

HYLAND GREENS

OCTOBER 2019 NEWSLETTER



**BEANS
AND
BOOZE**

Hyland Greens 3rd Annual Beans and Booze Chili Cook-Off

SATURDAY - OCTOBER 12TH 5:30-8:30PM
AT THE BIG POOL

Enter your Chili by email to
kathleendodaro@gmail.com
by October 8th.



**KOKOPELLI BEER
COMPANY**

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.

**HYLAND  GREENS
2019 ANNUAL
MEETING**

November 12 - 7-9 p.m.



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Next Board Meeting

Join us for the next board meeting, October 15th 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 - September 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

Heather LaPuma, Interim Secretary, 2020
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

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@msiho.com

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

New Committee Members Wanted! Hyland Greens Perimeter Fence Committee

The Board is looking for volunteers that have an interest in joining our Exterior Fence Committee. The neighborhood is in the beginning stages of a new exterior fence design. If you are interested, please join us at our October Board Meeting or contact Valerie Westmark, Greenbelts Chair, valeriewestmark@gmail.com.

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



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.

First Golden Gnome Awarded

Please help us congratulate John and Eileen Ruscetta, recipients of the first Golden Gnome award in Hyland Greens!

This award, as determined by members of the Board, is given to a homeowner(s) whose yard exemplifies the qualities the neighborhood has always embraced. You may very well know the front yard felt to be so beautiful and well cared for on the northeast corner of 98th and Yates St. near the big pool.

The Ruscettas are original owners of the home and have added features to their yard every year, making the backyard the oasis it is today. John gives credit to Eileen for all the work in the front yard – from knowing what to plant to regularly weeding and pruning flowers. Of course, Cooper the Golden Retriever is a great on the job supervisor!

Thank you for sharing your passion for your yard with all of us!



Trash Fees To Be Mailed Out in October

It is that time of year again when your HOA Board is busy getting ready for the annual meeting and renewing service contracts for 2020. That does mean that your yearly payment for trash services is due no later than **November 15th, 2019**.

American Disposal has been purchased by Waste Connections and that change over will be complete this November. We have not been informed if the trucks will change names, but that is the assumption.

In meeting with the HOA representative for Waste Connections, they pride themselves in customer service and going the extra mile for their HOA customers. For example, if you have a large item to be picked up, schedule at least 48 hours in advance of your weekly pick up and pay the fee, which is reduced to \$15.00 for an item no larger than 4-6 feet in length (i.e. couch, mattress, table etc.). This is a \$30 savings over current prices.

Watch your mail for a bill for your trash collection, which will include the ability to cancel at that time if you choose not to continue with Waste Connections. For those not currently taking advantage of the great pricing for this service, you are able to OPT IN during the month of November.

REPORT OF ACTIONS

Taken by the Board of Directors - September 17, 2019

The Board of Directors took the following actions:

APPROVED August meeting minutes

APPROVED an increase to 2020 HOA Budget with an increase in dues by \$36 per unit, per year.

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



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



**BERKSHIRE
HATHAWAY**
HomeServices

Innovative
Real Estate



October 2019

Wendy Atkinson

303-465-4798

How to Pick Paint Colors to Fix Any Room's Quirks

Paint colors can do a lot to fix a room's flaws for not much money. Paint is a frugal remodeler's go-to solution to perk up a problem room.

Choosing Paint for a Room that's Too Small

Painting walls white, cream, pastels, or cool colors (tinged with blue or green) creates the illusion of more space by reflecting light. White or light colors on walls lift the ceiling, bringing your eyes up, which makes you feel like you're in a larger room.

- Paint trim similar to walls to ensure a seamless appearance that visually expands space.
- Use a monochromatic scheme to amplify the dimensions of a room. Select furnishings in the same color. Lack of contrast makes a room seem more spacious.
- Extend wall color onto the ceiling an additional 6- 12- inches. This will make the room seem taller.

For a Room With Something Ugly to Hide

Not everything should stand out in a space. Using a low-contrast palette is a good way to hide unappealing elements or flaws. Conduit, radiators, and other components painted the same color as the wall will seem to disappear. Selecting low-sheen or flat paint colors also helps hide flaws. Unless walls are smooth, avoid using high-gloss paint because it reflects light and calls attention to an uneven surface.

For a Room With Special Features That No One Notices

Dress crown moldings and other trims in white to make them pop against walls with color. Using a higher sheen of paint on woodwork creates a crisp edge and clear transition from the wall to the trim.

Make a fireplace or other feature a focal point by painting it a color that contrasts with walls.

How to Pick Paint Colors for Any Room

- Sample paint colors on large poster boards. You can hang these on the wall using temporary hangers.
- Add samples to opposite sides of a room to judge the paint color from different angles.
- Check the space with the samples in place and watch how the paint color changes at different times of the day and at night.

I am happy to talk to you about paint colors for resale as well. My number is 303-465-4798.

Current Available Listings



2112 Wheat Berry Ct. - Erie

- \$460,000
- 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

- \$340,000
- Panoramic Mountain views!
- 1232 square feet
- 2 bedrooms, 2 bathrooms
- 1 car garage
- Beautiful inside!



13955 Milwaukee St - Thornton

- \$450,000
- 2002 Ranch style home
- 5 bedrooms, 3 bathrooms
- 2 car garage
- Over 3,000 sq.ft w/ Finished Basement
- Stainless steel appliances

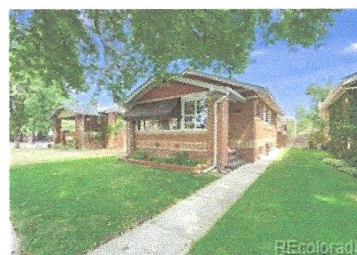
10356 W. 59th Pl #4 - Arvada

- \$250,000
- 896 square feet
- 2 bedrooms, 1 bathroom
- 1 car detached garage
- Remodeled
- Close to Olde Town & G Line



3628 Meade St- Denver

- \$525,000
- 1929 W Highlands Bungalow
- 1968 sq.ft. w/Finished Basement
- 3 bedrooms, 2 bathrooms
- 2 car garage w/ Studio



Letter to the Editor

Federal Pacific Electric (Breaker Panel - FPE)

from Gordon East, Hyland Greens Homeowner

It took 4 or 5 days to cover the 491 houses in our development. At least 3/4 of homes had 1 or more dogs and a few had cats. Almost 200 homes still had FPE panels and 2 homeowners had these go bad, but luckily for them they were home.

Warning — their breaker (several) flipped off and when the homeowners went to flip them back they would NOT move. The boxes were getting hot, so they turned off the electric power. As they were without power, they had to get it done the next day (One cost \$4000 and the other \$2600).

About 10 days ago, Fox 31 9pm news had a feature story on one that went bad in Englewood (Brick Home). The owners were out of town but luckily one of the residents called the fire department before the house was a total loss.

Please consider replacing your FPE if you still have one as it is not if it is going to go but when it will start a fire. One of our own residents who had just retired from Westminster Fire Department would not move into the new home until the panel was replaced.

The electric contractor is in the process (so I have heard) of replacing over 40 homes and will continue at his low price till winter sets in. Ours will be replaced in about 2 weeks. Please be safe for you and your family.

Please call me, Gordon East, (303) 465-3104 if I can help. The electric contractor I am working with is Block Electric at (303) 880-5211 and cost has been seeing \$1800 to \$2200, I'm told. Email is mark@BlockRenoElectric.com or you can call your own service, but please get it replaced. The units are 42-28 years old!

Letters to the Editor do not represent the Hyland Greens HOA Board of Directors. The information and opinions contained within are solely those of the author.

YOU'RE INVITED TO

DiVito Dream Makers' Great Pumpkin Patch and 5K Fun Run/Walk!

It'll be a morning full of family-friendly, fall fun!

**SATURDAY, OCTOBER 12
9 A.M. AT CROSSFIT ARVADA**



In honor of your business, support and continued friendship, please join us for our fall customer appreciation event!

- Santiago's burritos
- The Old Mine Cidery & Brewpub cider beer
- Pumpkin Patch
- 5K run/walk
- Burlap sack races for kids
- Snacks, games and prizes
- FREE pumpkin to take home!

For you go-getters, come at 9 A.M. for the 5K run/walk sponsored by CrossFit Arvada. Kids' events to follow.

When: Saturday, October 12
9 A.M. - 12 P.M.

Where: CrossFit Arvada
14700 W 66th Pl #6, Arvada, CO 80004

Please kindly R.S.V.P. by Wednesday, Oct. 9 by calling our office at 303-456-2111.



Joe, Amanda, Jerry, Logan,
Justin, Stacey and Valerie



EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.



Come Join Us!



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

Letter to the Editor

Holtzclaw Property Rezoning at Sheridan and 101st

from Steve and Sharon Seiler, Hyland Greens Homeowners

Berkeley Homes has submitted an application to have the property located on the West side of Sheridan Blvd. between 101st Ave. and 104th Ave., (the "Holtzclaw property") rezoned from R-3.5 to R-5 and R-8. We oppose the increase to "high density" zoning.

Sheridan Traffic. It will dramatically increase traffic on 104th. There is concern that the egress from the development will be directly across the street from the 101st Ave. main entrance to Hyland Greens at the traffic light. There has always been short cutting through our neighborhood, but it is increasing cars/trucks to avoid the congested 104th/Sheridan intersection. It is also at times, morning and afternoon, when children are traversing the streets to and from the bus stops and when they are heading to the park. In short, we oppose a thoroughfare right through the heart of our neighborhood. Anyone on a feeder street "keep your heads on a swivel" as they will be coming from both directions. Residents with driveways on 101st Ave/Wolff Street "heads up". This is a safety concern.

Zoning: The property is zoned R-3.5 (3 1/2 houses per acre, the size of lots in Hyland Greens). A letter we obtained from the City states "the application would change the comprehensive designation from R-3.5 to R-8, more than doubling the density. They are not stating what types of dwellings, height, etc. They want the zoning changed to R-8 and will tell us later what type of ugly, unimaginative, commercial looking, not in keeping with the surrounding area, crap is coming.

104th/Sheridan intersection. Hyland Village has added hundreds of vehicles to the thoroughfare and the project isn't built/sold out yet. The high rise Senior Community complex coming online soon will increase vehicle traffic. Now, the Berkeley Homes project will bring even more traffic congestion. From 97th to 104th, 9/10th's of a mile, all high density development.

Berkeley Homes push for R-8, high density housing, coupled with Westminster's goal of becoming a hub for "affordable housing" and all that entails, the current layering of R-8 and high density housing, does not bode well for the future of our community.

All of this is known to the City, the Mayor, Council persons. They are determined to go forward with it unless we unequivocally, vocally and with our votes, stop this nonsense.

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Upcoming Holidays and Events

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

Saturday, October 12	Beans and Booze - Chili Cook-Off
Tuesday, October 15	Hyland Greens HOA Board Meeting
Thursday, October 31	Halloween
Monday, November 11	Veteran's Day
Tuesday, November 12	Annual Hyland Greens HOA Meeting
Tuesday, November 19	Hyland Greens HOA Board Meeting
Thursday, November 28	Thanksgiving 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/