

2019 Hyland Greens Annual Easter Egg Hunt



Hampshire Park
Saturday April 20, 2019
11:00AM Rain or Shine

*Any changes due to **severe** weather will be updated on Nextdoor.com

Age Divisions

11:00AM	3 years and under
~11:03AM	4-6 years
~11:06AM	7-9 years
~11:09 AM	10-13 years

Please be present at 11AM as subsequent age groups will be released to hunt as the previous age group finishes



The Easter Bunny will be
stopping by so don't
forget your
camera!

HYLAND GREENS

APRIL 2019 NEWSLETTER

Outdoor Irrigation Prep

New water and sewer rates went into effect for the City of Westminster on January 1, 2019. These rates were implemented to help support the city in providing safe, clean, and reliable water and sewer services to customers and to provide repairs to the aging systems.

The new residential rate structure will increase the costs for significant outdoor water use. As you prepare to turn on your outdoor irrigation systems for the first time this spring, this may be first time you notice the increase in the rates.

To manage summer-time increase in your water bill and keep your lawn looking healthy and beautiful, follow these tips from the water department:

- **Learn to cycle and soak** - Cut your watering times into three short cycles to reduce runoff and grow a strong, healthy lawn.
- **Only water 2 times per week** - When summer temperatures rise, it's ok to add a third day.
- **Transform your lawn into a water-smart landscape** - Replace thirsty grass with low-water turf, plants, trees, and shrubs.
- **Recycle the rain** - Use rain barrels to collect precipitation and reuse it outdoors.

For more information on the water rate changes, visit: www.cityofwestminster.us/rateincrease

You can also take advantage of the city's outdoor water conservation programs:

- **Free sprinkler consultations** - Irrigation specialists will inspect your system and produce a report for you on proper watering times and maintenance fixes.
- **Discounted water-wise gardens** - easy-to-plant garden designs allow you to replace water thirsty grass with color and beauty.
- **Free smart-phone-enabled irrigation controllers** - available to those who qualify.

Check your eligibility for these programs and sign up at www.resourcecentral.org before space fills up.

For information about financial assistance available for those who qualify, visit: www.cityofwestminster.us/waterbillassistance or call 303-658-2392.



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Next Board Meeting

Join us for the next board meeting, April 16th at 7:00pm.
MSI Offices at 11002 Benton St., Westminster, CO.

To be placed on the agenda, please contact Lewis at LMoses@msiho.com. We encourage homeowners to attend.

Hyland Greens Board Directory

Matt Brozovich, President, 2021
president@hylandgreens.org

Pam Moores, Vice President, 2021
vp@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

Jim Gilmer, ACC Chair, 2020

Heather LaPuma, Newsletter, 2020

Monte Thompson, 2020

Chuck Smith, 2019

Kevin Murphy, 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

Community Manager:

Lewis Moses
LMoses@msiho.com

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 using the subject line "Helping Hand". Please provide updates to your information as it changes.

Name	Age	Phone	Comments
Ben Schwartz	15	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.
Anthony Cobb	13	720-380-5651	Pet sitting, dog walking, lawn and shoveling.

SPRINKLER
SOLUTIONS
INSTALLATION & REPAIR
QUALITY LAWN SPRINKLER SYSTEMS
303-523-5859

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**BERKSHIRE
HATHAWAY**
HomeServices

Innovative
Real Estate



April 2019

Wendy Atkinson

303-465-4798

Property Tax Protests

2019 is an odd year and that means it is time for the county assessors to re-evaluate everyone's property for tax purposes. Notices will be sent out in May with your new valuation. We have had amazing growth in property values over the last several years, so I would expect that everyone's tax values will increase.

A property tax increase as assessed may be too high. If you believe your increase is not appropriate, you have a brief window of opportunity to protest that valuation. The month of May is that window. The assessor's office will not typically accept late protests.

You will need to complete the protest form included with the valuation to explain your reason you believe your valuation is too high. Your protest needs to include comparable sales that support your argument. The comparable sales have to have been sold in the timeframe the assessor used to calculate the valuation. That timeframe has historically been 18 months long and this period should be January 1, 2017 through June 30, 2018. The actual timeframe will be stated on the protest form.

Here's where I can help you. I can provide comparable sales for you for the specific time period. You will need to email me (because I need to respond with email to get you the comparable sales data) the following information:

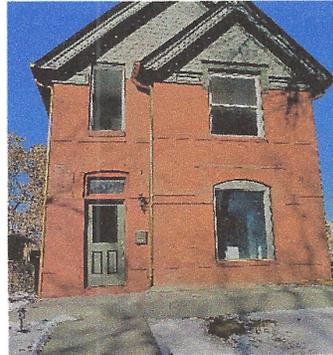
- full address of your property
- style of the house (ranch, 2 story, tri-level, etc.)
- if there is a basement and if it is finished
- best phone number to reach you

I can get most of the information from public records, but I want to have a cross-check because there are errors in the public record at times. It may take me a few days to get to your request, so ask early if you plan to protest.

I can also give you advise on whether or not it is worth the effort to protest your valuation. Sometimes, the values I see are low for the comparable sales even if they went up. We don't want to raise a red flag on a undervalued property. My 2 cents is just that - you are still free to protest if you wish.

My email is wendy@wendyatkinson.com.

Current and Coming Soon Listings



2103 W. 28th Ave., Denver
\$945,000

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

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



Coming in April - Rare Ranch Style Home in Northpark

Price range will be around \$500,000

- 1856 sq. ft. + 982 sq. ft. in finished walk-out basement
- 4 beds, 3 baths, 2 car garage
- Updates in kitchen and baths
- Great location
- Beautiful inside!

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.

REPORT OF ACTIONS

Taken by the Board of Directors - March 19, 2019

The Board of Directors took the following actions:

Approved a homeowner request for a delay in correcting an ACC violation. A sixty-day extension was approved.

Acknowledged the work of Greenbelt co-chairs Kathleen Dodaro and Valerie Westmark in preparing and submitting the grant for the Westminster Neighborhood Improvement Grant which has been approved.

Approved the purchase of three tables for the Tot Lot and Greenbelts.

Approved the Tot Lot Improvement Plan presented by Pam Moores.

Approved contracts for lifeguards for the summer with APM (big pool) and Carousel (small pool).

For more detail, see the meeting minutes.

Joe Armstrong, Secretary

GARDEN IN A BOX

Order a xeric (low-water) garden kit that's ready to pick up and plant in May. Professionally designed gardens are tailored to Colorado soil, and the simple plant-by-number maps take the guesswork out of buying and planting. Each garden kit can help conserve around 1,000 gallons of water compared to a traditional grass lawn! The City of Westminster (in partnership with Resource Central) is offering a limited number of \$25 discounts to their customers to encourage water conservation. Garden pick up is May 4 at City Hall.

Order your garden: <https://resourcecentral.org/Gardens/>

Easter Egg Hunt

The Annual Easter Egg Hunt is fast-approaching and is scheduled for Saturday, April 20, 2019 at Hampshire Park. The event will take place rain or shine but in the case of severe weather, updates will be posted on Nextdoor.com. The first age group (0-3yrs) will be released to start hunting at approximately 11 a.m. with the subsequent age groups to follow (4-6yrs, 7-9yrs, 10-13yrs). If your child intends to hunt please bring a basket or other container for eggs and be present a few minutes prior to 11 a.m. no matter what age group. The hunting goes really fast and we can't give an exact time that older age groups will be released. We are scheduled to have a visit from the Easter Bunny so please bring a camera if you are interested. We will also once again have a bin to recycle the eggs for future use. This is appreciated as it saves the cost of purchasing new eggs which means more eggs or better candy/toys can be bought.

Happy Hunting!



\$359,000

7191 CLAY STREET | WESTMINSTER CO 80030

FOR SALE



4 BEDROOM | 2 BATH | 2,214 SQ FT

PERFECT INVESTMENT PROPERTY - SOLID RENTAL HISTORY

Enjoy the covered patio and nice sized fenced yard with full sprinkler system. Convenient corner lot offers lots of parking possibilities, and possibly the opportunity to add another garage. Easy access to Denver, Boulder and the light rail. Close to the Westminster Art District.

LOTS OF UPDATES

Newer roof and hot water heater, newer windows. Newer flooring, kitchen with tile counters. All appliances included. Covered patio with full sprinkler system. Quick access to Downtown and light rail.



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First Hyland Greens Association Board of Directors Meeting

March 19, 2019; 7:00 – 9:00 pm

MSI, 11002 Benton Street, Westminster, Colorado 80031

MEETING MINUTES - DRAFT

CALL TO ORDER

President Matt Brozovich called the meeting to order at 7:00 pm with a quorum established.

Members Present: Matt Brozovich (President), Pam Moores (Vice President), Tyler Urruty (Treasurer), Joe Armstrong (Secretary), Allan Meers, Chuck Smith, Linda Mollard, Kathleen Dodaro, Jim Gilmer, Chuck Smith, Kevin Murphy, Courtney Mollard, Heather LaPuma and Valerie Westmark.

Lewis Moses represented MSI.

INTRODUCTION OF HOMEOWNERS & INVITED GUESTS PRESENT

Homeowner Hillary Holland, Dick Borchers, John Van Royen, John and Barb Malley, David Glabe and Candis Chain were present.

Hillary opposed a notice she had received on her trashcans being visible, specifically that the recycle can is not noted in the covenants, that the wording of the letter was threatening and that the Association does not have a defined process for a hearing. She asked to have the fine waived. It was noted that corrective action has been taken and that cans are no longer visible. The board will research the hearing process and will review the request to have fine waived at the April board meeting.

Candice Chain offered her opinion that the board should not make the neighborhood trash service mandatory for all. She also commented on perimeter fencing options that she likes the wood fence at the Environs over stone and that fines should be equitable for all.

Three other residents had requested to be on the agenda, but did not attend the meeting. For one, disputing late fees, relevant emails will be resent to the board.

Matt provided current status of two properties. One house on Hyland Greens place is undergoing renovation and the other, the house on Yates Court that suffered fire damage earlier in the year. Both properties are being worked by City of Westminster Code Enforcement. Resident David Glabe volunteered to be the eyes watching the progress on Hyland Greens Place.

APPROVAL OF JANUARY SUMMARY OF MINUTES

The minutes were amended to reflect big pool guarded hours from 11 am to 8:00 pm most weekdays.

APPROVAL OF JANUARY SUMMARY OF MINUTES

The minutes were approved with the following changes:

- ACTIVITIES: ~~Matt~~ Courtney will send out a flyer
- ~~WELCOME ACTIVITIES COMMITTEE~~

Courtney submitted her resignation effective May 1. 2019 changed to Courtney resigned from the Welcome Committee January and will leave the board on May 1.

Treasurer's Report

TREASURER'S REPORT

Tyler provided a summary of the financials for January and February.

	Beginning Balance	Ending Balance
Operation Fund		
January	183,435	250,781
February	250,781	269,038
Reserve Fund		
January	599,871	592,591
February	592,591	604,067

Tyler noted that we have exceeded our FDIC coverage limits and he is exploring options with Edward Jones.

SECRETARY'S REPORT

Joe reviewed and there was discussion on proposed updates for two policies.

Collection Policy: The proposed update cleans up language and makes our policy and the timing of actions consistent with those used by the management company. It was also the sense of the board that the trigger for a lien and the notice of intent to send to the attorney would be a past due amount of \$1,000.

Expenditure Policy: The proposed update cleans up and clarifies language, slightly relaxes the conditions for acceptance of bids, provides specific guidance for the use of work orders and pay in advance, if necessary. The management company has capabilities for handling the last two items.

Both policies will be presented to the board for approval at the April meeting.

MANAGEMENT REPORT

Lewis reported that he is still waiting for additional quotes for a CPA for audit. They should be received within a few days.

While our association has had our financials audited annually, Lewis stated that most associations have this done only every three to four years. The sense of the board was that we wanted to continue with our annual audit.

MSI, per contract, did our taxes for 2018. The board voted to file these forms and review as part of the audit.

A request was made by a homeowner asking for a delay in repairing their non-functioning post light due to 1) a medical issue and 2) ground frozen. The board voted to allow a sixty-day extension.

NEWSLETTER

Matt reported emails are sent to 725 people on the email list.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Jim requested that the list of requests and violations be sent to him.

Jim and Lewis will make arrangements for a joint drive through the neighborhood.

GREENBELT REPORT

Valerie reported that our proposal for a grant from the City's neighborhood grant program was accepted with 50% (4,250) of our total grant proposal of \$8,500 for new trees will be reimbursed by the City. This is the third year in a row we have been awarded a grant.

Valerie also noted that it is time to get bids for resurface work of the parking lots at both pools estimated to cost between \$6,000 and \$7,500. After discussion as to have MSI handle or handle internally, the board voted to first, do the resurface research internally. Valerie will work with Gerry Mooney and Julie Oldham on this. Valerie will get with Kevin on finalization of the Memorial Policy.

Kathleen indicated she met with Rod of Landmark Engineering, John Van Royen and Ed Mooney on the 104th rock wall and the tributary channel that runs from Wolfe to the small pool area. They expect to have a recommendation to present at the April board meeting.

Kathleen and John presented a proposal for the purchase of three (3) tables at a cost of \$4,044.68 for the Tot Lot and greenbelt areas. The motion was approved.

TOT LOT REPORT

Pam presented a Tot Lot improvement plan with additions of equipment and features not to exceed \$6,200. The plan was approved by the board.

POOLS

Allan presented bids and documentation for lifeguarding at both pools. The recommendation was for APM to guard the big pool at a projected cost of \$27,100 and for Carousel to handle the small pool at a cost of \$18,320. The contracts need to have guarded hours verified and projected costs amended if required by changes to the hours. The board approved both contracts with one nay vote for the large pool and one abstention for Carousel.

Allen advised that bids are out for new signage at the pools, sport court, tot lot and tennis court. Linda volunteered to work on the rules for the signs.

ACTIVITIES

Courtney reported:

- The Easter Egg hunt will be April 20th
- The fire truck is scheduled and confirmed for the 4th of July
- The food truck contract has been signed and the trucks will be in the neighborhood once a month starting on May. Linda is the point person for the food trucks.
- A chair for Activities is needed since Courtney is leaving the board effective May 1.

Matt advised he is working with other neighborhoods to coordinate the garage sale. The sale will be the weekend of June 1 in conjunction with the Windings.

ADJOURNMENT

Meeting was Adjourned at 9:30 p.m.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors

Upcoming Holidays and Events

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

- Saturday, April 20 - Hyland Greens HOA Easter Egg Hunt
- Sunday, April 21 - Easter
- Tuesday, May 7 - Food Trucks at Hampshire Park!
- Sunday, May 12 - Mother's Day
- Monday, May 27 - Memorial Day
- Saturday, June 1 - Spring Garage Sale Weekend!
- Tuesday, June 4 - Food Trucks at Hampshire Park!

Hyland Greens Garage Sale Weekend!

Many Hyland Greens Residents have begun their annual Spring Cleaning which means it is time to clean out closets and garages.

As you clean, get ready for the Spring Community Garage Sale. We have coordinated our sale with nearby neighborhoods and will hold the sale on the weekend of June 1st.



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



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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