

# HYLAND GREENS

## NOVEMBER 2019 NEWSLETTER

### Annual HOA Meeting

**November 12, 7 p.m.**

Please join the Hyland Greens HOA for the 2019 Annual HOA Member Meeting.

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

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

Come learn what your board has accomplished in 2019, and see what we have planned for the upcoming year. We look forward to seeing you there. Light refreshments will be served.



### Save the Date - Coat Drive - December 7

With the onset of our Colorado winter weather, a gentle reminder to start gathering useful warm items for our neighborhood coat drive for the homeless. There is also an urgent need for items for young children who are victims of homelessness. Drop-off date for donations is Saturday, December 7th. Please watch for complete details in December's newsletter. If you have questions prior to that, feel free to contact Eileen at [scrappier25@comcast.net](mailto:scrappier25@comcast.net).

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#### Next Board Meeting

Join us for the next board meeting, November 19th at 7:00pm. MSI Offices at 11002 Benton St., Westminster, CO. To be placed on the agenda, please contact Lewis at [LMoses@msiho.org](mailto:LMoses@msiho.org). We encourage homeowners to attend.

#### Meeting Minutes Draft - October 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)

Heather LaPuma, Interim Secretary, 2020  
[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

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](mailto: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](mailto: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](mailto: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](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.

## REPORT OF ACTIONS

### Taken by the Board of Directors - October 15, 2019

The Board of Directors took the following actions:

**APPROVED** September meeting minutes

**APPROVED** motion to accept contract for the Tributary Channel repair with expenses not to exceed \$15,000.

**APPROVED** motion without a meeting for new landscaping contract with Metco.

**APPROVED** motion to contact attorney regarding criminal background checks for Board Members.

**APPROVED** motion to Adjourn at 8:59pm.

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



## Beans and Booze - Chili Cook-Off

The 3rd Annual Beans and Booze Chili Cook-Off was held on Saturday, October 12th. We had several delicious entries in the competition this year and we would like to thank everyone who participated.

Thank you to all of our awesome neighbors who came out and enjoyed this great event. Thank you to all of our contestants for sharing their culinary talents and their delicious chilis. Thank you to Kokopelli Beer Company for coming with their liquid libations for all of us to enjoy. An extra big thank you Kathleen Dodaro for all her hard work which made this event a success and to all of our wonderful volunteers who helped her.

Congratulations to our winners and their awesome chili recipes!

In third place, Nathan Jensen with his Four-Meat IPA Chili.

In Second, Tonja Thistle with her Old-Fashioned Red Meat Chili.

And in 1st Place, Sandy Owens and her delicious Not Your Mama's Black-Eyed Peas.

We look forward to seeing everyone at our next community event!








# NEW LISTING!

4801 West 103rd Circle, Westminster, 80031

5 Bedrooms | 3 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,  
11/2 11 AM - 2 PM.  
Goodhart Coffee will be there too,  
serving coffee, tea and hot  
chocolate!

## 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  
License: 100503660  
Your Hyland Greens Neighbor  
303-759-7390  
bwarner@ulc.com







**BERKSHIRE  
HATHAWAY**  
HomeServices

Innovative  
Real Estate



November 2019

Wendy Atkinson

303-465-4798



## Wake up Money

A key to financial independence is "wake up" money. That is money available without any effort on your part except waking up in the morning. Several vehicles provide this type of money - Social Security, pensions, annuities and one of my favorites, paid for rental properties. I now own 2 rental properties and my IRA owns a rental property.

Yes - your IRA can own a rental property if you have a special self-directed IRA that allows that. You can buy and sell rental properties and all the gains are deferred until you make withdrawals - just like any other IRA investment.

The Envision Home Team is experienced buying and selling investment properties using your funds or your IRA monies. We can recommend a self-directed IRA company that supports real estate purchases and explain how that IRA works. We also have connections with the one bank in town that will make mortgages to your IRA (and they don't show up on your credit history because the loan is directly to your IRA). These loans are typically 65% loan to value. A property manager is also our referral list to make owning investment property as easy as possible.

I have owned rental and investment real estate for over 40 years in several states. It is an investment I believe in and would love to help you make some of the same choices to achieve your financial goals. As always, I can be reached at 303-465-4798.

## Fall Checklist

1. Set your clocks back one hour on November 3.
2. Change your furnace filters.
3. Change the batteries in your smoke detectors.
4. Call me if you're thinking of buying or selling.

*To keep your marriage brimming  
With love in the loving cup  
Whenever you're wrong, admit it  
Whenever you're right, shut up.  
- Ogden Nash*

## Current Listings



### 13880 Dogleg Ln - Broomfield

- \$669,000
- Broadlands
- 3743 square feet
- 5 beds, 4 baths, 3 car garage
- Amazing Kitchen & Master Bath
- Beautiful Deck & Patio

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

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



### SOLD!

### 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



### SOLD!

### 10356 W. 59th Pl #4 - Arvada

- \$250,000
- 896 square feet
- 2 bedrooms, 1 bathroom
- 1 car detached garage
- Remodeled



### SOLD!

### 3628 Meade St - Denver

- \$527,000
- 1929 W Highlands Bungalow
- 1968 sq.ft. w/Fin. Basement
- 3 bedrooms, 2 bathrooms
- 2 car garage w/ Studio

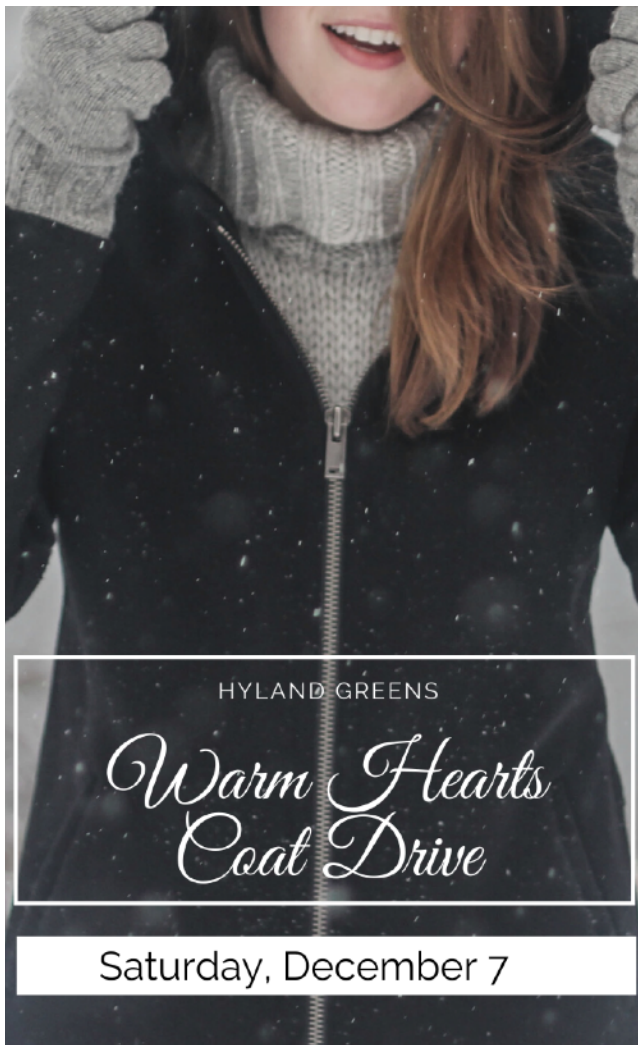




## Upcoming Holidays and Events

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

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
Saturday, December 7	Warm Hearts Coat Drive



HYLAND GREENS

*Warm Hearts  
Coat Drive*

Saturday, December 7



Law Office of Maria Grimaldi

[maria@mariagrimaldi.com](mailto:maria@mariagrimaldi.com)

### 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)