

# HYLAND GREENS

## SEPTEMBER 2019 NEWSLETTER

### Save the Date - Annual HOA Meeting - November 12, 7 p.m.

What: 2019 Annual HOA Meeting

Where: Hyland Hills Golf Course Club House  
9650 Sheridan Blvd. Westminster, CO 80031

When: Tuesday, November 12 - 7-9 p.m.

Light refreshments will be served.

Please plan on joining us for the 2019 Annual HOA Meeting. This annual event gives homeowners an opportunity to learn about the accomplishments of the board in the past year, plans for the upcoming year, and a chance to review HOA financials. At this meeting we will also elect new board members.



### Swim with Your Dog at the Big Pool - Sunday, September 8

As summer is winding down, the end of the pool season is here. On the last day of the pool season, Hyland Greens' dogs are invited to enjoy a splash in the sparkling water of the Big Pool. Bring your pups, big and small, to the Big Pool on Saturday, September 8th from 2 p.m.



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#### Next Board Meeting

Join us for the next board meeting, September 17th at 7:00pm. MSI Offices at 11002 Benton St., Westminster, CO. To be placed on the agenda, please contact Lewis at [LMoses@msihoa.com](mailto:LMoses@msihoa.com). We encourage homeowners to attend.

#### Meeting Minutes Draft - August 2019:

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

## 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

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](mailto: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](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	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.



### FINAL 2019 FOOD TRUCK NIGHT!

Join us for the final food truck night of 2019, this month on **Tuesday, September 10th** 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.



## Westminster Water Meter Replacement Project

This fall, the City of Westminster will begin a project to replace the aging water meters throughout the city. Utility Metering Solutions is under contract from the city to complete the project, which will take about 12-15 months.

Residents will receive a postcard by mail a few weeks before work will begin in your area. Meter pits are usually located two to six feet from the sidewalk. In order to prepare for the meter installations, homeowners must provide clear and unobstructed access to the water meter pits. All meter pits need to be clear of any obstructions to within three feet horizontally and five feet vertically of any shrubs, plants, and trees, as well as six inches of any landscaping material taller than four inches. Any sod growing over meter pits should be maintained as to not obstruct access to the meter pits. Residents who do not clear this may be invoiced for any clearing which must be completed on their water bill.

For more information on the water meter replacement project, visit the city website: <https://www.cityofwestminster.us/meterreplacement>

## Splash Bash Recap

Thank you to everyone who came out to the end of Summer Splash Bash at the Big Pool! We hope you had a great time and enjoyed the live music from RETRO.

Stay tuned for info on our next event!



**Law Office of Maria Grimaldi**

### **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)





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HOME TEAM  
HOME IS OUR MIDDLE NAME



September 2019

Wendy Atkinson

303-465-4798

## Buying a Condominium

The Denver market has several new condominium projects coming to market. These units are softening the prices on condos making them an attractive option to single family homes. The two products offer vastly different lifestyles, so it is helpful to know what's in store when you buy a home with shared walls.

Condos are more plentiful in urban areas. You'll be close to work centers and public transportation, and live in a walkable area that offers coffee shops and restaurants, shopping and much more. But density has its downside - the streets are busy and you may hear your neighbors playing music.

Lenders have certain requirements for condos that don't apply to single-family homes. For example, FHA-approved lenders insist that 50-80% of the condo owners are owner occupants. You will have to obtain the financial records of the homeowners' association (HOA) to determine how many owners are delinquent on their dues, how many units are rented out, and whether the HOA has enough money is "reserves" or savings to perform necessary maintenance such as replacing a roof or a boiler.

Most condos offer shared amenities like dog parks, swimming pools, workout rooms and so on, giving you access to more luxuries than you'd otherwise have. But the key word is "share". To keep things nice, there will be rules to follow. These rules are in place to protect residents and their investment.

You own from the walls in, or the airspace, in your unit while everything else is owned collectively. So expect to pay monthly dues proportionate to your building's condition and its amenities.

Condos can also make great investments because the building and grounds are maintained by the HOA. If buying a condo or a single family home is in your future, call me. My team and I will make sure you have all the information you need to make a sound purchase decision. My number is 303-465-4798.

## Property Corner



### 12687 W. Big Horn Cir., Broomfield

- \$565,000
- Ranch style home
- 55+ Living
- 3000+ square feet
- Fin. Walkout Basement
- Fabulous Mountain Views

### 2112 Wheat Berry Ct. - Erie

- \$465,000
- Ranch style home
- 1791 square feet
- 931 square feet in fin. basement
- 4 beds, 3 baths, 2 car garage
- Exquisite gardens/patio area
- Beautiful inside!



### 10337 W. 55th Pl #204 - Arvada

- \$345,000
- Panoramic Mountain views!
- 1232 square feet
- 2 bedrooms, 2 bathrooms
- 1 car garage
- Beautiful inside!



### UNDER CONTRACT

### 9110 Ogden St., Thornton

3 Bedroom, 2 bath  
Ranch



### SOLD

### 13102 Grant Cir. N #A

On the golf course  
2 bedrooms, 2 bathrooms  
Sold at \$320,000

## REPORT OF ACTIONS

Taken by the Board of Directors - August 17, 2019

The Board of Directors took the following actions:

**APPROVED** work for repair of failing stones on the retaining wall on 104th Ave.

**APPROVED** a rule change for deck materials.

**APPROVED** proposal for work on the electrical/lighting near the tennis courts and small pool.

**DENIED** a request for unpaid fees to be waived.

For more detail, see the meeting minutes at [hylandgreens.org](http://hylandgreens.org).

## Code Enforcement

The Hyland Greens HOA receives many reports from homeowner's in the neighborhood regarding issues around the upkeep of properties which are not covered by our Covenants. As a reminder, the HOA is only able to respond to violations which are covered in the Covenants. However, many common property issues are covered by the [Westminster Municipal Code](#).

You can contact Code Enforcement at the number/email below with any questions or to report a violation. Or, use the Access Westminster App.

Code Enforcement Office: 303-658-4432

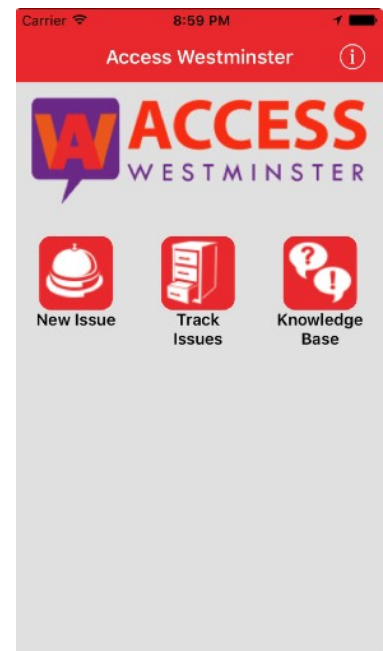
Email: [codeenfo@cityofwestminster.us](mailto:codeenfo@cityofwestminster.us)

## Access Westminster App

The Access Westminster App is free to download and is a quick way to report issues within the City of Westminster to city officials. If you have location tracking enabled on your device the app will automatically determine where you are when you send in a report; you can also adjust the location manually if you are not at the issue location when you report something. This is NOT a method to report emergencies. A picture of the location/issue can be easily added as well.

Examples of issues that can be reported include abandoned vehicles, large downed tree branches on city property, potholes, graffiti, barking dogs, and other code violations. You can even submit a question or comment to city council/mayor. There is also a place called "knowledge base" where you can find basic information about the city and its services.

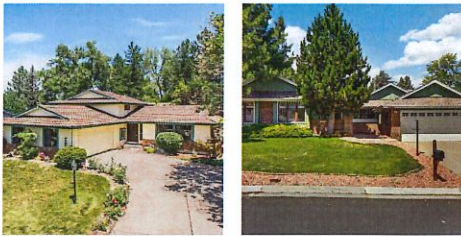
[Download on the Apple App Store](#) or [Get it on Google Play](#).





# Current Market Data for Hyland Greens

## Active Listings\*



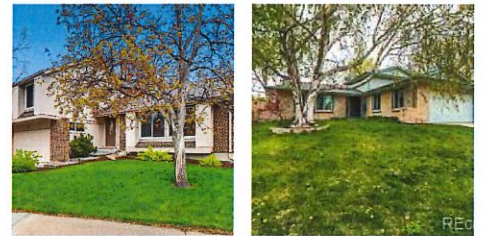
1. 9954 Wagner Ln: \$634K
2. 4765 W 101st Pl: \$589,900
3. 9945 Wolff St: \$585K

## Under Contract Listings\*



1. 9915 Wagner Ln: \$575K
2. 4740 W 101st Pl: \$550K

## Sold Listings\*



1. 4658 Hyland Greens Pl: \$545K
2. 4841 W 101st Cir: \$539K
3. 4660 W 99th Ave: \$495K

## Upcoming Listing

*I have a new listing coming soon on the market in Hyland Greens! A multi-level that has been nicely upgraded and wonderfully maintained. 4 bedrooms, 3 bathrooms and over 3,100 finished square feet. If you know someone wanting to move into our wonderful neighborhood, please have them contact me! I would love to help!*

*\* Data as of August 27, 2019 \**

For up-to-date, accurate market information, consider me your Hyland Greens Real Estate resource.

Thank YOU to all of you that came to my open house last month! I hope you enjoyed the ice cream truck from Sweet Cow Creamery - truly some of the best ice cream in town!

## 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  
Office: 303-456-2123  
ValerieWestmark@gmail.com



### BRYNN WARNER

Loan Officer  
NMLS #1474253  
Your Hyland Greens Neighbor  
Office: 303-759-7390  
bwarner@ulc.com





## Upcoming Holidays and Events

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

Monday, September 2	Labor Day - Last Pool Day at the Small Pool
Sunday, September 8	Last Pool Day/Swim with your Dog at the Big Pool
Tuesday, September 10	Food Trucks at Hampshire Park
Tuesday, September 17	Hyland Greens HOA Board Meeting
Monday, September 23	First Day of Fall



### 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/](http://www.facebook.com/hylandgreens/)