

HYLAND GREENS

MAY 2019 NEWSLETTER

Hyland Greens Community Spring Garage Sale

MAY 31 - JUNE 1

As your spring cleaning is getting underway, it is time to start preparing for the Spring Community Garage Sale.

This year's Garage Sale will be held May 31 - June 1. We will put up the banner at the entrance to the neighborhood along Sheridan. We are also holding this sale in conjunction with the Windings neighborhood.

Here are some tips for a successful sale:

- **Clean out what you don't need** - Go through your garage, basement, attic, closets, cabinets, and under all the beds. A good rule of thumb: If you don't use it or wear it regularly (or you forgot it existed), it probably needs to go.
- **Sort and organize your items** - Before you worry about setting prices, sort your items and get organized.



- **Name your price** - If you're not sure how to price a garage sale item, check the current value online. Making prices visible to potential shoppers can really help when your sale gets busy and crowds pick up. Don't be afraid to bundle like items together like 4 DVDs for \$5 or offer to fill a grocery bag with clothes for a flat rate.
- **Make a plan for what doesn't sell** - Make a plan ahead of time for what you will do with the items that don't sell. If you plan to donate them, schedule your donation pick-up ahead of time so that items don't sit around the house!

In This Issue

Setup an Online Account	Page 2
Activities Round-Up	Page 5
Swim Lesson Sign-Up	Page 5
Tot Lot Update	Page 7
April Minutes	Page 8
Pool Key Pick-Up	Page 12

Next Board Meeting

Join us for the next board meeting, May 21st 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

Jim Gilmer, ACC Chair, 2020

Heather LaPuma, Newsletter, 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.

Roll-Off Dumpsters

The Roll Off Dumpsters will be in the small pool area, May 31-June 1. Community Residents who subscribe to American Disposal through the HOA are welcome to dump items in the roll-off dumpster. Please do not overfill the dumpster or leave items in the parking lot or sidewalk. This will cause the HOA to be charged excess fees.

Please note the following **CANNOT** be disposed of in the dumpster:

- Electronics: TVs, Computers, Monitors, etc.
- Hazardous Waste: Paint, yard chemicals, oil, gas, power tools with gas tanks.
- Tires
- Refrigerators, freezers, or any item containing FREON.
- White goods/appliances: Washers, Dryers, Stoves, Dishwashers

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 consent. Contact Heather LaPuma at hylandgreensHOA@gmail.com using the subject line "Helping Hand". Please provide updates to your information as it changes.

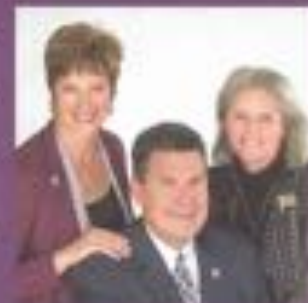
Name	Age	Phone	Comments
Ben Schwartz	15	303-905-6979	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Layla Teague	15	303-549-0849	Babysitting, pet care, snow removal.
Liam Gray	16	720-633-0131	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Anthony Cobb	13	720-380-5651	Pet sitting, dog walking, lawn and shoveling.



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Innovative
Real Estate



My 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 Listings



2103 W. 28th Ave., Denver
\$850,000

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

20516 E. Flora Dr., Aurora
\$468,000

- 3 beds + loft, 2.5 baths
- 3 car tandem garage
- Newer roof, furnace, A/C, hot water heater
- Walkout basement
- On open space



10259 Julian Ct., Westminster
\$500,000

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

If you have real estate needs or questions, or anything in this newsletter peaked your interest, you can always call me at 303-465-4798 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.

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LOOKING FOR VOLUNTEERS

The Hyland Greens Homeowner's Association Board of Directors is looking for volunteers! Are you interested in sharing your talents and skills to help our neighborhood be the best?

Visit the link provided to see current opportunities and provide us with your contact information. Once we receive your response, the chair of the committee will reach out to you to provide you with more information about participating in the committee.

We are also looking for a few residents to serve on our special project committee for the Perimeter Fence Replacement Project.

<http://bit.ly/hylandvolunteer>

POLAR BEAR SWIM DAY

SATURDAY, MAY 18, 11AM-1PM

As we get ready for the pools to open for the season, Hyland Greens residents are invited to take a chilly dip in the Big Pool before it officially opens for the season.

The Big Pool will be freshly filled with water straight from the mountains which will not be quite warm enough to swim in until the heater and the sun has a chance to warm up the water for about a week.

Are you brave enough to give it a try?

FOOD TRUCKS RETURN!

Tuesday Night Food Trucks are back for 2019! Join us for the first Food Truck night on Tuesday, May 7 at Hampshire Park. Bring your lawn chairs and meet up with your neighbors. Follow us on [Facebook](#) or check [Nextdoor](#) to see which trucks are coming each month.

Easter Review

The weather was beautiful for our annual Easter Egg Hunt. We laid out over **3000** eggs that were quickly swooped up by all the kids in a matter of minutes! The Easter Bunny was also out and taking pictures with everyone. I hope those of you who attended had a good time and took home some fun goodies!

I could not have completed this event without my many volunteers and want to say thanks to: Kinley Ernsberger for helping me stuff those 3000 eggs; Adam, Tina and Livvy Smith for helping move items to and from the park, providing bagels and coffee for the volunteers, setting/cleaning up and distributing eggs; Gloria Fisher, Jim Gilmer, Felix McNeese and Kevin Murphy for distributing eggs; Donna Jackson, Malia Mischke and Judy Quinlan for setting/cleaning up, distributing eggs and helping with the prize tables; Joshua and Ashley McNeese and Tyler and Kenli Urruty for helping at the prize tables and cleaning up; Bob Beldon and Chris Maloney for booking the Easter Bunny and finally Linda Mollard and Dane Ernsberger who helped with everything and assisted with anything I needed and to anyone I might have missed THANK YOU! Your time and energy were very much appreciated.

My understanding is the Board of Directors is still looking for someone to take over activities since this was my last event. If you are interested please contact Board President Matt Brozovich at president@hylandgreens.com.

Summer Swim Lessons - Sign Up Now!

APM, the Lifeguarding Company at the Big Pool, offers swim lessons for all ages! Please visit the following link to get started: <http://bit.ly/HGswimlessons>



Thinking of moving? Give us a call!

DiVito Dream Makers is a team of 7 trusted Realtors with 106 years of combined experience Making Dreams Come True in the Denver Metro area!

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Gardening Volunteers Needed

We are looking for a volunteers to take over planting and care of the flowerbeds at the entrances to our community. Do you have a green thumb, and or ideas on flowers that would enhance our flowerbeds? Please contact the Hyland Greens Board at hylandgreenshoa@gmail.com and let us know. The more the merrier!



Tot Lot Blossoming!

Work at the Tot Lot continues and the changes on the Tot side are amazing! Stop by and enjoy the mastery of the newest additions! The teen/adult side will be updated this month and next with the addition of a picnic table, gazebo, and a bocce ball court!

Please help us keep the Tot Lot clean and free of hazards. We ask that the area inside the fence of the Tot Lot remain a pet free zone. Too many times the volunteers have had to clean up dog waste and we really don't want them marking the different pieces of equipment where our children play. Thank you!



First Hyland Greens Association Board of Directors Meeting

April 16, 2019; 7:00 – 10:00 pm

MSI, 11002 Benton Street, Westminster, Colorado 80031

MEETING MINUTES - DRAFT

CALL TO ORDER

The meeting was called to order at 7:00 p.m.

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 Joe Armstrong. In attendance from MSI, LLC was Lewis Moses.

OPEN FORUM

Homeowners in attendance were Candis Chain, Chris Traynor, Ralph Vera, and John Van Royen. Candis and Ralph recently attended a City Planning neighborhood meeting and gave a brief update regarding the City projects. Candis voiced her opinion against black rails on a deck that is in view of her home.

Holland (fine reversal) - It was moved and seconded to reverse the \$50.00 fine for a trash violation. The motion passed unanimously.

Carter (late fee reversal) – It was moved and seconded to reverse the late fee at this home. The motion failed with three (3) For, nine (9) Against, and one (1) abstention.

Rainwater III (fire at home) – Code enforcement is aware of this home and the owner is making efforts to repair.

APPROVAL OF JANUARY SUMMARY OF MINUTES

It was moved and seconded to approve the minutes from the March 19, 2019 meeting as presented. The motion failed.

It was moved and seconded to approve the minutes from the March 19, 2019 meeting with the following changes:

- The spelling of “Candis” was corrected from “Candice” in one location
- The pool hours were corrected

The motion passed unanimously.

SECRETARY’S REPORT

Expenditure Policy: It was moved and seconded to approve the policy with the following changes:

- The pre-approved expenditure limits of the Board is now set at \$1,000.00.
- The Activities Committee is added to the “Exceptions” list.

The motion passed unanimously and will be placed on the HOA website for owner comment.

TREASURER’S REPORT

Financials – Tyler reviewed the March 2018 financial report.

CPA – It was moved and seconded to award James Moore & Associates the contract to perform the 2018 audit. The motion passed unanimously.

FDIC Limits – Tyler reported that he is looking into investment options to place the Association's funds as the current accounts are over the limit for FDIC protection.

MANAGEMENT REPORT

Covenant Violations – The manager informed the Board that he drove the neighborhood with Jim to learn the thresholds of the common violations (e.g. trash cans). The manager also updated the Board on the violation log and noted that there were less than ten (10) violations at this time.

Smartwebs – The manager has begun to use Smartwebs for architectural requests and has sent one to the committee to test.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Design Guidelines – Jim, the committee chairperson, proposed that the Board consider changing the guidelines to modernize them. He then passed out an example of a section of the guidelines that he would like to change. The Board will look at the guidelines and review changes at the next meeting.

New Committee Member – It was moved and seconded to appoint Chris Traynor to the Architectural Control Committee. The motion passed unanimously.

GREENBELT REPORT

Engineering (Retaining Wall) – It was moved and seconded to approve the proposal from Landmark Engineering in the amount of \$4,425.00 to review the 104th Avenue retaining wall and provide recommendations. The motion passed with a majority vote. There was one (1) abstention.

Engineering (Tributary Channel) – It was moved and seconded to approve the proposal from Landmark Engineering in the amount of \$12,000.00 to a design tributary channel drainage topographical map. The motion passed with a majority vote. There was one (1) abstention.

Tree Grant – It was moved and seconded to approve the proposal from LMI Landscape in the amount of \$6,500.00 (includes contingency) to plant new trees. The motion passed unanimously.

LMI Landscape – The committee met with Carla from LMI. Carla asked that LMI be notified of events so that plan their service around them. LMI now has their own key to access service locations.

Pool Pavement – This item will be discussed at a future meeting.

Welding – A metal-cut machine sign was presented by Kathleen to go at the small pool. The Board approved the sign project to continue for one to go at the big pool.

Small Pool Electrical Work – It was moved and seconded to approve the electrical project with AJI Irrigation and Electricall at the small pool, not to exceed \$11,246.29. The motion passed unanimously.

Widening of Sheridan – The City does not expect to move on this topic for another five (5) years.

ACTIVITIES

New Chairperson – This item will be discussed at a future meeting.

Food Trucks – Courtney will forward the contract to Joe and Matt. Notice has to be posted on Facebook, sent via e-mail, placed in the newsletter, and signs have to be posted advertising the event. The trucks are out May to August.

Garage Sale – The garage sale will be May 31st and June 1st.

COMMUNICATION & TECHNOLOGY UPDATE

Arapahoe Security – A proposal will be submitted by Arapahoe that will cut the service fee in half by allowing the Board to manage the portal.

POOL UPDATE

Pool Lockdown Hours – Allan will speak to Front Range Patrol to confirm that they will be out to remove guests from the pool and lock up when the pool closes.

Signs – The Board is looking into new signs for the pools, tennis court, and tot lot. This will be discussed at a future meeting.

Pool Heater – It was moved and seconded to approve the proposal from APM to replace the pool heater with a Hayward 500,000 BTU. The motion passed with a majority vote. There were two (2) abstentions.

OLD BUSINESS

- ★ Item: Perimeter Fence
 - ★ Discussion/Summary: The Board discussed repairing the perimeter fence.
 - ★ Board Decision: The Board will work on forming a committee to lead this project.
 - ★ Action: There is no action to take at this time.

NEW BUSINESS

- ★ Item: Covenant Update/Amendment
 - ★ 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.

EXECUTIVE SESSION

Design Review Request – The Board temporarily adjourned to executive session to discuss a design review request regarding a deck.

NEXT MEETING DATE, TIME & LOCATION

The next meeting will be held on May 21, 2019, 7:00 p.m. at MSI's corporate office in Westminster, CO.

ADJOURNMENT

Meeting was Adjourned at 10:25 p.m.

Joe Armstrong
Secretary, First Hyland Greens Association

Date Approved by Board of Directors



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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Office 720-602-4211**

Upcoming Holidays and Events

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

Tuesday, May 7	Food Trucks at Hampshire Park!
Sunday, May 12	Mother's Day
Saturday, May 18	Polar Bear Swim at the Big Pool - 11am - 1pm
Saturday, May 25	Pools Open for the Summer!
Monday, May 27	Memorial Day
May 31 - June 1	Spring Community Garage Sale Weekend!
Tuesday, June 4	Food Trucks at Hampshire Park!
Thursday, July 4	Hyland Greens' Independence Day Celebration

Pool Key Pick-Up

For new, lost, or replacement Pool Keys, please contact Lewis Moses at MSI Management, LMoses@msiho.com or (720) 974-4112, to arrange receiving your key. If you have a key which you received from a previous owner, please contact Lewis to have your key reactivated. Each household can have up to 2 keys. New keys are available for \$30 each. Add \$1 to have the key mailed or pick it up at the MSI office off 112th and Sheridan.



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