

HYLAND GREENS

DECEMBER 2019 NEWSLETTER

Happy Holidays!

As the end of the year is quickly approaching we wanted to take a moment to say Happy Holidays to all of our wonderful residents here in Hyland Greens! The holidays is a wonderful time of year here as many homes throughout the neighborhood decorate with festive lights. Keep an eye out for the Golden Gnome Award which will appear in the yard of the most festively decorated home! Thank you for being a part of what makes our neighborhood so wonderful, we will see you all at our upcoming events we have planned in 2020. We wish you a joyous holiday season and a happy new year!

Hyland Greens Coat Drive - December 7th, 8 a.m. - 2 p.m.

It's time to gather up your new and gently used warm items to donate to the Hyland Greens Coat Drive. Donations will be given to the Denver Rescue Mission to be distributed to those in need. Some suggested items that are greatly needed are coats, hats, gloves, scarves, boots, backpacks, sleeping bags, blankets and children's warm clothing. Donations will be collected at 4961 W 98th Ave (98th Ave and Yates St) on Saturday, December 7th, from 8 a.m. to 2 p.m. If you have questions prior to that, feel free to contact Eileen at scrappier25@comcast.net.



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Next Board Meeting

Join us for the next board meeting, January 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.

Meeting Minutes Draft - November 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, Secretary, 2020
secretary@hylandgreens.org

Tyler Urruty, Treasurer, 2022
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, 2022

Kevin Murphy, 2020

Linda Mollard, 2021

Sandy Owens, 2022

First Hyland Greens Homeowners Association

Managed by:
MSI, LLC.
11002 Benton St.
Westminster, CO 80020-3200
303-420-4433

Community Manager:

Lewis Moses
LMoses@msiho.com
(720) 974-4112

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

HOA Annual Meeting

61 households were present or represented at the 2019 annual membership meeting.

The Hyland Greens HOA membership approved an increase in Homeowner dues for 2020. The board has done everything possible to minimize the impact of rising water and labor prices for the services that we receive. The increase for this year is only \$36. We are pleased to share that our annual dues are still significantly lower than other HOA dues in similar neighborhoods in our area.

Thank you to all of our amazing board members and volunteers who help us keep these dues lower through their work to support the HOA. We save thousands of dollars every year thanks to the work of these amazing people!

Special thanks to Bob Belden, John Van Royen, Ed and Geri Mooney, and David Boepple for all of their hard work this year around the neighborhood!

And a BIG THANK YOU to Sandy Owens who joined the board at the last meeting. We can't wait for you to put your amazing talents to work for the board during your turn!



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.

REPORT OF ACTIONS

Taken by the Board of Directors - November 19, 2019

The Board of Directors took the following actions:

APPROVED October meeting minutes

APPROVED \$5000 for installation of surveillance camera at Big Pool.

APPROVED \$20500 to install new double boiler heater at Big Pool through APM.

APPROVED motion to maintain officers in their current positions for board.

APPROVED motion to Adjourn at 9:07p.m.

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

Updates on Hyland Greens Properties

The Hyland Greens HOA Board and Management company receive many questions regarding two properties in the neighborhood and what is being done. While we cannot legally share with you the specific actions being taken by the Management company we would like to provide some updates.

For both properties, the board has been in contact with the City of Westminster to further understand what is being done by code enforcement in each case.

10121 Yates Ct

This property suffered a fire in the summer of 2018. Over the last year and a half, very little work has been done other than initial fire damage mitigation. The Colorado Department of Public Health and Environment (CDPHE) ordered interior and exterior asbestos abatement as part of the restoration efforts. This abatement work is currently under litigation with the contractor who completed the work after the CDPHE marked the work as incomplete. Westminster Code Enforcement is now in contact with the city prosecutor's office regarding next steps for enforcement to continue to move this property forward in its restoration.

4688 Hyland Greens Pl.

This property was a troubled property for a number of years. In early 2019, the property was sold. The new property owner is in the process of renovating. Westminster Code Enforcement has issued several citations over the course of the year and will begin working with the city prosecutor's office to see potential next steps of enforcement to bring this property completely up to code.

The Board will continue to stay in contact with the City of Westminster Code Enforcement and the Management company will continue to take action where possible to improve the state of these properties. While we understand that it can be frustrating to see these in our neighborhood, you can rest assured that we are doing everything we can within the rule of the laws which govern our organization to improve the situation.



**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



Current Market Data for Hyland Greens

Active Listings*

1. 4765 W 101st Pl: \$567K
2. 4801 W 103rd Cir: \$550K
3. 10191 Zenobia Cir: \$525K



Under Contract*

1. 9965 Wagner Ln: \$595K



Sold In The Past 60 Days*

1. 9954 Wagner Ln: \$634K
2. 9945 Wolff St: \$576K
3. 9915 Wagner Ln: \$565K
4. 4725 W 101st Pl: \$550K
5. 4951 W 98th Ave: \$535k
6. 10052 Zenobia Ct: \$530K
7. 4690 W 101st Pl: \$429K



Thank you to all of you that visited my 2 recent open houses. I hope you enjoyed a coffee or cappuccino from the Goodhart Coffee Company or had lunch on me compliments of The Burger Bus! I am loving getting to know all of you in our amazing neighborhood. I am so looking forward to this holiday season and seeing everyone's lights and decor. Enjoy the season!

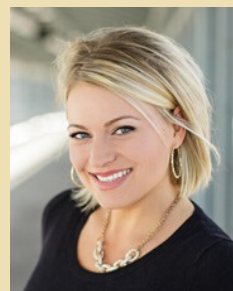
** Data as of November 27, 2019 **

LIVING AND WORKING IN HYLAND GREENS AS YOUR 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

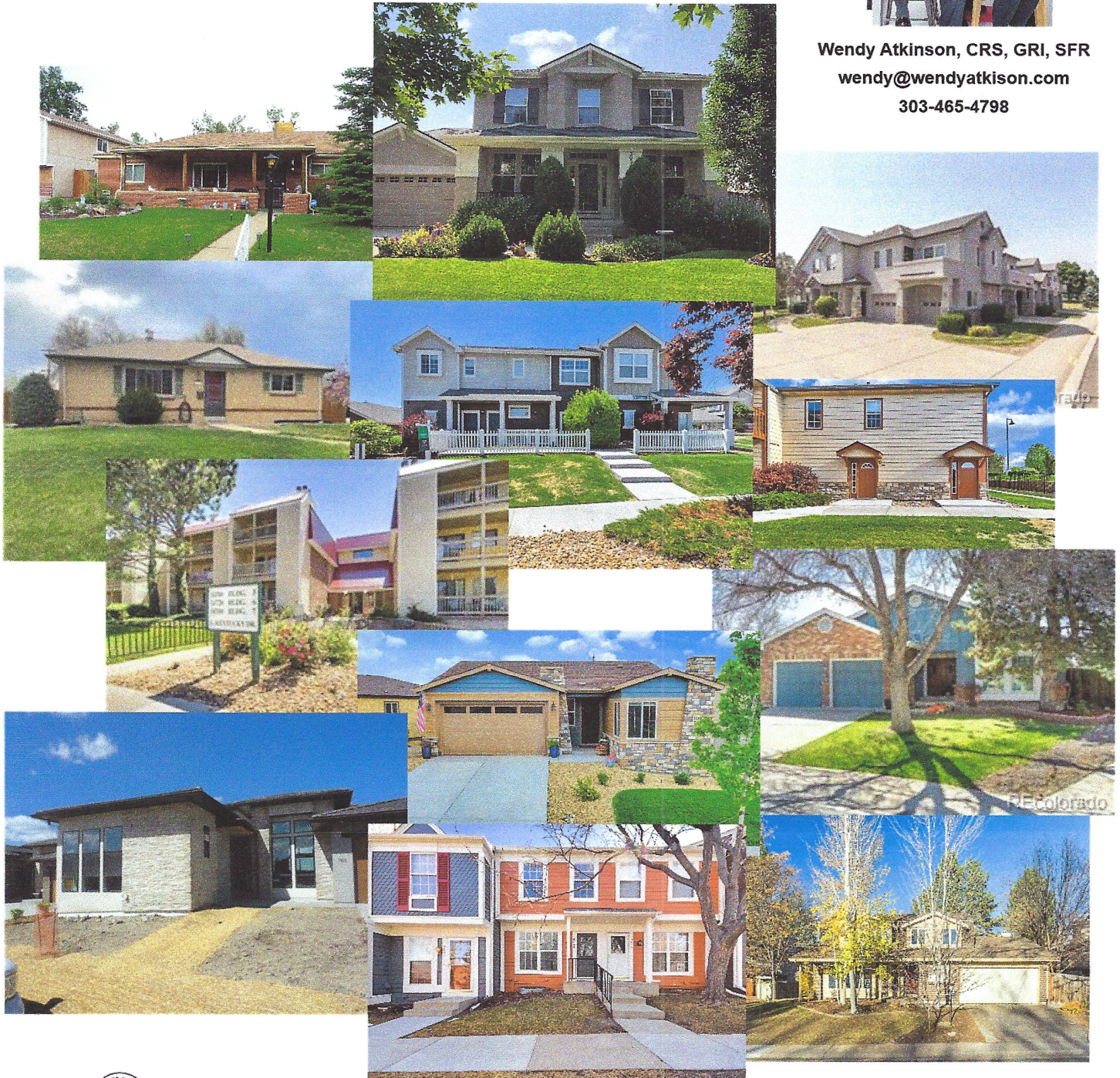


Thank you for a wonderful 2019!
We couldn't grow our business without you!

Here are the homes that you all bought or sold this past year.
 They range from Lafayette to Aurora, Westminster to Castle Rock.
 We go where ever you and your referrals want to be.
 I truly appreciate your friendship, your support, your business and your referrals!
 My team and I look forward to continue to serve you in 2020.
 Thank you so very much!



Wendy Atkinson, CRS, GRI, SFR
wendy@wendyatkinson.com
303-465-4798



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 HOME TEAM
 HOME IS OUR MIDDLE NAME

2020 Hyland Greens Events

Here's what's coming up in Hyland Greens for the coming year!

Saturday, April 11	Easter Egg Hunt
Saturday, May 16	Polar Bear Plunge
Saturday, May 23	Pools Open
June 6 and 7	Garage Sale
Saturday, July 4	Independence Day Celebration
Saturday, August 22	20th Annual - Summer Splash Bash
Monday, September 7	Small Pool Closes
Sunday, September 13	Dog-a-POOL-ooz-a, Big Pool Closes
Saturday, September 19	Beans & Booze Chili Cook-Off
Third Tuesday, each month	Hyland Greens HOA Board Meeting (not held in December)
Thursdays in Summer: May 7, June 4, July 9, August 6, September 10	Food Trucks at Hampshire Park





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

Meeting Minutes Draft – Hyland Greens Board of Directors – November 19, 2019.

Board Members in Attendance - Matt Brozovich, Heather LaPuma, Tyler Urruty, Kathleen Dodaro, Valerie Westmark, Alan Meers, Kevin Murphy, Chuck Smith, and Sandy Owens.

Matt Brozovich made a motion to **approve** the minutes from the previous meeting. Tyler Urruty seconded. Passed Unanimously.

Officer's Reports

President - Matt welcomed our newest board member, Sandy Owens. Provided updates on two houses in the neighborhood; 10121 Yates Ct. and 4688 Hyland Greens Pl.

Secretary - Heather informed board that all insurance for Board and Directors has been updated.

Treasurer - Tyler provided update on past month's financials.

Committee Reports

ACC Update - Approvals have quieted down now that we are entering winter.

Greenbelts - Kathleen provided update for the work on the tributary channel which should be trenched out in November. Kathleen is also in contact with the Highline Canal regarding clean up for the canal behind the neighborhood.

Valerie is working with the new landscaping contractor to hook up new rain sensors which should provide savings next year in our water consumption for the greenbelts. Also working to have tree removal done this winter and further review of the ash trees in the neighborhood.

Activities - Activities calendar for 2020 has been set and board members have selected the events that they will help run.

Pools - Matt made a motion to **approve** \$5000 to complete the installation of a surveillance camera at the big pool. Tyler seconded. Passed Unanimously.

Alan made a motion to **approve** \$20,500 for APM to install a double boiler heater at the Big Pool. Chuck Smith seconded. Passed Unanimously.

Other Business -

Alan made a **motion** for board officers to maintain their current positions. Kevin Murphy seconded. Passed Unanimously. Matt Brozovich - President, Pam Moores - Vice President, Heather LaPuma - Secretary, Tyler Urruty - Treasurer.

Covenant Updates - Chuck Smith will review and prepare a working version of the updated covenant document before the February 2020 meeting at which point the board will review the covenants.

Perimeter Fence - Lewis Moses is working on 3 bids for the management of the fence replacement.

Background checks for board members - Background checks can be used to limit who can serve as an officer for the board.

January 18th was set as our informal 2020 Kick-Off. The next Board Meeting will be held on January 21, 2020.

Motion to **adjourn** at 9:07 p.m.