



Trash Day moves to Monday!

**Trash and Recycling
moves to Mondays
beginning Feb 3!**

Waste Connection Pick-Up Day Moves to Mondays

As part of the continued transition of the Community Trash Service after the consolidation of several companies, Waste Connection is re-working their routes. Trash and Recycling will now be picked up on Mondays beginning with the pick up on February 3rd of both Trash and Recycling.

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Next Board Meeting

Join us for the next board meeting, February 18th 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 - January 2020:

<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

Shirley Wade-Hayhurst, 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.

Trash Service Letters sent in Error

In January, Waste Connections sent out letters to the Hyland Greens subscribers. This letter was sent without the knowledge of our HOA coordinator at Waste Connections.

Subscribers to the Hyland Greens HOA Trash Service can disregard this letter. There will be no changes in 2020 to the amount of trash which will be collected on Trash Day.



Law Office of Maria Grimaldi 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

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 - January 21, 2020

The Board of Directors took the following actions:

APPROVED November meeting minutes

RATIFIED Approval-by-Email of Contract for 2020 tree removal by Arbortec - \$4875.00

APPROVED motion to contract Fall Clean-Up of the greenbelts by MetCo - \$5500

APPROVED motion to appoint Shirley Wade-Hayhurst to an open board seat.

APPROVED motion to contract with Absolute Pool Management for Lifeguarding of the Big Pool - \$31190

APPROVED motion to contract with Carousel Pools for Lifeguarding at Small Pool. - \$18144

APPROVED motion to require background checks for Executive Officers.

APPROVED motion to Adjourn at 8:58 p.m.

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

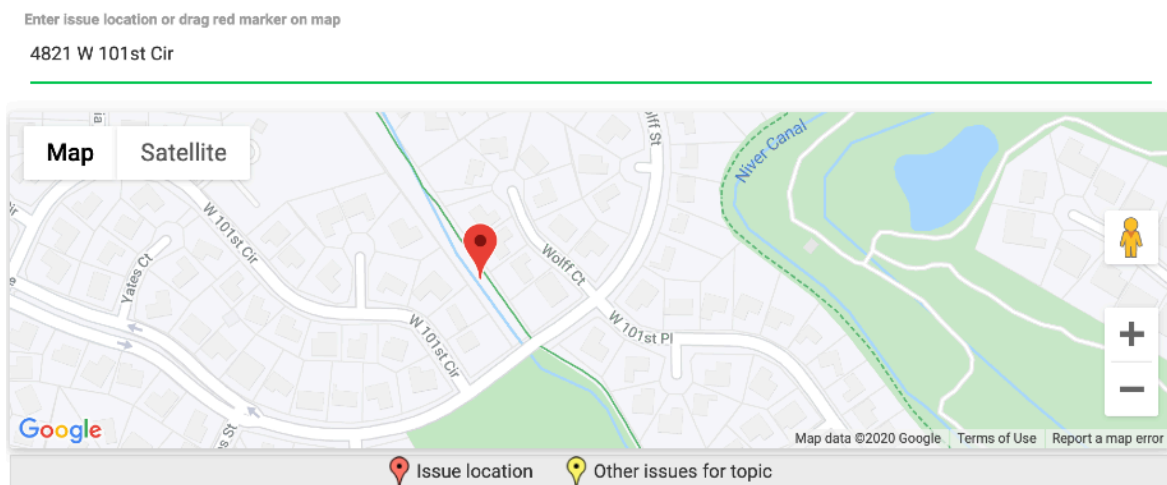
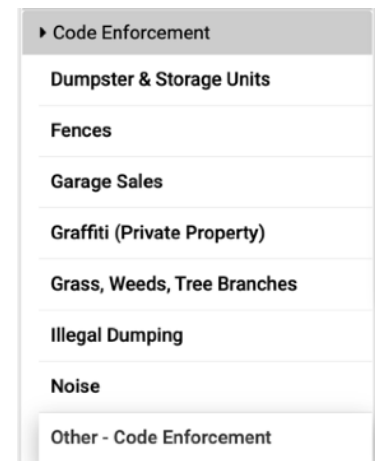
Greenbelts Creek Clean-Up

The Middle Branch Hyland Creek stormwater run off creek that runs along the main Greenbelt pathway is maintained by the City of Westminster. Part of their maintenance includes keeping the creek bed moving so that the water can continue to flow downstream.

This creek is in need of some clean up and we are requesting your help to bring this to the attention of the city by submitting a request through the Access Westminster page for the city to come and clean it up. Thanks for your assistance in helping us get the attention of the city to come clean it up.

Here's the steps you can take to submit the request.

1. Visit the Access Westminster Site <https://www.cityofwestminster.us/Residents/CityServices/ServiceRequests>
2. Select "Code Enforcement" and then "Other - Code Enforcement" from the options on the first page. (See image to the right)
3. On the next page, select the blue Make a Request Button.
4. Then, place the pin on the map somewhere along the greenbelt spaces. (See image below.)
5. In the Description of the issue section, include the following information: Middle Hyland Creeks needs to be cleaned up. It is backing into other green space drainage systems and properties in Hyland Greens, causing damage. Weed mitigation and sediment removal. (See below map in image below.)
6. Click the "Submit" button.



Middle Hylands Creek needs to be cleaned up. It is backing into other green space drainage systems and properties in Hyland Greens, causing damage. Weed mitigation and sediment removal.



KISS
ME

LOVE
YOU

BE
MINE

CHARM
ME

YOU &
ME

TRUE
LOVE

KISS
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LOVE
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BE
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CHARM
ME

5 FUN THINGS TO DO IN OUR HOOD THIS VALENTINE'S DAY

1. SUNSET STROLL AT THE BUTTERFLY PAVILION

Get your tickets [online](#)

2. AFTERNOON TEA PARTY

Get your tickets online at [EventBrite](#)

3. SPEAKEASY AT THE COTTONWOOD CLUB

Get your tickets online at [EventBrite](#)

4. VALENTINE'S DAY AT KOKOPELLIS

Get your tickets at [Kokopellis'](#) website

5. SWEET TREATS AT THE DESSERT STAND

See the menu [here](#)

Valentine's Day has always been special for me. I love the idea of trying something new every year. I hope you enjoy your day!



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

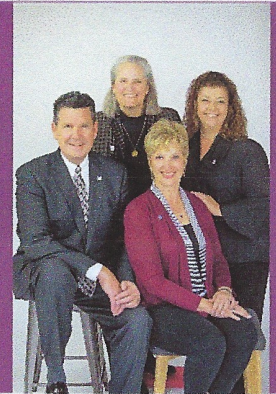




**BERKSHIRE
HATHAWAY**
HomeServices

Innovative
Real Estate

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME



February 2020

Wendy Atkinson

303-465-4798

Real Estate is Preferred, Safest Investment

Across age groups, consumers believe that purchasing a home is a solid investment, according to a new survey from Porch.com, a home remodeling website. They're upbeat even though many, particularly the youngest generation, believe they will face another housing crisis in their lifetime.

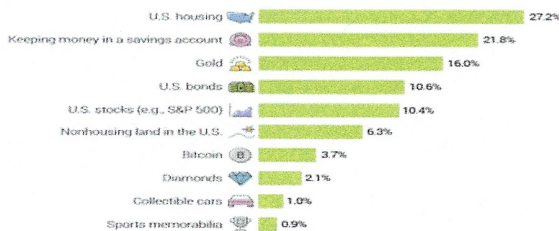
About 76 percent of Generation Z members, between 18 to 21 years old, said they believe another housing crisis will happen within the next 10 years. Still, they remain cautiously optimistic and are saving for a down payment to buy their first home.

Homeownership has long been linked with long-term wealth building. Porch.com surveyed nearly 1,400 consumers to ask them what they believe is the safest investment over the next 10 years. Owning a home was the overall leader.

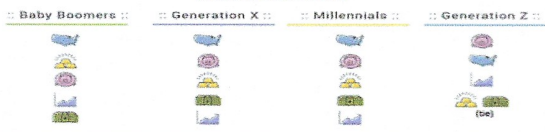
COMPARING INVESTMENTS

HOW DO DIFFERENT GENERATIONS VIEW HOUSING RELATIVE TO OTHER INVESTMENTS?

WHAT DO YOU BELIEVE IS THE SAFEST INVESTMENT OVER THE NEXT 10 YEARS?



Top 5 by Generation



Survey of 1,399 people

Porch

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.

*Almost everything will work again if
you unplug it for a few minutes,
including you.*
- Anne Lamott

Listing Inventory



Under Contract!

12165 Claude Ct #104-Northglenn

- \$275,000

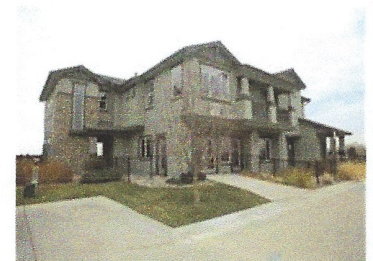
- 1,368 square feet
- 2 bedrooms, 2 bathrooms
- New appliances, hot water heater
- 2 car underground parking
- 2 Balconies

Under Contract!

12911 Grant Cir E #A - Thornton

- \$340,000

- 1,565 square feet
- 2 bedrooms, 2.5 bathrooms
- 2 car garage
- Former Model - Beautiful!



We are out of homes to sell and are ready for more! If you are ready to sell, please give me a call. I can also help you find your replacement property if you are staying in Colorado. My number is 303-465-4798.

Unusual (But effective) Home Staging Ideas

Staging your home is all about making the space in your home as appealing as possible to buyers. You may already know the basics, such as eliminating clutter, and removing personal photographs. Here are some other tips that are less well known yet very effective:

New linen. This is something many home sellers don't consider, but should. Believe it or not, new linen makes a big impression on buyers. Before listing, replace any worn linen - sheets, coverings, and towels - with new ones.

Avoid multi-use rooms. Have a spare bedroom that doubles as a home office? That's a turnoff to buyers. Whenever possible, stage each room so that it has a singular purpose. A guest bedroom, for example, should only be for sleeping.

New appliances. A brand new fridge, stove and dishwasher are motivating selling features to buyers. New appliances can make the whole kitchen look brand new, or at least much fresher.

A chandelier. Surprisingly, installing a chandelier is one of the simplest ways to make a foyer, dining room, living room or even a master closet look dramatically more eye-catching.

I am happy to help you solve your staging problems as part of my listing services by providing a professional stager. Call me if you are ready to sell!

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 will sell your home for 4.5%!

Tammy Galloway

720-934-2532

I have owned a home in Hyland Greens for over 25 years!



5110 W 98th Ave

\$689,900 ACTIVE

4795 W 101st Pl

ACTIVE \$585,000



4765 W 101st Pl

\$554,900 ACTIVE

4801 W 103rd Cir

ACTIVE \$540,000



10191 Zenobia Cr

\$525,000 Active

9954 Wagner Ln

SOLD \$634,000



Call me today for a

FREE

Market Analysis!

1499 W120th Ave #110

Office 720-602-4211

Www.GallowayRealty.net

winner1726@msn.com

HYLAND GREENS ACTIVITY

Sold	9965 Wagner Ln	\$590,000
Sold	9915 Wagner Ln	\$565,000
Sold	4712 W 103rd Cr	\$555,000
Sold	4725 W 101st Pl	\$550,000
Sold	4740 W 101st Pl	\$550,000
Sold	4951 W 98th Ave	\$535,000
Sold	10052 Zenobia Ct	\$530,000
Sold	4660 W 99th Ave	\$495,000
Sold	4752 W 103rd Cr	\$481,000
Sold	4690 W 101st Pl	\$429,000
Sold	4941 W 101st Cr	\$479,000



FIRST HYLAND GREENS ASSOCIATION BOARD OF DIRECTORS MEETING

January 21, 2020

MSI, 11002 Benton Street, Westminster, Colorado 80031

MINUTES – DRAFT

Members Present: Matt Brozovich, Pam Moores, Heather LaPuma, Chuck Smith, Valerie Westmark, Linda Mollard, Kevin Murphy, Alan Meers, Sandy Owens, Kathleen Dodaro, and Shirley Wade-Hayhurst.

Meeting called to order at 7 p.m.

Updates on Properties

4688 Hyland Greens Pl. - Work has begun on the property. The owner, Mr. Sia, was present at the meeting to provide details of plans for the property to the board and management.
10120 Yates Ct – No update this month from either the city or the owner. Neighbors on Yates Ct. have reported issues with vermin due to the lack of progress on the repair.

Open Forum

Dave Glabe – Had concerns around the sign up for the Trash Service. He signed up for the service and was not sure about when the fees were due and received late fees. The board acknowledged that there were some issues with the rollout of the service and also issues with the communication from the new company which purchased American Disposal at the end of 2019.

Approval of Previous Meeting Minutes – November 19, 2019. 10 votes to Pass, 1 Abstain (Linda Mollard)

Treasurer Report – The Treasurer was not present, Lewis presented on his behalf.

The Audit is completed for 2018, nothing remarkable to note. 2019 Audit/Taxes have been started.

Management Report – Covenant Violations have declined, as expected, over the winter months. The main violations over the last few months are trash cans.

Old Business –

Board Ratified the Approval by Email for contract with Arbortec for Tree Removal.
Passed Unanimously.

Request for a reminder to go out for residents to take down/turn off Christmas Lights -
Need to find information for that in the Covenants.

Architectural Control Committee - Only 4 items are currently awaiting approval.

The Board requested a review of the approval of color change for a house on 102nd.

Greenbelts Committee

Fall Clean Up – Was not completed as contracted by LMI. There had been some piles of debris in some areas along the greenbelts that are not there anymore. These disappearing cut our costs in half. Valerie Skorka attempted to get bids from three companies but received many declines.

Motion to Approve contract with Metco to complete Fall Clean Up for \$5500. With the stipulation that we will have Metco provide speculation to the nature of the mess and we will see to have LMI repay the HOA. Passed unanimously.

New Business

Motion to appoint Shirley Wade-Hayhurst. Passed unanimously.

Return to Greenbelts Report

Tributary Channel - Kathleen worked to have the tributary channel cleaned up, however issues will continue as we are having back up from the Middle Hylands Creek bed.

Kathleen was in contact with Jacob Moyer at the City of Westminster who has recommended that we report this to the city via the Access Westminster app to have the creek cleaned. This information will be shared in the newsletter.

Trash Removal Service

There were several letters that went out without a review from the HOA account manager that is working with Hyland Greens at Waste Connections. She said that our contract is still in place and that they will continue to pick up the same amount of trash as before and can ignore that letter.

Our HOA account manager spoke to Pam about moving our trash day to Monday beginning on Feb 3 to help consolidate routes as they continue to consolidate under the new management. Trash and recycling will be picked up January 30th as normal, and then picked up on Feb 3.

Activities

Tyler, Pam, and Kevin are up for the first major event of the year, the Easter Egg Hunt. Valerie is finalizing the schedule for the Food Trucks!

Pools

At the time of the meeting, there are 123 days until pools open. Pools will be open 1 week longer than they were last year, which is reflected in our contracts. New Pool Signs will be installed before opening. New Boilers for the Big Pool are installed.

Motion to approve contracts for lifeguarding and maintenance for the pools:

Big Pool - \$31190 – Absolute Pool Management

Small Pool - \$18144 - Carousel Pools

Passed with 10 votes, 1 Abstain (Heather LaPuma).

Perimeter Fence

The committee for the Perimeter fence has kicked off. The committee will be looking into steps that will need to be put in place to change the materials for the fence. The board is seeking to update the fence with a material that will block more sound and be safer as traffic increases.

Background Checks for Board EOC

Motion to require criminal background checks on board members who serve on the Executive Officers Committee EOC. Passed with 10 votes, 1 Abstain (Heather LaPuma)

Motion to Adjourn at 8:58pm.