

HYLAND GREENS

AUGUST 2019 NEWSLETTER

Summer Splash Bash - Saturday, August 24th

Come out for our end of summer party at the Big Pool and enjoy live music from RETRO on Saturday, August 24th - 6pm-9pm. Bring your coolers and your favorite pool toy and join us for a fun night.



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Next Board Meeting

Join us for the next board meeting, August 20th 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.

Meeting Minutes Draft - July 2019:

<https://hylandgreens.org/about-hyland-greens/minutes-draft/>

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

Kathleen Dodaro, Greenbelts Co-Chair, 2021

Valerie Westmark, Greenbelts Co-Chair, 2021

Jim Gilmer, ACC Chair, 2020

Heather LaPuma, Newsletter, 2020

Chuck Smith, 2019

Kevin Murphy, 2020

Linda Mollard, 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@msihoac.com

Any advertisement in this Newsletter should not be construed as an endorsement for products/services.

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 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.
Elijah Huang	12	303-921-6770	Pet sitting, house sitting, snow removal, lawn mowing. Neighborhood references available.

LAP SWIM AT THE BIG POOL

Early morning lap swimming hours are available at the Big Pool from 6am-10am. Please contact Linda Mollard at ljmollard1@gmail.com to obtain a key to access the pool for lap swimming.



FOOD TRUCKS RETURN!

Tuesday Night Food Trucks are back for 2019! Join us for this month's Food Truck night on **Tuesday, August 6th** at Hampshire Park.

Bring your lawn chairs and blankets and meet up with your neighbors. Follow us on [Facebook](#) or check [Nextdoor](#) to see which trucks are coming each month.

Independence Day Celebration Recap

We had an amazing turn out for the Hyland Greens' Independence Day Celebration. Thank you to everyone who attended and contributed to making this year another fun event for the neighborhood.

A big thank you to the Westminster Fire Department for bringing out the big truck and leading our parade. Thank you to all of the families who participated in the parade and your amazing decorations on your bikes and to our volunteers who helped us organize the parade and gave out the ribbons.

Also, thank you to Jim Gilmer and the families of Dave Thistle, Jim McElroy, Tony Cobb, and Justin Young for volunteering to work the grill, serve food, and make snow cones. And thank you to Allan for leading the belly flop and dive contests.

Finally, thank you to our Lifeguards from APM for helping keep the fun safe!

Check out more pictures on the [Hyland Greens' Facebook Page](#).





NEW LISTING COMING SOON!

4740 West 101st Place, Westminster, 80031

4 Bedrooms | 4 Bathrooms | 3,144 Square Feet | \$550,000



Coming soon! Friends make the best neighbors. Share this upcoming listing with anyone you know househunting! Contact Valerie Skorka Westmark for listing questions, and Brynn Warner for home loan financing questions.

OPEN HOUSE



Come see this house
Saturday, 8/10 11 AM - 2 PM.
The Sweet Cow MooMobile
will be serving ice cream
11:30 AM - 1:30 PM.

YOUR HYLAND GREENS REAL ESTATE SERVICE EXPERTS:



VALERIE SKORKA WESTMARK

REALTOR, ABR, CRS, MRP
RE/MAX Hall of Fame, Platinum
Club and 100% Club
Your Hyland Greens Neighbor
303-456-2123
ValerieWestmark@gmail.com



BRYNN WARNER

Loan Officer
NMLS #1474253
Your Hyland Greens Neighbor
720-500-1875
brynn.warner@fairwaymc.com



REPORT OF ACTIONS

Taken by the Board of Directors - July 16, 2019

The Board of Directors took the following actions:

ACCEPTED the Treasurer's recommendation to have the first budget planning meeting on August 14 and the second on September 4th.

VOTED to forgo fines from a property on 103rd Place.

DENIED two requests for concrete pads to be added beside driveways.

For more detail, see the meeting minutes at hylandgreens.org.

Joe Armstrong, Secretary

Tot Lot Renovation Complete

The upgrades to the teen/adult side of the tot lot are completed and include:

- Gazebo with new picnic table
- Bocce ball court
- Game court to include corn hole
- New games by the fence for use by residents

In the spring, the upgrades to the tot side of the playground were completed with an incredible balance beam route made from stumps of trees cut in the neighborhood. If you haven't seen this incredible renovation, please take a walk north on the path by the small pool and enjoy a game or two!

We ask that dogs are not allowed to be inside the fence and that all equipment is put back in the cabinet when you are through using them.

Hyland Greens is very lucky to have Bob Belden and John Van Royen with their skills and creative vision. Thank you, gentlemen, for all your hard work!





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

**Call me today for a
FREE**

**Market Analysis!
720-934-2532**

**www.GallowayRealty.net
www.winner1726@msn.com**

**Office 1499 W 120th Ave #110
Office 720-602-4211**

Upcoming Holidays and Events

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

Tuesday, August 6	Food Trucks At Hampshire Park!
Tuesday, August 20	HOA Meeting at MSI Offices
Friday, August 23	<u>Movie in the Park: Incredibles 2 at Westminster City Park</u>
Saturday, August 24	Hyland Greens' Summer Splash Bash at the Big Pool
Monday, September 2	Labor Day



Follow Hyland Greens On Facebook

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

www.facebook.com/hylandgreens/



**BERKSHIRE
HATHAWAY**
HomeServices

Innovative
Real Estate



August 2019

Wendy Atkinson

303-465-4798

Protect Your Real Estate Nest Egg

Colorado residents owning a home for 20 years or more are being targeted for the equity in their property. You may receive an unsolicited offer for a quick, cash sale, no inspection, and the freedom to leave our problems behind.

In Colorado's hot real estate market, homeowners might not know the market value of their property, which is what unscrupulous investors want. They can present misleading and confusing information to lead you to believe your property is worth less than it is. Then they can turn a quick profit by reselling your home for its true market value.

If you get such an offer, you can research your home's value online, or you can also call me. I will help you research your home's price, the cost of getting your home ready to sell and the costs of actually selling your home. Sometimes these offers make sense. I have had it happen once in over 400 real estate deals. But most of time, they are not. Take some time and a few deep breaths and get the facts before you react.

Buyer Love Letters are Out!

The real estate market has been very tough on buyers. Buyers were trying lots of things to make their offer stand out from all the other offers a seller received. One thing they tried was a "love letter" explaining to the seller why they would be the perfect buyer for the home - an emotional appeal.

The Colorado Department of Regulatory Agencies sent out an advisory to all real estate brokers recommending that our sellers be counseled not to accept or read buyer "love letters". Those letters can reveal information about the buyers being in a protected class of people. And selecting buyers on that basis could be a violation of fair housing laws.

Sellers should have their agents list in the MLS that love letters should not be included with an offer, and if received, will not be presented with an offer. Focus on reviewing and selecting an offer based on the actual facts of the offer - not the emotional appeal. My team is up on all these kinds of issues, so call me if you want an agent that will do a great job selling your home and keeping you out of trouble! My number is 303-465-4798.

Current and Coming Soon Listings



9110 Ogden St., Thornton

\$310,000

- 3 bedrooms, 2 bathrooms
- 1 car garage
- 1476 square feet

2112 Wheat Berry Ct., Erie

\$470,000

- 4 bedrooms, 3 bathrooms
- 1791 square feet
- 931 square feet in fin. basement
- Exquisite gardens/patio area
- Boulder Country



10337 W. 55th Pl., Arvada

\$350,000

- Panoramic Mountain views!
- 1232 square feet
- 2 bedrooms, 2 bathrooms
- 1 car garage
- Close to G Line

Skyestone 55+ Community- Broomfield

\$565,000

- Ranch style home w/ Finished Walk-out Basement
- 3 beds + office, 3 baths, formal dining, 2 car garage
- Awesome views, Incredible Community center

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.