

HYLAND GREENS

MAY 2020 NEWSLETTER

Pools Season Update

As we enter into May with the new "Safer-at-Home" order in place, the HOA Board is closely watching for information as it is released and evaluating how changes affect the opening of the pool and upcoming events.

The "Safer-at-Home" order is currently in place until May 26, 2020 and does require that pool facilities remain closed. The state may amend or extend this order. We will keep you updated on what this means for the opening schedule for the pools and what changes or restrictions we may need to put in place when the pools open this summer. We will continue to move ahead with our work of preparing the pools in anticipation of opening.

Thank you for your patience and understanding as we take necessary steps to help keep our neighborhood safe.

For updates on the pool opening, information will be shared on:

<https://hylandgreens.org/community/pools/>

<https://www.facebook.com/hylandgreens>

[Hyland Greens' Email Blasts](#)

Resources from Colorado:

<https://covid19.colorado.gov/>

Resources and information from the Federal Government:

<https://www.usa.gov/coronavirus>

Stay healthy and stay well!



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Next Board Meeting

Our next board meeting on May 19 will be held virtually via Zoom at 7 pm. Instructions on how to access the meeting will be sent out by email before the meeting.

To be placed on the agenda, please contact Lewis at LMoses@msihoa.com.

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

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

City of Westminster responds to COVID-19

As COVID-19 becomes more widespread, keeping residents and city employees healthy and essential city operations functioning are the City of Westminster's priorities.

The city wants to keep you informed about its efforts and response to coronavirus (COVID-19). Information and other resources are available at:

www.cityofwestminster.us/COVID-19.

If you have questions related to COVID-19 and city response, city services or other issues, please email covid19@cityofwestminster.us.

Maintaining Rocks and Retaining Walls

It has come to the attention of the Homeowners Association that some of the Rock Walls along the Greenbelt path are deteriorating from overgrown trees, bushes, plants, etc. which are owned by Homeowners, not the HOA common area.

As noted in our Covenants it is a Homeowners responsibility to keep vegetation owned by the Homeowner in good condition with a neat appearance.

We are requesting that those Homeowners that back to the Greenbelt paths and have the Rock Walls on the other side of their property, to clean and trim as necessary to remove any growth off of the Rock Walls.

We appreciate your attention to this as the Rock Walls will be an expense to rebuild if they are not kept in good condition.

Get a Helping Hand

Hyland Greens residents age 18 and under can offer their services to Hyland Greens homeowners. To have information added or updated, parents must provide consent. Contact Heather LaPuma at hylandgreensHOA@gmail.com using the subject line "Helping Hand".

Name	Age	Phone	Comments
Ben Schwartz	16	303-905-6979	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Layla Teague	16	303-549-0849	Babysitting, pet care, snow removal.
Liam Gray	17	720-633-0131	Pet sitting, house sitting, dog walking, lawn and shoveling. Neighborhood references available.
Elijah Huang	13	303-921-6770	Pet sitting, house sitting, snow removal, lawn mowing. Neighborhood references available.
Anthony Cobb	13	720-380-5651	Pet sitting, dog walking, lawn and shoveling.

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



Happy Mother's Day!

Mother's Day might not be the same this year. But you can make it extra thoughtful by creating a care package with all her favorite things or send her something she's had her eye on. Here are some ideas:

- A custom necklace
- A bouquet of flowers
- Her favorite treats
- A subscription box
- A DIY spa package
- A puzzle of a family photo

For more ideas, check out this [link](#) that will speak from your heart during this difficult time.

As always, if I can do anything for you, I am [here](#) for YOU! I am happy to help, whether that's helping with any real estate need or question or being a resource on how to get things done during this time.

To all the moms out there, wishing you a wonderful Mother's Day! ~ Valerie

Current Market Data for Hyland Greens

** Data as of April 24, 2020 **

Active Listings*



1. 9900 Winona St: \$537K
2. 4688 Hyland Greens Pl: \$1.1M

Under Contract Listings*



1. 4720 W 99th Ave: \$550K
2. 5020 W 101st Ave: \$525K

Sold Listings In the Past 60 Days*



1. 5110 W 98th Ave: \$649K
2. 4795 W 101st Pl: \$577,500
3. 4690 W 101st Pl: \$565K



4. 4765 W 101st Pl: \$560K
5. 4801 W 103rd Cir: \$525K
6. 10191 Zenobia Cir: \$510K



VALERIE SKORKA WESTMARK

REALTOR, ABR, CRS, MRP

Diamond Club Team, RE/MAX Hall of Fame, Platinum Club and 100% Club

Your Hyland Greens Real Estate Expert!

Cell: 303-981-0950

ValerieWestmark@gmail.com




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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

Hyland Greens Swim Lessons

Sign up for Swim Lessons at the Big Pool for the upcoming swim season. Swim lessons are conducted by Absolute Pool Management.

bit.ly/HGSwim2020



TALKING REAL ESTATE



**BERKSHIRE
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Innovative Real Estate

MAY 2020



Envision Home Team

**Eric and Beth Ann Mott, Wendy Atkinson,
and Gina Bradshaw**

720-600-2375

info@envisionhometeam.com

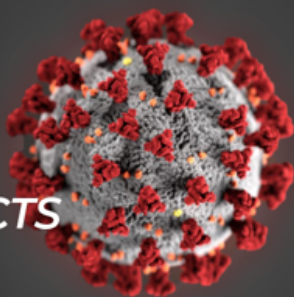
www.envisionhometeam.com

Envision Home Team is here to help you in these difficult times. If there is anything we can do to assist you and your family, please don't hesitate to reach out. We are here as a resource with almost 80 years of real estate knowledge and expertise at your disposal.

COVID19'S IMPACT ON REAL ESTATE

COVID-19

**REAL ESTATE
SERVICE IMPACTS**



PREDICTIONS FOR THE ECONOMY



REAL ESTATE CONSIDERED A CRITICAL BUSINESS

Under the Governor's stay at home order, Real Estate is considered a Critical business so we are still functioning. While it isn't business as normal, we are transacting.

Some of our new protocols include no open houses, no overlapping showings and plenty of hand sanitizer and clorox wipes.

- **No Imminent Housing Crash** - This situation differs from the recession in 2008. Housing fundamentals are strong with low inventory and solid lending practices. If the "economic quarantine" is short, housing should bounce back in one to two months.
- **Spring Selling Season Pushed Back** - Expect the market to jump again in late summer/early fall due to pent up demand.
- **Real Estate is a Strong Investment** - The home has become the safe haven, making it a very useful investment
- **iBuyers Suspending Instant Offers** - OpenDoor, Zillow and Redfin have suspended purchases.

DR LAWRENCE YUN, NAR ECONOMIST

Buy Now if You Can, Wait if You Can't

Mortgage rates are at historic lows. If you're worried about your job, Yun recommends pausing the home buying process. If you know you're secure, now could be a good time to lock-in a low rate mortgage either for purchase or refinance. If you have lived in your home 3+ years and have mortgage insurance you might have enough equity to remove it.

Economy Will Bounce Back

Economies in China and South Korea are already starting to recover as coronavirus gets more controlled.

Government Relief Stimulus

Congress has passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act that should include expanded unemployment benefits, direct stimulus payments, small business loans, changes to student loans and:

- Mortgage Forebearance - check with your lender to see if you qualify.
- Suspension of both foreclosures and evictions for a short period.

These are challenging times and we are here to support you. We wish you and your families continued health.



2020 Hyland Greens Events

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

May 10	Mother's Day
TBD	Pools Open
June 6 and 7	Garage Sale
June 21	Father's Day
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: 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
\$649,000 SOLD**

**4795 W 101st Pl
U/C \$585,000**



**4765 W 101st Pl
\$554,900 U/C**

**4801 W 103rd Cir
U/C \$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 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

**Call me today for a
FREE**

Market Analysis!

1499 W120th Ave #110

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FIRST HYLAND GREENS ASSOCIATION BOARD OF DIRECTORS MEETING

April 21, 2020

Meeting held over Zoom Video-Conferencing

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 7:05 p.m.

Updates on Properties

4688 Hyland Greens Pl. and 10120 Yates Ct – Continuing to contact the city regarding both properties.

Open Forum

Dave Grisanti – Presented request for the update of the Covenants to allow for the expansion of allowed animals to align with the policies in place for the City of Westminster. The board will review the information provided and consider the implications for this request of covenant change as we review the covenants in the coming months.

Approval of Previous Meeting Minutes – Minutes from February 18, 2020 were approved unanimously.

Treasurer Report – Tyler provided the report for financials from for the last two meeting periods as the meeting was missed in March due to COVID 19.

Management Report – Covenant Violations are down overall and the board requested that the management company send notices in place of violation/fines for basic issues to avoid undue burden on residents during the Stay-At-Home order where residents may not be able to get work completed or obtain resources for resolving issues.

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

Greenbelts Committee – New locks on the backflow valves have all been installed.

Will work on developing a greenbelt clean-up project where we can ask for assistance from homeowners to clean up the greenbelts to help reduce expenses.

Acknowledged that some greenspace work, e.g. flowers, may not be as well done as years past due to COVID19 delays.

Activities – Cancelled events through May due to COVID-19. We are moving forward with our plans to hold events currently scheduled for June and beyond, but acknowledge that there may be additional schedule changes as needed due to the orders in place from the state and county.

Pools - Pools are moving forward with preparing for the summer season. We will keep our eye on the restrictions in place from the state and county regarding pools. At this time, pool

opening is delayed through the Safer-at-Home order from the State of Colorado through at least May 26th.

Perimeter Fence – Matt presented the materials and details for the replacement of the fence from Signature Stone of Colorado. This product would allow for us to have a low maintenance fence which will also improve pollution into the neighborhood of fumes and noise from Sheridan Blvd. More details will be presented regarding pricing as restrictions are lifted.

Executive Session – Three accounts were reviewed for fee waivers and collections. Motion to move our collections to a new law firm, Altitude Community Law was approved unanimously.

Motion to Adjourn at 9:37 pm.

REPORT OF ACTIONS

Taken by the Board of Directors – April 21, 2020

The Board of Directors took the following actions:

APPROVED February meeting minutes.

APPROVED motion to move our collections to Altitude Community Law.

APPROVED motion to deny two requests for fee waivers and follow state law for collections on 1 overdue account.

APPROVED motion to adjourn at 9:37 P.M.