

# HYLAND GREENS

## JUNE 2020 NEWSLETTER

### Pool Opening Update

from Matt Brozovich, HOA Board President

If you were in attendance at the May virtual HOA Meeting, then you already know the opening of our swimming pools was a much discussed topic of conversation. We didn't have much clarity or insight into what we were allowed to do with our swimming pools then (that included whether or not we would be able to open them at all). On Monday, June 1, Governor Polis extended the Safer at Home Order to July 1 and provided a list of unofficial guidelines for swimming pools to operate under during the COVID-19 outbreak. The Colorado Department of Public Health and Environment (CDPHE) is expected to release final guidance for the minimum requirements on Thursday, June 3 or Friday, June 4.

While we wait on official word from the State of Colorado, the board has been working tirelessly to ensure that our pools will be safe, clean, and ready

for our residents to use. Both pools have been filled and are routinely maintained in preparation of opening this season. As planned, new heaters and pumps were installed at the Big Pool during the offseason. Our board is currently writing a community COVID-19 pool policy for its residents which will be reviewed by our HOA legal counsel. We are routinely connecting with our pool management and lifeguard companies. I ask you all to please remain patient as we navigate through this uncertainty.

As we finalize plans over the coming days, please continue to follow updates which will be posted to the FHG website and facebook page. We will send an official announcement once it is available by email to our mailing list. We look forward to sharing the next update with you as soon as possible.

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

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

[Hyland Greens' Email Blasts](#)



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### Next Board Meeting

**Our next board meeting on June 16 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](mailto:LMoses@msihoa.com).

## 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.

## City of Westminster responds to COVID-19

Keeping residents and city employees healthy and essential city operations functioning are the City of Westminster's priorities during the COVID-19 pandemic.

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](http://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](mailto:covid19@cityofwestminster.us).



### 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)


## 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.







# SUMMER FUN IN HYLAND GREENS

*Summer fun might look a little different this year, but it's NOT canceled for adults OR kids. I've done the research and gathered some kids' camps, classes and more for your family to enjoy this summer. Click on the links below to learn more about each activity.*

- ♦ [HOME DEPOT](#) WORKSHOPS FOR KIDS AND ADULTS
- ♦ [SNAPOLGY](#) SUMMER CAMPS,  
OFFERING VARIOUS STEM PROJECTS FOR KIDS
- ♦ [250](#) CREATIVE WAYS TO KEEP YOUR FAMILY SANE
- ♦ [YMCA](#) GROUP SPORTS CAMPS FOR KIDS

*Let's make the most of this summer as a community. Maybe more hide and seek, tag, kick the can, street hockey, frisbee golf, small block parties. Let's get our kids and families acquainted this summer!*



## 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



# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

JUNE 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 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.**

## HOMEOWNERS' ADVICE



### **HOW IS THE REAL ESTATE MARKET REBOUNING FROM COVID19?**

As we entered the month of May many areas of the country were transitioning to an easing of restrictions. This included the real estate market. Real Estate was deemed a critical business but real estate showings for most of the month of April were prohibited in Colorado. That led to a real estate market in hibernation where inventory bumped up to just under 2 months. At the peak of the Spring market during the first week of March we sat at only .7 months of inventory across all price points. Then the pause button was hit in the form of COVID19 and a shutdown or restrictions of many real estate activities.

At mid May in the Denver market we are back down just under 1 month of inventory and showing traffic is up near pre COVID19 levels demonstrating buyers resiliency in the market and signaling a continued strong seller's market. These low inventories coupled with historic low interest rates hovering near the 3% mark for 30 year fixed mortgages has buyers out in strong numbers.

At Envision Home Team we have also experienced an uptick in activity as life presents changes to housing needs, ie expanding families, time to downsize and shifting from renting to homeownership. We are also seeing multiple offers in many price points. This continues to point to real estate as a strong investment during this crisis. If you have questions about your home's value or your specific situation please contact us.

## FINANCIAL ADVICE



### **CARES ACT FORBEARANCE - IS IT RIGHT FOR YOU?**

#### **What is Forbearance?**

Forbearance is a form of repayment relief that allows borrowers with federally backed loans to suspend or reduce mortgage payments while in a short-term financial bind. The CARES Act has allowed this process to be streamlined without having to provide lengthy documentation of your financials or evidence of job loss.

#### **What is the process?**

A borrower may request a forbearance for at least 60 days and up to 180 days. During this time this prohibits the lender from taking foreclosure action or reporting to the credit bureau's as your account is frozen. Interest tied to your skipped payments still accrues and will be made up at the later date.

#### **What happens at the end of my forbearance period?**

One option is a repayment plan that allows you to spread out your past due payments over the next 12 months. The second option is to pay one lump sum and bring the account current. The third option in some cases is to extend the term of the loan adding the missed payment balance to the end of the mortgage term.

#### **Can I refinance or buy a home if I chose a forbearance?**

If you took part in the CARES Act forbearance you are eligible to refinance or purchase a new home with 3 consecutive payments made after the forbearance term.

All forbearance terms are lender specific so please contact your services for their terms and specifics before making any decisions. If you have additional questions we are here to assist you.

11990 Grant St. #500 Northglenn, CO 80233

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## 2020 Hyland Greens Events

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

TBD	Pools Open
June 21	Father's Day
Saturday, July 4	Independence Day
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)

\*\*All Dates subject to change.







**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](http://www.GallowayRealty.net)

[winner1726@msn.com](mailto:winner1726@msn.com)

