is vital in recognizing how a home is priced and the rate at which its value may rise or fall based on the most current market conditions.

### Stat Check

2018	2019
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#### New Listings

274	350
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#### Number of Units Sold

216	217
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#### AVG Days on Market

33	38
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#### Average Price

\$448,310	\$459,410
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Each office independently owned & operated | 5440 Ward Rd. #110, Arvada CO 80002 | Source: IDC Global & Datafloat | Information deemed reliable, but not guaranteed



# First Hyland Greens Association Board of Directors Meeting

February 19, 2019; 7:00 – 9:00 pm

MSI, 11002 Benton Street, Westminster, Colorado 80031

## MEETING MINUTES - DRAFT

### CALL TO ORDER

The meeting was called to order at 7:00PM. Board Members in attendance were Linda Mollard, Courtney Mollard, Matt Brozovich, Tyler Urruty, Kevin Murphy, James Gilmer, Allan Meers, Charles Smith, Pamela Moores, Heather LaPuma, Valerie Westmark, Kathleen Dodaro, and Monte Thompson. In attendance from MSI, LLC were John Field and Lewis Moses. Board Members not in attendance included Joe Armstrong.

### OPEN FORUM

Homeowners in attendance were Colleen Dufresne and John Van Royen.

### APPROVAL OF PREVIOUS MINUTES

The minutes from the January 15, 2019 meeting were not approved. A few corrections will be made and presented at the March meeting.

### SECRETARY'S REPORT

Policy Amendment Proposal: Collection Policy – Some of the points of the policy were reviewed; however a decision was not made at this time to make a change. This item was postponed to the next meeting as the author, Joe Armstrong, was unable to attend.

Expenditure Policy:

1. Approve the revised Expenditure Policy – This item was postponed to the next meeting.
2. Divide the question on the Expenditure Policy – This item was postponed to the next meeting.

Attorney Representation – After discussion by the board as to the qualities the three firms would bring to our community, it was moved and seconded to contract with Winzenburg, Leff, Purvis, and Payne (WLPP) to represent the HOA for legal matters. The motion passed unanimously. The board agreed no monthly retainer is needed at this time, and will work within the legal budget approved for 2019.

### TREASURER'S REPORT

Financials – The treasurer reviewed the December 2018 financials and reported that the concrete project was completed with new areas of concrete in the community and all identified broken concrete replaced.

CPA – The treasurer noted that a new CPA is needed for the 2018 audit and tax preparation. Management will provide options for a new CPA.

### MANAGER'S UPDATE

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

Violations – Several owners had previously indicated that they would be in attendance to dispute their trash violations. These owners had since come into compliance and did not attend. The homeowners asked to have their fine waved. After board discussion, the request was denied as the homeowners had adequate notice to come into compliance prior to a fine being levied.

Trash Service – The Board would like a legal opinion whether or not the HOA has the right to switch from voluntary to mandatory trash (garbage and recycle) service for the entire community. The manager will present the question to WLPP. There are still twenty-one (21) owners that are delinquent for trash service as they did not opt-out of service for the year. Management will not pursue these accounts at this time. Linda will reach out to American Disposal to discuss the contract terms as was the intent of the Board.

The board did define garbage as household waste, which would then include recycle items as garbage which MSI confirmed there is a court case regarding this topic that did side with the HOA as to the definition.

Manager Assignment – Lewis Moses was assigned as the new community manager for the association.

### **COMMUNICATION & TECHNOLOGY UPDATE**

Advertising – A new rate sheet for advertising has been created.

Newsletters – The Board began discussions on delivery of the newsletter to members of the community that are not able to receive it electronically. No decision was made at this time as research is ongoing as to the best way to accommodate those community members

### **ARCHITECTURAL CONTROL COMMITTEE (ACC)**

Design Review Requests – The association will continue to use the Smartweb Architectural Utility, as it did with previous management. The manager will learn the software in the next couple of weeks.

Resignation – Dane Ernsberger and Monte Thompson resigned from the ACC effective immediately. It was moved and seconded to appoint Kevin Murphy to join Jim Gilmer on the ACC. Jim Gilmer will chair the committee and search for another member to join the committee

### **GREENBELT REPORT**

John Van Royen discussed absorbing the Furniture Committee into the Greenbelt Committee. It was moved and seconded to make the Furniture Committee a part of the Greenbelt Committee. The motion passed unanimously.

Valerie and Kathleen will co-chair the Greenbelt Committee.

Valerie presented her application to the city for the 2019 Grant Improvement. It was moved and seconded to accept the Westminster grant for grounds improvements which is to be submitted to the city no later than February 25th. The motion passed unanimously.

The committee asked that a snow removal map be placed on the website.

Kathleen presented her research on three different engineering firms that would work on various projects with our community. It was moved and seconded to contract Landmark Engineering to assist with improvements as necessary. First major project will be the perimeter fence, as well as the retaining wall on 104<sup>th</sup> Avenue and drainage on Tributary Creek. The motion passed unanimously.

### **TOT LOT REPORT**



This item was postponed to the next meeting as no work is happening with the winter weather.

### ACTIVITIES

The Easter event will be held on April 20, 2019. Matt will send out a flyer and will request volunteers to help with setup.

### WELCOME COMMITTEE

Courtney submitted her resignation effective May 1, 2019; Sheri Mischke resigned in December. Board members will pick up this task for the near future and seek volunteers to assist.

### POOL UPDATE

Handling of Accounts – The Board is considering MSI to handle the pool key fobs/cards as it relates to distribution to new owners and suspension due to delinquency. Management will provide a quote to amend the current contract for this service.

Maintenance Contract – It was moved and seconded to renew the contract with APM for pool maintenance service. The motion passed with a majority vote.

Additional Security Services – This item was postponed to the next meeting.

### OLD BUSINESS

- Item: CAI Contact Information
  - Discussion/Summary: The Board discussed remaining members of CAI.
  - Board Decision: It was moved and seconded to not renew membership with CAI. The motion passed with a majority vote.
  - Action: There is no action to take at this time.

### NEW BUSINESS

- Item: Perimeter Fence
  - Discussion/Summary: This item was postponed to the next meeting.
  - Board Decision: No decision was made at this time.
  - Action: There is no action to take at this time.

### NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on March 19, 2019, at 7:00PM at MSI's corporate office in Westminster, CO.

### ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:03PM

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Joe Armstrong  
Secretary, First Hyland Greens Association

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Date Approved by Board of Directors

# Upcoming Holidays and Events

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

- |                     |                                     |
|---------------------|-------------------------------------|
| Sunday, March 17    | - St. Patrick's Day                 |
| Wednesday, March 20 | - First Day of Spring               |
| Saturday, April 20  | - Hyland Greens HOA Easter Egg Hunt |
| Sunday, April 21    | - Easter                            |



## City of Westminster Large Item Clean Up

The City will be holding a large item pickup again this year. The date for Hyland Greens is Saturday, April 20.

There is a \$30 non-refundable registration fee and registration must be made not later than April 2.

For program limits and guidelines, more information and to register, go to <https://www.cityofwestminster.us/largeitemcleanup>



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)



**I LOVE Hyland Greens!**

**YOUR HYLAND GREENS EXPERT**

I have owned a home in Hyland Greens for 24 years.  
Owner of Galloway Realty with 12 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**

ACTIVE	10390 Xavier St	\$540,000
ACTIVE	10160 Wolff St	\$639,000
U/C	5080 W 98th Ct	\$500,000
SOLD	10170 Vrain Ct	\$550,000
SOLD	9945 Wolf St	\$547,000
SOLD	4720 W 99th Ave	\$519,000
SOLD	4615 W 99th Pl	\$498,500
SOLD	10230 Zenobia Cir	\$497,500
SOLD	10101 Zenobia Cir	\$498,000
SOLD	9941 Winona St	\$480,000
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

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