

in this issue >>>

*Holiday Light Contest  
Perimeter Fence Update  
November Meeting Minutes*



## First Hyland Greens Monthly Newsletter

# December 2020

### Your 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)

Valerie Westmark, Temporary  
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

## FHG Holiday Contest!

We are encouraging ALL of the neighborhood to join in the fun this Season and decorate, decorate, decorate! This year the participants will be judged in 3 categories:

**Theme/Creativity  
Lawn Display/Inflatables  
Music/Bells**

To participate please email [Hylandgreenshoa@gmail.com](mailto:Hylandgreenshoa@gmail.com) and put "Entry" on the subject line by December 16th. Note the category you are participating in and don't forget your name and address! Keep your display up every night from December 18<sup>th</sup> to the 21<sup>st</sup> to be judged!

The Judges will be out on those 4 evenings to view all of the contestants! The winners will be notified right after Christmas and their photos and addresses will be in the next newsletter!

Prizes will be sent to our top winners!

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

# Perimeter Fence Project Update

*Residents may have noticed a large section of the new perimeter fence behind the Big Pool (spanning Sheridan) is up and nearly complete. We're excited for the progress and the continued beautification of our community.*

*Currently, the project has run into delays with Comcast / Xfinity. Utility markings have prevented the fence company from being able to dig with machines due to the close proximity of cabling on property lines. There is also some exposed cabling spanning nearly 100 feet of fence line that needs to be addressed. Three (3) board members are actively involved with this project as communications with the fence company, the City of Westminster and Comcast / Xfinity are frequent and ongoing.*

*The project is moving forward, albeit slower than anticipated. We appreciate all residents during the construction process and are confident that our community will love the end result!*

## Christmas Eve Charity Event

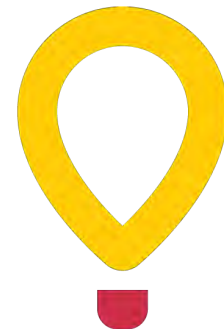
*Hello Hyland Greens Neighbors! This year for every light post in Hyland Greens that is wrapped in red lights on Christmas Eve, I will make a donation to Children's Miracle Network in the name of Hyland Greens! My family and I will be driving the neighborhood at 8 PM on Christmas Eve to count the posts! I hope I can count on you for your support for this amazing organization that is very close to my heart! Wishing you a Blessed Holiday!*



Valerie Skorka Westmark  
Broker Associate

(303) 981-0950  
[Valeriewestmark@gmail.com](mailto:Valeriewestmark@gmail.com)

Your Hyland Greens Neighbor  
A Real Estate Professional Since 1992



## Children's Miracle Network Hospitals

Helping Local Kids

### Everyday CMN helps:

- 16,200 kids with trauma
- 2,128 kids with cancer
- 925 babies in the NICU
- 2,329 kids in surgery
- 935 kids with diabetes



# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**

HomeServices

Innovative Real Estate

DECEMBER 2020



## Envision Home Team

Eric and Beth Ann Mott, Wendy Atkinson, and  
Gina Bradshaw

720-600-2375

[info@envisionhometeam.com](mailto:info@envisionhometeam.com)

[www.envisionhometeam.com](http://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.

# HAPPY Holidays

## FATHER CHRISTMAS THOUGHTS

### THANKFULNESS'S

I AM THANKFUL FOR THE AIR WE BREATHE, THE  
SUN THAT ALWAYS RISES, AND THE HOPE THAT  
EVERY NEW DAY BRINGS.

I AM THANKFUL FOR MY FAMILY, FAITH AND THE  
ABILITY TO SHARE TIME AND ENJOY BOTH

### CHRISTMAS WISHES

THAT ALL WHO WANT TO WORK OR WANT TO BUILD A  
BUSINESS CAN DO SO IN PEACE WITH MINIMAL  
GOVERNMENTAL INTERFERENCES.

A CONTINUED DESIRE AND MOTIVATION TO HELP THOSE  
WHO CAN'T HELP THEMSELVES BY GIVING BACK IN OUR  
COMMUNITIES.

CONTINUED HEALTH AND PROSPERITY FOR OUR FAMILY,  
NATION AND HUMANITY

*Eric Mott*

## Dear Santa

### Things I am thankful for

- Thankful for my family, faith and wonderful clients we serve
- Thankful for the amazing country that we live in

### What I wish for:

- Health and happiness for myself, family and friends
- More kindness and patience with our fellow human beings
- Being a better version of myself in all my relationships

*Beth Ann Mott*

## Dear Saint Nicholas,

This year I am thankful for  
Time given to spend with Family and Friends  
Being able to do what I love each day

This year my wishes are  
Patience and kindness for the times we are in  
Health for all  
Just Love for this Life

*Gina Bradshaw*

## Kris Kringle I'm Thankful For

- 1 Family, friends, clients and teammates that help me make my way through the world.
- 2 Communication and card game technology that helps keep my friends and family close while apart.
- 3 Loving, supportive husband who keeps me grounded and sane.

*Wendy Atkinson*

## Kris Kringle I'm Wishing For

- 1 Healthy and prosperous 2021
- 2 A Covid-19 vaccine to help us return to normal
- 3 Respect and kindness for all people

**With best wishes to you,**

**ENVISION**  
HOME TEAM  
HOME IS OUR MIDDLE NAME



**BERKSHIRE  
HATHAWAY**  
HomeServices

Innovative Real Estate

\*VOTED FIVE STAR REAL ESTATE AGENTS 10 YEARS IN A ROW BY 5280 MAGAZINE 2011-2020

©2020 BHHS Affiliates, LLC. An independently owned and operated franchise of BHHS Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices logo are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

# November Meeting Minutes

Board in Attendance: Pam Moores, Tyler Urruty, Valerie Westmark, Kathleen Dodaro, Allan Meers, Chuck Smith, Kevin Murphy, Sandy Owens, Linda Mollard and Jim Gilmer. Absent: Matt Brozovich, Shirley Wade-Haywurst, Jon Gebbia and Heather La Puma. Also in Attendance; Lewis Moses, MSI.

The meeting was called to order at 6:00 PM by Pam Moores.

Open Forum:

- 10121 Yates Ct – It was announced that the Board is waiting to hear from the owner, there is no change.
- 4688 Hyland Greens Pl. – Nothing has changed.

*The True Cost  
of Buying a Home*

Minutes from the October meeting were approved.

Secretary Report – Valerie is assigned to be the temporary Secretary for the month of November and December.

Treasurer Report - Tyler verified that all had received materials for the Annual Budget and Annual Meeting coming up in the next hour.

Manager's Report – Lewis clarified a question from Linda; "State Law does not require notification of a Board Meeting." Tyler asked a question about a "Grandfather Clause" as it relates to an Architectural Control issue. Lewis answered, "State Law states one year to file a lawsuit, not one year to file a violation".

Architectural Control – Nothing to report at this time.

Greenbelts - Nothing to report at this time.

Activities – Holiday Light Contest, Kevin states we should encourage all to participate and create competition.

Pools – Nothing to report at this time.

Tech/Communications – Discussion of clarification that there will be no newsletter completed in December. The Annual Meeting Minutes will come out next November 2021. There is no December Board Meeting.

New Business – Nothing to report at this time.

Unfinished business – Discussion will continue regarding the new covenants.

Perimeter Fence – A lot of discussion about the fence and the problems with Comcast. It was announced that a meeting is set in the next couple of days with the City of Westminster and the Fence Consultant to determine how to proceed with the fence. Ideas were discussed about how to secure the site while the fence continues to be in progress.

Covenants – The new covenants have been worked on by Matt, Kathleen, Pam and Chuck. Pam has reviewed and the draft was sent to all of the Board for review and comments. The marked up draft will go back to the Attorney for a second review. Revisions are expected moving forward. Linda offered many suggestions that were very helpful.

Pam reminded all that December 1<sup>st</sup> is the Annual Enrollment to join the Community Trash Service.

Lewis verified that to have Quorum at the Annual Meeting, 10% or 50 homes are needed to be in attendance.

The meeting was adjourned at 7:00 PM to start the Annual Budget Meeting.





**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**



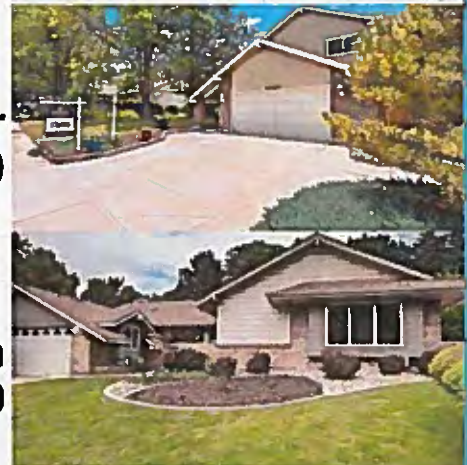
**4765 W 101st PI  
\$560,000 SOLD**

**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 PI</b>	<b>\$591,500</b>
<b>Sold</b>	<b>9965 Wagner Ln</b>	<b>\$590,000</b>
<b>Sold</b>	<b>4795 W 101st PI</b>	<b>\$577,500</b>
<b>Sold</b>	<b>4690 W 101st PI</b>	<b>\$565,000</b>
<b>Sold</b>	<b>9915 Wagner Ln</b>	<b>\$565,000</b>
<b>Sold</b>	<b>4765 W 101st PI</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**



# Community December Events 2020

December 12<sup>th</sup> – Tree Limb Recycling & Free Mulch Pick Up

8 to Noon, 10001 Alkire St. For more information email [ashreck@cityofwestminster.us](mailto:ashreck@cityofwestminster.us)

December 15<sup>th</sup> – Water/Wastewater Rates Workshop

6-8 PM Webinar For more information email [abliss@cityofwestminster.us](mailto:abliss@cityofwestminster.us)

December 19<sup>th</sup> – Homemade Holidays on Zoom

Register early to receive a supply bag and invitation! For more information email Youth Services [wpl-intouch@cityofwestminster.us](mailto:wpl-intouch@cityofwestminster.us)



coming soon >>>

*In The Next Issue*

*February Meeting Update*

*Hyland Greens in 2021*

*Note – No Newsletter for January*

Hyland Greens residents age 18 and under can offer their services to Hyland Greens homeowners. The community is in need of fall clean up help and snow removal. To submit additions or changes please email [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.

## More 2020 Hyland Greens Events

Here is what is coming up in Hyland Greens. Remember no December Board Meeting.

Monday, December 7 Pearl Harbor Remeberance Day

Thursday, December 10 Chanukah

Thursday, December 24 Christmas Eve

Friday, December 25 Christmas Day

Thursday, December 31 New Year's Eve



# Holiday News That You Can Use!



**Evergreen Story Book Sculpture Tour** - November 28th - December 31st This ice sculpture tour brings favorite Holiday stories alive through a series of beautiful, life-size ice sculptures staged throughout Evergreen.

A map of all of the ice sculptures is on-line at the Evergreen Chamber website.  
[www.evergreenchamber.org](http://www.evergreenchamber.org)

Santa Claus will be reading stories for children near & far to enjoy. Join on Facebook & YouTube. Santa will read *The Polar Express* (December 4), *How the Grinch Stole Christmas* (December 11), *Rudolph the Red-Nosed Reindeer* (December 18) & *'Twas the Night Before Christmas* (December 24). On December 10th, the first night of Hanukkah, there will be a reading of a Hanukkah story.

The ice sculptures will remain in place through the holidays. This is a great way to enjoy Evergreen, be outside & participate in virtual readings by Santa. (Photo credit of Evergreen Chamber.)



**Blossoms of Light at the Denver Botanic Gardens** - November 20th -January 16th.

The Botanic Gardens holiday lights extravaganza transforms the York Street location into a twinkling winter wonderland. This is a family-friendly event that requires pre-purchased timed tickets and masks are required. There are Holiday treats, drinks and a souvenir reusable mug available. (Photo credit of the Denver Botanic Gardens.)

**Denver Christkindl Market** - November 23rd - December 23rd  
This spacious, open-air location along the center promenade of Civic Center Park will be open daily 11AM to 9PM to enjoy this authentic German Holiday experience.

For more information on this free event  
[www.christkindlmarketdenver.com](http://www.christkindlmarketdenver.com)  
(Photo credit of the Christkindl Market)

Safely shop for unique, artisan gifts & holiday treats. Enjoy authentic Glühwein (mulled spiced wine), savory & sweet treats including: Bavarian-style pretzels, fresh smoked salmon, sausages as well as handmade, pastries, caramels & European chocolates.

**Camp Christmas** - November 12th to January 5th  
A virtual experience that delivers handcrafted Holiday activities directly to you. This season, Camp Christmas welcomes you to an interactive experience in a virtual world, with tangible treats shipped right to your door. Explore the virtual campgrounds & earn badges for participating in Holiday activities, daily camp events, and DIY crafts.

[camp-christmas.com](http://camp-christmas.com) (Photo credit of Camp Christmas)



***Wishing you a Magical Holiday Season and a Very Happy New Year!***



**VALERIE SKORKA WESTMARK**

REALTOR, ABR, CRS, MRP  
*RE/MAX Hall of Fame,*  
*Platinum Club and 100% Club*

**Your Hyland Greens Real Estate Expert & Neighbor!**

303-981-0950

[ValerieWestmark@gmail.com](mailto:ValerieWestmark@gmail.com)

**RE/MAX**  
**ALLIANCE**

*Wishing you a  
Wonderful Holiday Season  
& a Happy New Year!  
Cheers to 2021!  
Your Hyland Greens  
Homeowner's Association!*

*Matt, Pam, Tyler, Valerie,  
Allan, Kathleen, Jim, Linda,  
Kevin, Chuck, Shirley,  
Sandy, & Jon*