

MARCH 2020 NEWSLETTER

Coyote Hazing for a Safer Community

Each Spring we see a lot of activity on Social Media and Next Door on the topic of Coyote activity.

Spring is breeding season for coyotes and with warmer temperatures, coyote activity has already begun. Coyotes are active throughout the day and evening hours.

Residential areas provide a welcome habitat for coyotes. Shelter, food, and water can all be easily found in urban environments. Remove these attractants from your property to help control coyotes in the neighborhood:

- · Outdoor pet food and/or water
- Bird feed that attract small mammals
- Accessible garbage or compost
- Fallen fruit or berries from trees and shrubs
- Shrubs, wood piles, and other structures that can serve as a den or provide cover.

Coyotes are rarely dangerous to humans and most attacks on humans occur as a result of people feeding coyotes. Remember that it is unlawful to feed or attract coyotes to urban areas.

Hazing is an effective way to help manage coyotes in neighborhoods. Hazing is similar to what you may already do with your own pets, for example, shooing your dog off the furniture. Hazing is about deterring animals from areas where we do not want them to be. By associating negative responses with humans and with our common areas, we can help minimize coyote activity in our neighborhood. Here are some simple steps to deter coyotes when you see them.

- · Be as big and loud as possible
- Wave your arms, clap and throw objects
- · Shout in a loud and authoritative voice
- Do not run or turn your back on the coyote
- · Face the coyote and back away slowly

To learn more about hazing coyotes, check out this video *How to Haze a Coyote* from the Aurora Channel on YouTube. goo.gl/yq1tVD



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Next Board Meeting

Join us for the next board meeting, March 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. We encourage homeowners to attend.

Meeting Minutes Draft - February 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@msihoa.com (720) 974-4112

Advertisement in the Newsletter should not be construed as an endorsement for products/services.



Easter Egg Hunt

The Annual Easter Egg Hunt is fast approaching, scheduled for Saturday, April 11, at Hampshire Park. The event will take place rain or shine but in the case of severe weather, updates will be posted on Nextdoor.com.

Like in previous years, we will have 4 age groups starting at newborn all the way to 13 year olds with the festivities starting at 11 am. Watch for the announcement with more details in next month's newsletter as well. So find your baskets and prepare for the hunt!

This very fun community event can always use extra hands to prepare for the festivities, so if you have an hour or two in the weeks ahead to help in the preparation, please contact Pam Moores at vp@hylandgreens.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 signed 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	14	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.
Peter Bettinger	17	303-466-5407	Snow shoveling, lawn work, house sitting, and pet care/sitting. Available weekday school hours and weekends.
Anthony Cobb	13	720-380-5651	Pet sitting, dog walking, lawn and shoveling.

City of Westminster Large Item Clean Up

The City will be holding a large item pickup again this year. The date for Hyland Greens is Saturday, April 18.

There is a \$30 non-refundable registration fee and registration must be made not later than April 2.

For program limits and guidelines, more information and to register, go to https://www.cityofwestminster.us/largeitemcleanup



Hyland Greens Newsletter

Get Ready for Spring Projects!

With spring here, and warmer weather on the way, the time to get those outdoor projects started is quickly approaching. It is very exciting to have a new fence, windows, doors, painting, etc. done to our homes and properties. In order to maintain the integrity of our beautiful community, ACC requests must be submitted for our exterior home improvement projects. To make it easier to complete and submit, there are now 3 separate forms for different types of projects. They are: Paint, Siding, Roofing, Windows, Fencing, Concrete, Patio, Deck, Garage Door, Front Door and Other. When submitting a request, please be sure to include as much information about the project as possible, such as, Paint Color Examples, Roofing Material Name and Color, Fencing Material and Location, Window and Door Style and Color, just to name a few. Having all the pertinent information will allow the ACC to rule on the project expeditiously so you can get your projects underway. Let the Projects Begin!



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 PI ACTIVE \$585,000

4765 W 101st PI \$554,900 ACTIVE

> 4801 W 103rd Cir ACTIVE\$540,000

10191 Zenobia Cr \$525,000 Active

9954 Wagner Ln SOLD \$634,000



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 PI	\$550,000
Sold	4740 W 101st PI	\$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 PI	\$429,000
Sold	4941 W 101st Cr	\$479,000

Call me today for a FREE

Market Analysis!

1499 W120th Ave #110 Office 720-602-4211 Www.GallowayRealty.net winner1726@msn.com



REPORT OF ACTIONS

Taken by the Board of Directors - February 18, 2020

The Board of Directors took the following actions:

APPROVED February meeting minutes with revision- Pool contracts for lifeguarding only.

APPROVED motion to approve engagement letter with James Moore and Associates for 2019 Taxes and Audit.

RATIFIED motion to approve contract from Arbortec for removal of trees.

APPROVED motion to contract with Absolute Pool Management for maintenance of the Pools - \$22130

APPROVED motion to adjourn at 9:03 P.M.

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



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

Annual Coat Drive - Thank You

from Eileen Ruscetta

Our 2019 Warm Wishes Coat Drive was another huge success thanks to our caring Hyland Greens community. Overwhelmed with gratitude and appreciation, "Thank you and God bless" was sent to one and all from the Denver Rescue Mission. Way to go Neighbors!







Happy St. Patrick's Day!



Get your shamrock on at these 3 events around our neighborhood:

- ST. PATRICK'S DAY AT FAT CATS
 - Get your tickets online at **EventBrite**
- 2020 SHAMROCKS & SHENANIGANS VIRTUAL 4 MILE RUN/WALK - WESTMINSTER

Get your tickets online at **EventBrite**

9TH ANNUAL ERIN GO BRAUGH 7.77K

Get your tickets online at ErinGoBraughRun.com

May the Luck of the Irish bring you some fortune this St. Patrick's Day.
You don't need some luck to sell your home, just a great agent.
I hope I can get lucky and earn your business!



Just Sold!

10191 Zenobia Circle Westminster, 800031

Listing Fast Facts:

4 Bedrooms, 4 Bathrooms and 2,668 Square Feet

Sold price: \$510,000

YOUR HYLAND GREENS REAL ESTATE EXPERT:



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





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 12 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, Food Trucks at Hampshire Park

August 6, September 10





MARCH 2020

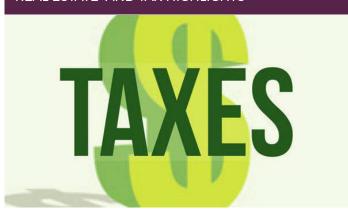


Eric & Beth Ann Mott, Wendy Atkinson and Gina Bradshaw

Envision Home Team 720-600-2375 info@envisionhometeam.c<u>om</u>

www.envisionhometeam.com

REAL ESTATE AND TAX HIGHLIGHTS



TAX HIGHLIGHTS - PART I

As April 15th and tax filing is right around the corner we've recapped below some important highlights including recent tax changes as it pertains to real estate. We are your resource for all things real estate. Please contact us with your questions!

- SETTLEMENT STATEMENTS: If you refinanced, sold or purchased a property in 2019, carefully review the fees, interest, points, taxes, etc that you were charged with your tax professional to determine deductions.
- **PERSONAL EXEMPTIONS:** These were eliminated as part of the 2018 Tax Law change.
- STANDARD DEDUCTIONS: For 2019 these were increased to \$12,200 for single filers, \$18,350 for head of household and \$24,400 for married filing jointly. (Itemized deductions should exceed these minimums)
- HOME MORTGAGE INTEREST: Mortgage interest on a first and second home is deductible on the first \$750,000 of combined mortgage debt. (Any home mortgage interest debt incurred before 12/15/2017 will continue to be eligible up to the previous \$1,000,000 cap)

Envision Home Team offers resources and skills that assist you every step of the way during the process with communication, negotiation and the latest technology. Our knowledge of the industry positions you for a successful transaction.



TAX HIGHLIGHTS - PART II

- HELOC (Home Equity Line of Credit): Interest on a
 HELOC is only deductible if the funds are used for
 home improvement and is subject to the same
 limitations mentioned in the Home Mortgage Interest
 section. If the funds are used for any other purpose, ie
 paying down debt, then the interest is NOT deductible.
- Property, State and Local Income and Sales Tax:
 These are deductible but limited to a maximum of \$10,000 in total.
- Capital Gains Exclusion for a Primary Residence:
 Qualifying Homeowners who have sold a primary residence that they lived in two out of the last five years may be able to exclude up to \$250,000 if filing single and \$500,000 if married filing jointly.
- Investment Property: While there isn't a capital
 gains exclusion for investment or rental properties, the
 ability to defer capital gains was preserved for real
 property using a 1031 exchange.

*Disclaimer: The scope of this overview focuses on real estaterelated tax law implications and generally does not delve into tax issues not associated with real estate. Please contact your tax professional for specific details on how this impacts your situation.

FIRST HYLAND GREENS ASSOCIATION BOARD OF DIRECTORS MEETING

February 18, 2020

MSI, 11002 Benton Street, Westminster, Colorado 80031

MINUTES – DRAFT

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

Meeting called to order at 7:01 p.m.

Updates on Properties

4688 Hyland Greens Pl. – Remodel work is in progress on property. As completion is imminent, property to be removed from future agenda.

10120 Yates Ct – See open Forum for further details.

Open Forum

Chris Traynor – Chris has contacted the city regarding the property at 10121 Yates

Ct. He received a response from councilwoman, Lindsay Smith, that they received his message. Chris reviewed the city ordinances and described to the city how the property is not meeting the maintenance standards laid out in the city ordinances. He also noted that the ordinances do not provide for the property to not be kept up in leiu of litigation.

Elisa Palm – Elisa came to the board meeting to inquire about sharing information on a Commercial Composting service that she has been in contact with. She would like to send out information to the neighborhood to work on a group contracted rate for those who would like to participate. Elisa was directed to submit information to be posted in the newsletter.

Approval of Previous Meeting Minutes – January 21, 2020. Revision was requested. The contracts confirmed for the pool in January were specific to lifeguarding only.

Treasurer Report – Tyler provided the report for financials from November-January. Presented the 2018 Audit in which the audit was returned with favorable results. Motion to approve engagement with James Moore and Associates for the 2019 Audit and Taxes on the condition that they agree to have the Audit completed by September 2020. Passed unanimously.

Management Report – Covenant Violations have declined, as expected, over the winter months. The main violations continue to be trash cans.

Old Business – Motion to ratify vote by email for contract with Arbortec Tree Services for removal of trees in the greenbelts. Passed unanimously.

Architectural Control Committee – At the time of the meeting, there were no outstanding requests.

Greenbelts Committee – Kathleen and her husband, Dave Beppele, have been working on the chains and locks for the backflow valves and will be installing them over the coming weeks as

soon as the weather warms up. Metco is going to bring out a portable generator to assist the welding project which will be completed by Dave.

Valerie reported that the tree removal came in under budget by \$450.

Bids for landscaping for the flower beds on the islands will go out this month and Metco will be doing an inventory of Ash Trees in the neighborhood to prepare a plan for the Emerald Ash Borer issue which is an imminent threat to Ash Trees in Hyland Greens.

Activities – Preparations are under way for the first event of the season, the Easter Egg Hunt. Pam is leading that event. Valerie is finalizing the food trucks for the summer. Requested that Tyler provide a rough estimate on the budget for each event.

Pools - Motion to approve contract with Absolute Pool Management for maintenance for the pools:

Big Pool - \$9690 for maintenance and \$3500 for chemicals Small Pool - \$5940 for maintenance and \$3000 for chemicals. Passed unanimously.

Covenant Changes – Chuck has been reviewing the documents and should have it ready for board to review by April. Plan to provide final copy to the lawyer by May which gives the summer for the lawyer to review it.

Perimeter Fence – Shirley and Matt met with Dave Browning at the city manager's office to review any rules and policies that the city has and to inquire about any expected changes to Sheridan which could affect the fence. Matt will meet with two contractors to review the fence and begin review of materials.

Background Checks for Board EOC This agenda item will be moved to the fall and will be implemented with the new board in 2021.

Motion to Adjourn at 9:03pm.