

# HYLAND GREENS

## OCTOBER 2020 NEWSLETTER

### Question on Yard Signs

Political season is upon us and we are getting a lot of questions about yard signs and flags. Here is some information:

**Legally, HOAs cannot prohibit the display a political sign on an owner's property.** Some associations may restrict political signage duration (our HOA currently does not). State law (**statute 38-33.3-106.5**) dictates that a political sign is "protected" 45 days prior to an election and 7 days after an election ("protected" meaning that it is considered a misdemeanor with fines upwards of \$750 to remove or alter a political sign during this time frame). HOAs *cannot* prohibit the display of the American flag or a service flag bearing a star denoting the service of the owner or occupant of the unit, or a member of the owner's or occupant's immediate family *at anytime*.

A "political sign" is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue. By this definition, signs and flags carry the message of Black Lives Matter, Blue Lives Matter, Red Lives Matter, etc, would be considered "non-political" (altered or modified American flags are

not protected under State Law). Additionally, Congratulations, Happy Birthday, etc, signage would also be considered "non-political". Our current covenants do not allow for "non-political" advertising signs (need covenant heading #) which means that "non-political" signs and flags would need to be removed and / or be subject to violation.

Many HOAs that are enforcing their sign rules are being met with unwanted media attention and legal action. The Hyland Greens HOA does not want to be in the business of enforcing bans on signs and flags that support organizations, movements, expressions and / or celebrate life events for these reasons.

We are in the process of re-writing the community covenants and rules and plan to evaluate a more practical approach to yard signs and their presentation in the future.

In the meantime, we urge residents to be respectful of their neighbor's signs (and viewpoints). We may disagree with each other but should be able to live together in relative peace and harmony.

**Our next board meeting on October 20th 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](mailto:LMoses@msiho.com).

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## Hyland Greens Board

Matt Brozovich, President, 2021  
[president@hylandgreens.org](mailto:president@hylandgreens.org)

Pam Moores, Vice President, 2021  
[vp@hylandgreens.org](mailto:vp@hylandgreens.org)

Vacant, Secretary  
[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  
[HylandGreensGreenbelts@gmail.com](mailto:HylandGreensGreenbelts@gmail.com)

Valerie Westmark, Greenbelts Co-Chair, 2021  
[HylandGreensGreenbelts@gmail.com](mailto:HylandGreensGreenbelts@gmail.com)

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](mailto:LMoses@msiho.com)  
(720) 974-4112

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

## Get Ready for the Annual Meeting

At the September board meeting, the board discussed our plans for holding the Hyland Greens Homeowners Association Annual Membership Meeting.

This meeting is an annual opportunity for our neighborhood to get together and learn more about the work which is being done around the neighborhood.

Two important events take place at this meeting.

1. The Ratification of the Budget for the coming year.
2. Voting in new members of the board.

This year, we will be holding the annual meeting via Zoom. We've had a good experience with conducting the monthly meetings in this method and feel that this will be the best method for holding this year's meeting while keeping our neighbors safe during the Pandemic.

Please look forward to more details following the October Board Meeting regarding the date and timing of the annual meeting and more information about how to join the event. All homeowners who attend the event virtually will have the opportunity to vote on the budget and new board members.

If you are interested in joining the board at the annual meeting, please contact [LMoses@msiho.com](mailto:LMoses@msiho.com) with any questions you may have about being a member of the board. It can be a very rewarding way to serve our wonderful community.

## 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.



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# Happy Fall!

To say thank you for your business and referrals,  
I would love to give you a FREE pumpkin.  
Stop by my house at

**5050 W. 102nd Ave.**  
**Friday, October 30th,**  
**from 4 P.M. to 6 P.M.**

I look forward to seeing you then!  
Kids that come dressed in costume receive a prize!

\*1 pumpkin per client. There is a limited supply of pumpkins.\*



## 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



# 2020 Hyland Greens Events

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

Saturday, October 31      Halloween

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](http://www.mariagrimaldi.com)



# TALKING REAL ESTATE



**BERKSHIRE  
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HomeServices  
Innovative Real Estate

OCTOBER 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.

## HOMEBUYERS' ADVICE

## THE RENEWED APPEAL OF SUBURBIA



It's typical for single-family home sales to surge in the spring and summer, but this year, there are some differences due to Covid-19. The pandemic is causing more urbanites to move out of the city say [The New York Times](#), [Forbes.com](#), [NPR.org](#) and other news services.

Many of the attractions that make city living attractive, such as theater, shopping and dining out, simply aren't available, causing some homebuyers to feel pent-up in their small apartments. They're questioning if there isn't a better way to live.

The result is a notable increase in home searches and purchases for single-family homes in smaller towns, exurbs and suburbs as many city-dwellers, particularly millennials, decide to ditch living in close quarters, paying high rents and home prices, and settling for views of buildings instead of trees.

Since this shift will help neighborhoods like Hyland Greens, please contact us as we can review your situation and provide a strategy for moving forward to achieve your real estate goals.

**PROPERTY  
CORNER**



**We are here for you!**

720-600-2375

info@envisionhometeam.com

www.envisionhometeam.com



## COMING SOON



**Hyland Greens  
Westminster, 80031**

## UNDER CONTRACT



**969 Dean Dr  
Northglenn, 80233  
Tri Level w/ Basement  
4 Bed - 3 Bath  
Listed at \$415,000**

## SOLD



**1532 Vrain St  
Denver, 80204  
Sloan's Lake  
4 Bed - 3 Bath  
Sold at \$660,000**



## SOLD



**12270 Monaco Dr  
Brighton, 80602  
Holly Crossing  
4 Bed 2 Bath  
Sold at \$370,000**





**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**

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

**Call me today for a  
FREE**

**Market Analysis!**

**1499 W120th Ave #110**

**Office 720-602-4211**

**Www.GallowayRealty.net**

**winner1726@msn.com**



**FIRST HYLAND GREENS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTE DRAFT**  
**Tuesday, September 15<sup>th</sup>, 2020**

**Call to Order at 7:11pm**

Board in attendance: Matt Brozovich, Pam Moores, Tyler Urruty, Heather LaPuma, Jim Gilmer, Kathleen Dodaro, Shirley Wade-Hayhurst, Chuck, Kevin, Al Meers, Jon Gebbia, Linda Mollard.

Also in attendance: Lewis Moses on behalf of MSI, Homeowners: Toni, Gloria Fisher, Mary Kelly

**Open Forum**

- 10121 Yates Ct – Update: No changes have occurred since the last meeting. The city shared that there is a pending municipal court case which is set for October 6 regarding fees and fines assessed to the property for lack of maintenance.
- 4688 HGP – Update: No changes have occurred since the last meeting. There is nothing the city can do as the active permit limits their ability to take action.

**Approval of Previous Minutes**

- August 18, 2020 – Board members did not review the minutes ahead of the meeting so it was pushed to a vote by email.

**Secretary Report**

- Heather LaPuma (current secretary) indicated her intent to resign from the board ahead of her term coming to an end in December due to changes in her work and family situation.

**Treasurers Report**

- Financials – Tyler provided the report for the July Financials. Notable items: Audit and tax filing was completed in July for 2800, it was budgeted at \$3000, so came in under budget. Unplanned expenses of \$4000 for sprinkler repairs due to intentional damage of sprinkler system. Aging reports: Past due balance of 13k, 12k of which is > 90 days.
- August financials were not ready.
- 2021 Budget Approval – The rough draft of the operation budget was completed. In order to balance the budget and maintain our contribution to the reserve fund at its current level, an increase in the dues for 2021 will be needed. The board discussed options for how to accomplish the balance of the budget.
- Approved a Motion to increase dues by \$31 per year (\$8 per quarter) – 11 Approved, Heather LaPuma abstained.

**Manager's Report**

- Covenant Violations – There was a concern regarding political signs and opinion signs through the neighborhood. Homeowner Toni expressed concern regarding certain opinion signs posted in the neighborhood.
- The board agreed to seek legal counsel regarding the enforcement of our covenants and rules and regulations regarding our enforcement.
- There were also some violation letters sent out regarding political signs which did not violate the rules, so the board requested a retraction and letter to be sent to those who received a warning.

**Architectural Control Committee**

- Committee Report – Jim Gilmer shared that the ACC committee intends to step it up regarding requests and collecting the required information prior to approvals. They will also follow up on houses when work begins to confirm that the approved materials are used as intended.

**Greenbelts Committee**

- Dog Station Update – We are having a hard time keeping the dog stations filled with bags. Kathleen and the Dog Station filling team have devised a new system to try to address the filling of the bag stations.
- Split Rail Fence Update – There were two spots near the small pool which needed repairs. We do not have many supplies to continue to maintain the split rail fences.
- Tot Lot stairs railing – Volunteer, David Boepple, is going to install a new rail on the stairs near the Tot Lot which have had some dangerous falls occur over the past few weeks.



**Activities**

- The next event that the board will review will be in the Spring when the board decides what to do for the Easter Egg Hunt depending on how the pandemic unfolds over the winter.

**Pools Report**

- Al shared the details for the end of the season at the pools. We used less water and power due to the new heater installed at the big pool.

**New Business**

- Urban Drainage / Canal Update – Board has been working to define who is responsible for the canal in the green belt. Per the city, we are responsible for its cleaning and maintenance.
- Homeowner Water Seepage Update – The board did speak with a civil engineer regarding the seepage of water from the golf course retaining pond which is flooding yards and homes. The city engineer believes that the pond needs to be relined and the golf course and city are both partially responsible for this maintenance.
- Pickle Ball Court – We’ve received more requests for converting the sports court area to a pickle ball court. The board is going to review the pricing of this conversion and present at a later meeting.
- Annual meeting – Reviewed how we intend to hold the Annual Meeting. We agreed that we cannot hold the meeting together in person as we have in year’s past. The board will use Zoom to hold the meeting. There will be two board seats available for election and 3 seats up for re-election at the meeting.

**Unfinished Business**

- Covenant Change – Matt, Kathleen, and Chuck met regarding the Covenant Drafts and will be putting in rules which will give us more leverage.
- Perimeter Fence Update – Awaiting final permits from the city to begin work.

**Next Meeting Date & Time**

October 20, 2020 at 7 p.m.

**Adjournment at 9:31pm.**