

HYLAND GREENS

AUGUST 2020 NEWSLETTER

August 22 - Summer Concert featuring Hot Lunch

Get ready to dance the night away! Our 20th Annual Summer Party (FKA "the Luau") is going to be celebrated on Saturday, August 22nd from 6:00 pm to 9:00 pm. It is guaranteed to be the best socially distanced party around!

Due to the COVID-19 pandemic, we have moved the Summer Party to the small pool to allow families to socially distance appropriately. *Please practice good pandemic etiquette by spacing your blankets/chairs, wearing face masks if you're within 6 feet of others and staying home if you have any symptoms of Coronavirus.*

We are excited to have "Hot Lunch" performing this year. www.thehotlunchband.com. They are one of the top dance bands in Denver, highly sought after by bars and clubs, private events, festivals, weddings (including former Denver Bronco Eric Deckers' wedding) and as concert openers for artists like Earth, Wind & Fire, Keith Sweat, Rick James, En Vogue, Taylor Dayne, Tony, Toni, Tone and many others. This high-energy band has been captivating audiences from coast to coast since 1981, playing R&B soul dance music from the 60's to current. But don't be surprised if they throw in some rock and country! They recently had the privilege to back Philip Bailey, Larry Dunn and Andrew Woolfolk of Earth, Wind & Fire at their induction into the Colorado Music Hall of Fame concert.



Please join us for a chance to see your Hyland Greens neighbors, hear great music and dance the night away. The band begins at 6:00 and you won't want to miss a moment. Don't forget to dance socially distanced!!

The small pool will close at 4:00pm and will be closed during the event. The band will be set up inside the pool fence. We will also close the parking lot to allow space for homeowners to sit in that area. Be aware that the restrooms at the pool will also be closed so please plan accordingly.

We will not be able to serve food or beverages, but we encourage you to bring your own food and beverages. Additionally, we will not have organized games for the kids so please bring your own games, glow sticks, hula hoops, etc. Don't forget your own blankets and/or chairs.

Next Board Meeting

Our next board meeting on August 18th 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.

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Hyland Greens Board Directory

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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

Jon Gebbia, 2022

First Hyland Greens Homeowners Association

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be construed as an endorsement for
products/services.

Pools Update

from Allan Meers, Pool Committee Chair

Not very many pools are open this year - but ours are. Thanks go not only to all those involved in the planning and execution of all the details needed to follow this year's unprecedented pandemic requirements, to our pool companies in keeping the pools working and staffed, but also to all the residents who have been following the rules and requirements that let us stay open this summer.

As the State, Tri-County Health Department, and Adams county rules change, we must adapt to follow them, and the latest changes are no exception. We are now asked to wear masks (face coverings) even outdoors, whenever you can't maintain 6-feet between yourself and non-family members. This means that you will need to wear a mask when you sign-in to the pools.

Please bring and wear your face mask for your own and the pool-attendants safety at the sign-in table, and then continue to keep distancing in the pool facilities both in and out of the water.

Since the health rules have not changed, the pools will continue to run as they have since June, starting with occupancy limits of 50 at the Big Pool on Yates and 41 at the Small Pool on 101st Circle. Groups sizes are limited to 7, residents must stay with their guests, no parties can be scheduled, and no one under 18 allowed in without a parent or guardian at their side. Bring in your own chair as we can't sanitize the public furniture every hour as required, and we have to keep the public furniture, deck, grill, water fountains, and diving boards off limits.

The bathrooms are sanitized hourly, but it is still safer for you to "go at home" if you are able to.

While it has always been a rule that anyone younger than 18 be accompanied by their parent/guardian, it is even more important this year, and one of the benefits appears to be that everyone is on their "company manners". As always, parents need to stay in the water and within arms length of their non-swimming progeny to keep them safe when they are in the water.

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	15	720-380-5651	Pet sitting, dog walking, lawn mowing and snow removal. Neighborhood references available.





The MOST Accurate, Current Hyland Greens Real Estate Info

** Data as of July 22, 2020 **

Buyers want to live in our neighborhood! Here's a recent snapshot of what's been happening in the market in the past 80 days. If you want to know what your home is worth, just give me a call for a FREE comparative market analysis! It'd be my pleasure to help you.

Active Listing

1. 4775 West 102nd Place: \$524,900



Under Contract Listings

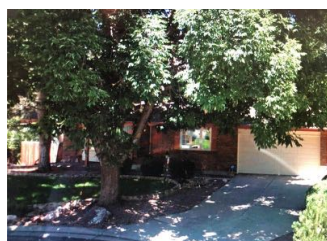
1. 10384 Yates Court: \$570,000

2. 4520 West 101st Place: \$549,800



3. 4765 West 103rd Court: \$525,877

4. 10181 Zenobia Circle: \$508,000



Sold Listings

1. 9971 Winona St: \$605,000
2. 9903 Wagner Ln: \$595,000
3. 5072 W 98th Pl: \$591,500



4. 4720 W 99th Ave: \$550,000
5. 5020 W 101st Ave: \$535,000
6. 9900 Winona St: \$516,000
7. 4672 W 99th Pl: \$468,000



VALERIE SKORKA WESTMARK

REALTOR, Broker Associate

ABR, MRP

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

Your Hyland Greens Real Estate Expert and Neighbor!

Cell: 303-981-0950

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2020 Hyland Greens Events

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

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)



**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

TALKING REAL ESTATE



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AUGUST 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



HAS QUARANTINE FORCED YOU TO CONSIDER A SPLIT FROM YOUR HOME?

Has spending more time at home lately had you reconsidering your space?

The quirks you lived with just a few months ago might not be so easy to dismiss when you're stuck with them all day, every day. Here's how to tell if it's time to move on.

You're not crazy about your neighborhood

You know what they say: location, location, location. We'll put up with a lot for our home to be in a nice spot, close to work and in a good school district. But maybe that spot doesn't work for you anymore. Do schools still matter or are your kids older now? Are you working from home permanently and your commute is no longer a factor? When you're no longer tied to a specific neighborhood, the possibilities are endless.

It's just too small

If the quarantine has made your small space feel even more crowded, or you need to make space for a new home office (or two), it might be time to upgrade.

If the emotional and financial toll of living in a home that is just too much of a project is getting to you, consider shopping for a new one. A new construction home might not give you the same character, but you will get a house that's brand new in every way and a warranty to boot.

HOME BUYING ADVICE



BUYING A HOME IN THE AGE OF COVID-19

While the U.S. wrestles with social distancing and a disrupted economy, you may not feel it's the best time to buy a home, but you may be missing a great opportunity. Many buyers prefer to wait and sit on the bench, giving you more access to homes with less competition.

The real estate industry is still very much in business, but there have been many changes in *how* homes are being bought and sold. Here's what you can expect.

Higher credit scores/down payments are required. News outlets are reporting that some banks, such as JP Morgan-Chase, are requiring higher credit scores as well as larger down payments to limit risk as people lose jobs and the economy wobbles. If you are in an essential business, that's good, but you may need to sign a statement to that effect.

Virtual showings are the new normal. Virtual tours have been around for decades, but how they're different is that your Berkshire Hathaway HomeServices network professional may hold the "camera" themselves, helping you zoom in on details, features and concerns as you request them to. They can also conduct open houses, thanks to Zoom or other conference software. You can still see homes in person, but this is a great elimination and selection tool.

Inspections, final walk-throughs and closings are social distanced. To protect appraisers, inspectors, real estate personnel, etc., you may have to stay firmly six feet or more away, wear a medical-grade mask, and use sanitizer or wear gloves.





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!

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FIRST HYLAND GREENS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 21, 2020 - Meeting held over Zoom Video-Conferencing

MINUTES – DRAFT

Members Present: Pam Moores, Tyler Urruty, Heather LaPuma, Chuck Smith, Valerie Westmark, Linda Mollard, Allan Meers, Sandy Owens, Kathleen Dodaro, Shirley Wade-Hayhurst, and Jon Gebbia.

Meeting called to order at 7:04 p.m.

Open Forum

Dave Glabe – Concern on Trash Cans with 4658 Hyland Greens Pl. being visible from the street to request that the board review if the placement was considered a violation.

Property Issues – 10121 Yates Ct – was given deadlines from the City of Westminster around June 20 to clean weeds from the yard and place a new tarp over the house.
4688 Hyland Greens Pl. - had some activity and a large dumpster was delivered to the front of the house again. Hopeful that work will soon continue. Valerie confirmed that it has been removed from MLS Listing.

Old Business –

Motion to approve the June Meeting Minutes – Passed with 7 votes to approve.

Motion to ratify Action without a meeting – *14 votes to approve taken by email to approve the Fence Replacement expense not to exceed \$720,000.* Motion approved with 13 for and 1 Abstain

Motion to ratify Action without a meeting to approve minutes for May, 11 For, 1 Against, 2 Abstain

Discussion was had around concerns that two board members expressed regarding the content of the Meeting Minutes stating there is not as much content as has been provided in years past. Lewis provided advisement that the meeting minutes should not contain detailed blow-by-blow of the meeting discussion, but should provide a summary of each conversation point. It was agreed that minutes would contain the summary of each topic discussed, but if board members thought more information for the homeowners was needed, they could write an article for the newsletter.

Treasurer Report – The financial report for May and June were shared. Received income from the quarterly assessment in May. May expenses included management contract, snow removal, landscaping, pool, lifeguarding, pool chemicals, pool supplies for Covid-19 requirements and monthly trash service payment. No reserve expenses for May. June income was trivial with only a few hundred in late fees and fines. June expenses included management contract, landscaping, pool service, pool maintenance, buffing of pool surfaces, pool electrical work, water expenses, and monthly trash service payment.

Past due balance remains at \$16,000 at the end of June. This amount has remained stable over the last 4 months. We have transitioned to a new attorney to pursue the \$12000 in 90 days past due status. Hopefully this number will come down as the new law group has had issues with receiving documentation on these account from the previous law group but should be able to move forward in July and August.

Tyler has been monitoring the cash balance of the Operating Account. Occasionally we are able to transfer additional funds above our budget to the Reserve Account.

Motion to transfer \$50,000 from the Operating fund to the Reserve Account. Passed unanimously.

Budget meeting dates will be set up by Pam for August and September and will be sent by email to the board to confirm the dates. Board members should be prepared to provide input for 2021 needs.

Manager's Report – Lewis reviewed the current violations and stated that landscape violations remain steady; however, the overall violations are low. One item of concern was a trailer that was parked in the canal area behind the cul-de-sac, which is not part of Hyland Greens. A staff member at Hyland Hills Golf Course had opened the gate to that area to allow a person from that cul-de-sac to put their trailer back there. Kathleen Dodaro worked with City of Westminster to get this resolved. A violation was given to a homeowner for violating the Covenant which restricts homeowners from running a business out of their home. Violations are being sent for weeds in rock work/rock beds. A violation log will be included in future board packets.

There have been some complaints coming in, for example a car on 2 wheels while under repair in a homeowner's driveway, where the complaint is not an actual violation, so a letter cannot be sent.

Small discussion on running a business out of the home. This is specifically enforced around activities which increase traffic into the neighborhood and persons coming to the home. For example, an internet ad saying, come to my house and buy these things. This does not apply to in-home daycare centers.

Architectural Control Committee – Lewis presented as no committee members were present. The ACC Committee is up to date on completing responses within the allowed time frame and most responses are completed in under 7 days. The only time it is delayed is when there is a need to request further information from the homeowner.

Jim wanted to discuss the light post violations but was not present at the meeting. Jim wanted to change the frequency of checking the light posts. The light posts are covered by the declarations and is a violation. Board members at the meeting were in agreement that the inspections should occur monthly.

Concern was also expressed around recent approvals given by the ACC stating there is not enough being done to keep colors and materials in harmony with the neighborhood.

Jerry has chosen to step down from the ACC approval committee.

Motion to approve Jon Gebbia joining the ACC Committee. Passed unanimously.

Greenbelts Committee – Valerie discussed an email she received from Jon Van Royan regarding Memorial Trees. Kevin had been working on the draft for the memorial trees and it had been pushed back due to other pressing issues this year. We also had discussed benches in the past. The board agreed to push this conversation out until Kevin is present.

Emerald Ash Trees – Valerie was unsure about whether this would be considered a special project, which needed to be pushed off because of the fence project. And would like the board to consider how we will handle homeowners trees which would affect the health of the trees in the Greenbelts. Our contractors have offered to extend a discounted rate to homeowners.

Regarding complaints on the island and entrances: We are going to hold off on any updates to see how the Fence work affects the landscaping. We don't want to spend money on something that will be destroyed by the fence replacement project.

We also received another estimate for sprinkler repair to make the system more efficient. We are going to also hold off on this work as we may need to make changes once the fences go in.

Activities – Reviewed plans for the August 22 Summer Concert event, which will feature the band Hot Lunch at the small pool. It will be held from 6-9pm. The small pool will provide more area for homeowners to gather. It was agreed to close the pool at 4pm that evening.

Pools – Opening went well. In general, there have not been any lines of people waiting to sign the waivers the first time they entered the pool this summer. We will not be adding the diving boards this season as we will not have lifeguarding. We haven't had any issues with the lack of furniture. Homeowners seem to be following the rules in general. We have only hit the max a couple of times and crowds have not been an issue. Usually waiting is only about 10 minutes. Homeowners are asked to continue to follow the rules so we don't have to shut the pool down for a small infraction.

The newly installed heater at the big pool has been running very well, using half the gas as we normally would by this time of year. This translates to about \$1000 savings.

A few incidents have been reported this summer. 1.) a fight at the small pool which involved the police; 2.) a few cases of fence jumpers. They appear to be the same couple of kids. Front Range Patrol was able to catch them and they haven't been back. 3.) Someone trying to host a birthday party and asking his neighbors to bring in all of his guests. We are going to review entry policies with pool staff.

New Business –

Homeowner Brian Danielson was at the meeting stating he would like to join the board. He and his wife have lived in the neighborhood for 5 years and he walks the neighborhood. He wants to learn more about how the board works.

Brian Sample was at the meeting and had questions regarding early morning lap swim. He was missed in Open Forum. We reviewed the issues in place because of COVID which restrict us from opening for lap swim.

Lewis shared that another homeowner had expressed interest in joining the board. He will send a questionnaire to both members so that the board can select which member will fill our final seat.

Fence – Straw poll was conducted prior to the meeting to discuss the color and coverage of the fence area. The color, stonework along Wolff Street, and stonework vs. cedar on 101st will be voted on via email.

Covenant changes are pushed to the next month.

Executive Session – No Executive Session was needed.

The next meeting will be held via Zoom on August 18, 2020 at 7pm.

Motion to Adjourn at 9:16 pm.