

## 4th of July Drive-thru Parade

## 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, Secretary, 2020  
[secretary@hylandgreens.org](mailto:secretary@hylandgreens.org)

Tyler Urruty, Treasurer, 2022  
[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, 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](mailto:LMoses@msiho.com)  
(720) 974-4112

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

## Activities Update

### Summer Concert - August 22nd

In Late August, each year, the Hyland Greens HOA hosts a party at the Big Pool. Due to restrictions to the capacity of the pool area and precautions for COVID-19, the Board has been considering alternate options for this event.

We are pleased to share that we will be hosting a Summer Concert on the Greenbelt Space and Tennis Court area surrounding the small pool. This large area will allow for families to gather safely to listen to the live music as the band will perform inside the Small Pool enclosure.

Watch for more details to come by email blast and in the August Newsletter.

### Dog-a-Pool-ooz-a - September 13

The annual Dog swim at the Big Pool will still be held this summer on the closing day of the Big Pool. Residents may bring their pups to enjoy a dip in the pool before we close it down for the season. Attendees will be asked to follow all pool guidelines for attendance limits and social distancing policies.

### Beans and Booze Chili Cook-Off Cancelled

Unfortunately, due to COVID-19 restrictions, the Board has made the difficult decision to cancel the Beans and Booze Chili Cook-Off scheduled for September. We look forward to resuming this fun event next year.

## 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](mailto: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	15	720-380-5651	Pet sitting, dog walking, lawn mowing and snow removal. Neighborhood references available.







COOL DOWN WITH SOME

# FREE HAWAIIAN SHAVED ICE



**FRIDAY, JULY 24TH  
4 P.M. TO 5:30 P.M.  
HAMPSHIRE PARK**

**\* Plus, snag some FREE sunglasses and balsa wood airplanes for the kids! \***

COURTESY OF VALERIE SKORKA WESTMARK



Happy Summer! I am sure we all can agree one of the strangest summers we have ever experienced, especially for our kids. As a Mother of a 6-year-old and a Grandmother of 3, I find myself wanting to do as many fun, special treats that I can.

Here is one for all of our Hyland Green Kids! I want to treat them, and you, to the best snow cones you will probably ever have, as my way of saying "Thank You for your business and referrals," but most importantly to give the kids a treat. They deserve it more than ever!



## 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



## A Note from the Greenbelts Committee

from Valerie Westmark, Greenbelts Co-Chair, [valeriewestmark@gmail.com](mailto:valeriewestmark@gmail.com)

I wanted to share with everyone an update for the greenbelts, flower beds and general maintenance of the greenbelts.

The Greenbelt Committee made the decision at the end of last year, to eliminate the annual planting of the flower beds along the 101<sup>st</sup> Avenue Island and other locations. The thought behind this was to streamline the budget and save yearly costs. Plans were discussed to plant perennials along with just a few annuals for color, in the beds. Due to COVID, the landscape company was put on essential only, which at the time meant only snow removal and very light maintenance. Also, the nursery and greenhouse suppliers were shut down making it impossible to place the orders that were planned. This was a very difficult time in trying to arrange anything for Spring planting.

The goal now is to plan for the Fall. The garden beds are being evaluated for plantings that will be ready for Spring 2021. I feel the Committee is making great choices to update the neighborhood with some native grasses and plantings giving the community a more up-to-date modern look. This new look will include the 101<sup>st</sup> Island beds, the entrance off of 98<sup>th</sup> and the entrance off of 104<sup>th</sup>.

I appreciate everyone's patience this season, as you all know, it has been challenging for all, including our landscape company. The landscape company found themselves short staffed at times and was delayed in completing some sprinkler repair work. This has been addressed and thankfully our greenbelts are in very good condition and have bounced back.

I do thank you and welcome your comments, always appreciating the extra eyes on the community. Please do not hesitate to reach out to me with any questions or concerns as we continue with our Summer season.



**Law Office of Maria Grimaldi**

**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)

## 2020 Hyland Greens Events

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

Saturday, July 4	4th of July Drive-Thru Parade - 10 A.M.
Saturday, August 22	20th Annual - Summer Concert
Monday, September 7	Labor Day
Monday, September 7	Small Pool Closes
Sunday, September 13	Dog-a-POOL-ooz-a, Big Pool Closes
Wednesday, November 11	Veteran's Day
Thursday, November 26	Thanksgiving Day
Friday, December 25	Christmas Day
Third Tuesday, each month	Hyland Greens HOA Board Meeting (not held in December)







**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**

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

**Call me today for a  
FREE  
Market Analysis!**

**1499 W120th Ave #110**

**Office 720-602-4211**

**Www.GallowayRealty.net**

**winner1726@msn.com**

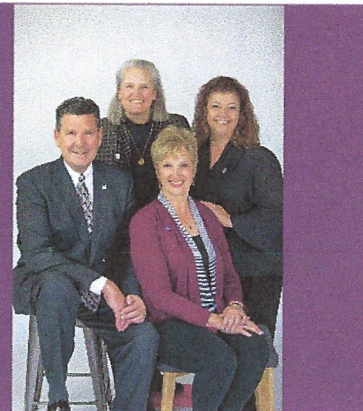






**BERKSHIRE  
HATHAWAY**  
HomeServices

Innovative  
Real Estate



July 2020

Wendy Atkinson

303-465-4798

## Covid-19 and the Real Estate Market

The pandemic infection curve has been flattened by all our efforts to contain it - staying home, social distancing and wearing masks. We need to remain vigilant to keep our good progress in place. This won't be over until we have a cure or a vaccine. So, be patient so you don't become a patient!

The real estate industry has adjusted many of our practices to help keep our buyers and sellers safe through the real estate transaction. That seems to be working as well. Here is what we are seeing in the real estate market -

- **Spring Selling Season Pushed Back**

Buyers are contracting on properties faster than they are coming on the market. This is consuming the new listings and the listings that came on the market during the strictest "Stay at Home" orders. The spring selling season appears to be an early summer selling season this year.

- **Real Estate is Still a Strong Investment**

During this pandemic, the home has become a safe haven. This makes your home a very useful investment as well as a stable one. The stock market has been fluctuating pretty wildly. Home values in the Denver metro area are still slowly increasing.

- **Mortgage Rates are Terrific**

Mortgage rates are at historic lows. If you are not buying, so should check and see if refinancing should be in your future. If you are worried about your job, you should pause your home buying process. No need to add more stress to your situation.

- **Inventory is Still Low**

If you are thinking of selling, it is a great time to jump in the market. Inventory levels are still low and the demand is high. It is currently a seller's market. Prices are steady as well - no bargains in Denver metro because of the pandemic.

The whole Envision Home Team is always here to help you - especially now. If there is anything we can do to help you and your family, please do not hesitate to reach out. I can be reached at 303-465-4798.

*Ninety percent of all millionaires  
become so through owning real  
estate.*

*- Andrew Carnegie*

## Listing Inventory



### 1531 Vrain St - Denver

- \$699,808
- 1.5 Blocks to Sloan's Lake!
- 2,715 total square feet
- 4 beds, 2.5 baths, 2 car garage
- Hardwoods thru main level
- Deck with Great Hot Tub
- Unfinished basement

### 10221 Ferncrest St - Firestone

- \$430,000
- 2,397 total square feet
- 3 beds, 2.5 baths, 3 car garage
- Fresh exterior paint
- 2 yr old roof, HVAC system
- New landscaping
- Hot Tub and storage shed



### 11665 Grant St - Northglenn

- \$285,000
- 1,764 total square feet
- 3 bedrooms, 2.5 bathrooms
- 2 reserved parking spaces
- No HOA fee!
- Hardwoods thru main level
- Fenced backyard
- Used as AirBnB!

### 9977 Telluride St - Commerce City

- \$438,000
- 3,512 total square feet
- Ranch style
- 4 beds, 3 baths, 3 car garage
- Amazing basement finish
- Luxury vinyl plank floorings



### Coming Soon!

#### Main Floor Master - Westminster

- Priced under \$500K
- 3 beds, 3 baths, 2 car garage
- 2,397 total square feet
- Finished basement
- Great Community Amenities

### Coming Soon!

#### Ranch in Unincorporated Adams

- \$289,950
- 3 beds, 1 bath, 1 car
- 2,000 total square feet
- Unfinished basement
- Priced to flip!



## Roll-Off Dumpsters - July 28-30

We have scheduled large roll-off dumpsters for July 28<sup>th</sup>-30<sup>th</sup>. This service is for use by those neighbors that are signed up with Waste Connections through the HOA. The Dumpsters will be located by the small pool parking area and all contents must only be as high as the top of the dumpster. The dumpsters will be removed when full.

Please note the following items **CANNOT** be disposed of in this dumpster:

- Electronics: TVs, Computers, Monitors etc.
- Hazardous Waste: paint, yard chemicals, oil, gas (to include power lawn tools including lawn mowers)
- Tires/auto parts
- Refrigerators, freezers or any item containing FREON
- White goods/appliances: washers, dryers, stoves, dishwashers etc
- Florescent light bulbs
- Batteries
- Propane tanks
- Yard waste: Rock/cement/dirt/sod
- Medical Waste

## Electronics Recycling

Please do not put any electronic items in any Waste Connections of Colorado – Denver container. As of July 1, 2013, it is against the law.

Per the State of Colorado, "Waste electronics and computers from residential and non-residential sources cannot be disposed of in solid waste landfills in Colorado. Waste electronics contain heavy metals and other harmful constituents that have the potential to contaminate soil and groundwater if not managed and disposed of properly."

The State of Colorado publishes these useful resources:

[Guidelines for electronic waste for residents](#)

[Map of electronic recycling locations](#)

## Household Hazardous Waste and Paint

The Colorado Department of Public Health & Environment publishes a [useful list of locations that accept Household Hazardous waste and paint](#). The City of Westminster has contracted with Waste Management At Your Door Special Collection, Inc. to collect household hazardous waste directly from your home by appointment FREE of charge within program limits. Check the city website at <https://www.cityofwestminster.us/> for more information.

Again, please do not over-fill the dumpster or leave items on the street or sidewalk. If any of the above is ignored, the HOA will have to pay any assessed excess fees, which will be passed on to homeowners.

# FIRST HYLAND GREENS ASSOCIATION

## BOARD OF DIRECTORS MEETING

June 16, 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 7:00 p.m.**

#### **Open Forum**

Greg from General Fence Contractors met with the HOA to discuss details for the fence replacement project and answer questions. He provided his recommendation for the contractor for the fence project and discussed concerns with other contractors.

**Property Issues** – Matt provided an update on 10121 Yates Ct and 4688 Hyland Greens Pl. He has been in contact with the city who is currently taking action to closely monitor both properties and their situations and will inform the Hyland Greens HOA of any updates that they can share at the next meeting.

#### **Old Business –**

*Motion to ratify email vote for Pool Guidelines, Waiver, and Resolution. Email vote: 10 approvals, 2 against, 1 abstain.*

*Ratification passed unanimously.*

**Treasurer Report** – The financial report for May was delayed as it was not ready yet. Reviewed the 2019 Audit draft. It was considered a clean audit with some monies owed due to income that was earned from interest.

**Manager Report** – Lewis reviewed the current violations and stated that landscape violations have slightly increased; however, the overall violations are low. A violation log will be included in future board packets.

**Architectural Control Committee** – Committee is continuing to review all requests in under 10 days. There is one property that submitted a paint request which was denied, however the homeowner proceeded with the paint color anyways. The ACC Committee is working with MSI to follow procedures for resolving this issue.

**Greenbelts Committee** – Kathleen looked into the clean-up of the green-belt canal project. Due to timing and other factors, it will likely need to wait until next Spring to be



completed. Valerie reviewed the plans for planting the island flower beds this year. The planting was missed due to COVID-19 restrictions at the start of Spring, so the planned landscaping updates will not be completed this year.

**Activities** – Reviewed plans for the July 4 Celebration which will feature the Westminster Fire Dept truck completing a circuit through the neighborhood. Neighbors are asked to refrain from following the truck and to practice safe social-distancing practices. Reviewed plans for the annual end of summer party which is usually held at the Big Pool. Based on current guidelines from the CDPHE, we have modified this event. The Board has chosen to hold a concert on the greenbelt area which surrounds the Small Pool. This large area will allow for households to maintain proper social-distancing, while still enjoying live music which will be provided by a band. Dog Swim will still be held at the end of the summer following the pool attendance guidelines.

**Pools** – After the release of guidelines from CDPHE, the HOA secured a new contract for Pool Attendants with Carousel Pools for the Big Pool after APM stepped out from being able to provide their services this season due to COVID-19 employment issues.  
*Motion to approve the new contract with Carousel Pools for the Big Pool Attendant Contract.*  
*12 Approved. 1 Abstain*

**New Business –**

*Motion to appoint Jon Gebbia to an open Board seat with an expiry at the end of the HOA year in 2022.*  
*Approved unanimously.*

**Fence** – *Motion to approve Metro to do the fence project for \$690,000.* Motion was opened for discussion. Board members shared that no contracts were shared for review. It was accidentally left off the meeting agenda, so Board agreed to move the vote to email to allow board members to review the contracts.

**Executive Session** – No Executive Session was needed.

The next meeting will be held via Zoom on July 21, 2020 at 7pm.

**Motion to Adjourn at 10:26 pm.**