

HYLAND GREENS

SEPTEMBER 2020 NEWSLETTER

An Update from the Greenbelts

It has been an unusual year as we all know. However, we have been able to maintain our Greenbelt areas to continue the beauty of our neighborhood.

We are currently planning for a new look for our entry islands along 101st starting next Spring. We are developing a memorial area for the wonderful residents who are no longer with us as well. We will keep you informed as we progress. Our goal is to keep the area very attractive to maintain home values and take into consideration the rising cost of water and landscaping fees.

There have been some questions from residents about Greenbelt trash can pickup and the watering schedules. Greenbelt trash cans are picked up on Mondays. Since Monday is trash day, obviously the trash cans can become quite full over the weekend. Please note they are being attended to on Mondays.

We have received a lot of comments and questions about the timeframe and days of the

week for the sprinkler systems. Lawn watering for the popups and rotors takes place between the hours of 8 PM and 8 AM, with the drip systems running about 10 AM. The popups only run about 8 mins per zone where rotors run about 45 mins per zone. At times, if there is an electrical outage, that schedule may be interrupted and adjustments may have to be made. Areas around the small pool and big pool are running Sundays, Mondays Thursdays and Fridays. Other areas throughout the property vary and it is being monitored. If you notice anything unusual, please email HylandGreensGreenbelts@gmail.com.

We are constantly looking for more efficient and safer ways to maintain the Greenbelts from the type of trees we plant to the type of pesticides that are used.

Everyone on the Board are volunteers that are dedicated to making First Hyland Greens a great place to live!

Kathleen and Valerie,

Your Greenbelt Committee Chairs

Our next board meeting on September 15th 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@msiho.com.

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Hyland Greens Board

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
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Allan Meers, Pools Chair, 2020

Kathleen Dodaro, Greenbelts Co-Chair, 2021
HylandGreensGreenbelts@gmail.com

Valerie Westmark, Greenbelts Co-Chair, 2021
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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 HOA

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.

We Need Your Help...

The board of the Hyland Greens Homeowners Association needs your help. For the first time in many years we are having problems with some vandalism.

We have had community trash cans tagged as well as power boxes and some sidewalks.

Some of our green belt sprinklers have been broken on purpose. Your dues have paid \$8000.00 dollars for repairs. These sprinklers appear that someone purposely stepped on them, kicked them or twisted and wiggled the heads until they broke off. This cost the neighborhood in both the cost of the repairs and in the cost of additional water which was wasted.

We have had several fence jumpers at the pools. While no real damage was done, the possibility of someone being hurt and the viable liability issues are daunting.

Some equipment at the Tot Lot has been damaged and will need to be replaced.

We ask you to please talk with your children and teenagers. Explain the expense to the entire community. If they know anyone who has done this ask them to tell you and you tell us. If you see something happening please call the police and tell them. The Westminster Police Department schedules their drive throughs depending on the number of calls they get from a neighborhood.

City of Westminster Police Non-Emergency Line:
303-658-4360

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.



Perimeter Fence Update - Construction Begins This Month

The Hyland Greens perimeter fence replacement project will start this month. This project will occur in two phases: Phase I (Fall 2020) will replace the fence that spans Sheridan Blvd; Phase II (Spring 2021) will replace the fence that spans 104th and Wolff Street. The fence will be replaced with gray Signature Stone (<https://signaturestone.net/>) and is intended to be long-lasting and low maintenance.

Phase I is scheduled to start the week of 9/21 (weather permitting). Construction notices will be posted on resident's doors one week prior. Before any work can be done on a portion of a fence line, there are a few tasks required of homeowners on the fence line:

- Remove all personal items off the fence.
- Trim tree limbs and bushes 18 inches back from fence line.
- Remove or clear out all rock & landscape materials 18 inches from fence line.
- Please make the necessary arrangements to contain your pets that have access to the backyard during the period of construction.

Our contractor's job is to replace the perimeter fence in an efficient manner and NOT to perform any landscaping work. In the event that the homeowner's check list of items has not been completed when the contractor arrives, your line of fence may be left, and our contractor will move on to the next property until your fence line is ready for replacement.

The fence replacement process is as follows:

- Location of all underground utilities at/or near your property prior to fence removal. Private utilities cannot be located, i.e. irrigation lines, private electricity. Our contractor is not responsible for hits on private utilities. Please unlock your gates and confine your pets so utility locators can access your yard to mark all underground utilities. You will see colored flags and spray paint in your yard and on your grass. This is your signal that the locator has completed his job and the contractor will begin working on your fence line in a few days. Please do not remove the flags!
- The fence contractor will remove all boards, rails, & posts in preparation to set the new posts. The contractor will also install orange temporary fencing across your back yard once the old fence has been removed. The orange temporary fence is only a visual barrier and is not intended to retain animals or children within the backyard.
- Contractor will drill new post holes and set new posts, using pre-mixed concrete. Please do not shake the posts prior to the fence panels being installed.
- Once the concrete has had time to set up (approx. 24 to 48 hours) the contractor will return to install the panel brackets and fence panels.
- During the fence replacement process, the fence line will be considered a construction zone. Therefore, some materials from the removal of the old fence may remain on the ground until the new fence has been installed. Once the new fence is installed, the contractor will walk the area and remove any pieces of fencing that may have been left behind during the construction process.



If you have questions regarding the fence replacement project, please contact Greg Overmohle with Fence Consulting Services

2020 Hyland Greens Events

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

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

A note from the ACC

First Hyland Greens has long been a highly desirable place to live, with its beautifully maintained parks, greenbelts, swimming pools, winding streets and mature trees. Another reason that FHG is a wonderful place to live is the architectural cohesiveness of the properties and the pride of ownership members have for their homes. To this end, FHG was established with Covenants, which, along with the Rules & Regulations, help maintain the qualities of our neighborhood we enjoy. These responsibilities fall to the Board and are delegated to the Architectural Control Committee (ACC).

The main responsibility of the ACC is to review requests for proposed exterior improvements or changes to a homeowner's property. The committee then approves or denies requests based on the guidelines found in our community's Rules & Regulations. This helps to maintain the aesthetic of our community.

Before any project can begin, Residents must submit an Architectural Request form and wait for final approval. If a resident has multiple projects (like a new deck and new paint) he or she must submit the appropriate form for each project. Please be sure to include as many details about your project as possible (material being used for decking, roofing, fencing, etc). The more specific you are on your form, the quicker the ACC committee can respond to your request.

In the past months, the FHG Board has heard from residents with concerns about exterior projects; especially in regards to paint colors. Color selection is a highly subjective process. However, there is no question that color has a significant impact on the character of the neighborhood. The ACC evaluates color change submissions with respect to the "harmony of design." From an architectural perspective, this means a sense of cohesiveness or belonging, and it's a big part of what makes our community so attractive. While there is no approved color pallet and trends are constantly evolving, colors should take cues from and complement the surrounding homes and community as a whole, utilizing natural and earthen undertones. Bright colors and colors which are predominantly primary in nature (red, green, and blue shades, and combinations thereof) have not historically been utilized in the FHG pallet and will not be approved.

The ACC committee will be following up on approved projects in progress. To ensure residents are following proper project protocol, residents that proceed with projects without ACC approval may be penalized.

Community involvement and awareness is very important to the FGHA Board. We have 15 board members and nearly 500 homes. The Board and the ACC try to check on each property for compliance with the Rules & Regulations, but we need your help, too. If you have questions or concerns regarding a change to a property, please reach out to the Board. First Hyland Greens is a beautiful place to live and will continue to be one of Westminster's most desirable neighborhoods with your involvement and support.

For additional information about the ACC committee and to retrieve Architectural Request forms go to <https://hylandgreens.org/about-hyland-greens/covenants-and-governing-documents/>



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**

**10384 Yates Court
U/C \$570,000**



**4765 W 101st Pl
\$560,000 SOLD**

**10181 Zenobia Cr
U/C \$508,000**



**10081 Zenobia Ct
\$449,000 U/C**

**9954 Wagner Ln
SOLD \$634,000**



HYLAND GREENS ACTIVITY

Sold	9971 Winona St	\$605,000
Sold	9903 Wagner Ln	\$595,000
Sold	5072 W 98th Pl	\$591,500
Sold	9965 Wagner Ln	\$590,000
Sold	4795 W 101st Pl	\$577,500
Sold	4690 W 101st Pl	\$565,000
Sold	9915 Wagner Ln	\$565,000
Sold	4765 W 101st Pl	\$560,000
Sold	4712 W 103rd Cr	\$555,000
Sold	4720 W 99th Ave	\$550,000

**Call me today for a
FREE**

Market Analysis!

1499 W120th Ave #110

Office 720-602-4211

Www.GallowayRealty.net

winner1726@msn.com





THANK YOU

to all of the families that came out to help me celebrate summer with Kona Ice! This event was such a huge success that I am now planning to do this annually for all of our amazing neighborhood kids to enjoy and look forward to each summer!



** Oh, by the way, keep on the lookout for my Fall Scavenger Hunt event! This one will be fun for the entire neighborhood! **



DID YOU KNOW...

There have been **17** Home Sales in our Neighborhood in the past **6** months. The average sales price currently is **\$548,288** with the highest sales price reporting in at **\$649,000** and the lowest being **\$410,000**. The average days on the market for the neighborhood is **27**.

*I love living and working in Hyland Greens. I am proud to say that I have helped **6** of these families in our community over the past **6** months alone. If I can ever do anything for you, please do not hesitate to contact me. It would be an honor to help.*



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!
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ValerieWestmark@gmail.com



TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
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Innovative Real Estate

SEPTEMBER 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.

REAL ESTATE MARKET UPDATE



The housing market continued its recovery in the month of July despite the rise in coronavirus cases. Demand is being propelled primarily by record low mortgage rates; the average 30 year fixed rate was down to 3.03% for the week ending July 9. Several leading indicators suggest that home sales will continue to increase in the coming weeks; pending sales grew 10% from pre-pandemic levels on a seasonally adjusted basis. Mortgage purchase applications were also about 15% above pre-pandemic levels. New listings were at their pre-pandemic levels for three straight weeks, up 1% on average on a seasonally adjusted basis. But there aren't enough new listings to satisfy the strong homebuying demand. As a result, the total number of homes for sale was down 29% from a year ago. Agents report that sellers are now rarely citing coronavirus concerns as a reason not to list, but more often cite the lack of homes for sale itself as the thing that's holding them back. Buyers face competition more often than not, as many offers faced a bidding war in June for the second month in a row, and homes are going off-market quickly. The share of listings that went off market within two weeks stood at 45% this week, up from 35% a year ago. We are seeing a return to bidding wars and buyers waiving contingencies to make their offers more attractive.

HOUSING MARKET RECOVERY

PROPERTY CORNER

UNDER CONTRACT



**3311 Chase St
Denver, CO
Near West Highlands
Updated**

**1 Bed - 1 Bath
Listed at \$300,000**



SOLD



**8188 Chase Dr
Arvada, CO**

**4 Bed - 2 Bath
Sold at \$430,000**

We are here for you!

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www.envisionhometeam.com

SOLD



**10221 Ferncrest St
2 Story**

**St Vrain Ranch
Firestone, CO
3 Bed - 3 Bath
Sold at \$434,000**



SOLD



**Ranch - Reunion
Commerce City, CO
4 Bed 3 Bath
Sold at \$438,000**