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Christmas Contest*



First Hyland Greens Monthly Newsletter

November 2020

Your Hyland Greens Board

Matt Brozovich, President, 2021
president@hylandgreens.org

Pam Moores, Vice President, 2021
vp@hylandgreens.org

Valerie Westmark, Temporary Secretary
secretary@hylandgreens.org

Tyler Urruty, Treasurer, 2022
treasurer@hylandgreens.org

Allan Meers, Pools Chair, 2020

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

Valerie Westmark, Greenbelts Co-Chair, 2021
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

Annual Meeting Notice

*Please join us virtually for the Annual Meeting
of the First Hyland Greens Association on:*

Tuesday, November 17, 2020

7:00 PM to 9:00 PM

We encourage all homeowners to attend the FHG Annual Board Meeting. The purpose of the meeting is to provide the homeowners with an overview of FHGA activities and FY2021 budget and elect board members.

This Board Meeting will be held virtually using Zoom.

Managed by:
MSI, LLC.
11002 Benton St.
Westminster, CO 80020-3200
303-420-4433

Community Manager:
Lewis Moses
LMoses@msiho.com
(720) 974-4112

Treasurer's Report

During the September HOA meeting, the Board voted and approved a 2021 operating budget which includes a \$31/year dues increase. This 3.6% increase moves homeowner annual dues from \$852/year to \$883/year. Future maintenance and improvement projects detailed in our reserve study, along with significant increases in operating expenses, such as irrigation water, lifeguarding, and liability/property insurance, necessitated the 2021 dues increase. The new annual rate will allow us to maintain our current annual contribution to the reserve (savings) account, which funds all future improvement and maintenance projects in the community.

With the potential economic impact our homeowners may be experiencing during the pandemic, the Board continues to explore all avenues to reduce costs. Extensive research is conducted prior to project approval to determine the most cost-effective option. Bids are solicited for individual projects, and contracts are examined regularly to ensure the community is receiving the maximum benefit from their dues. We take dues increases seriously and appreciate your understanding the necessity for the increase this year.

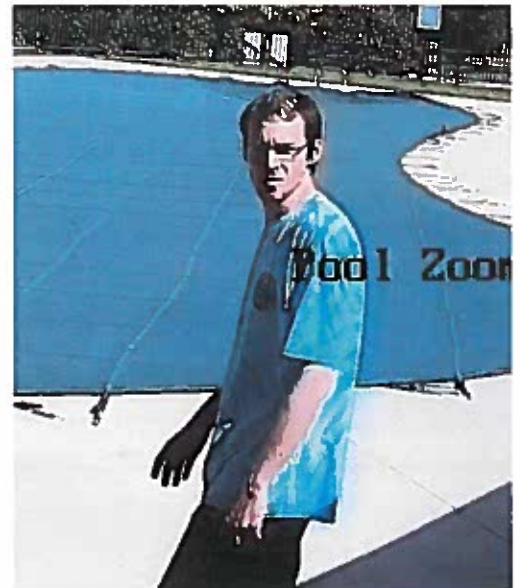
Wishing you a safe and healthy 2021.

Tyler Urruty

Pool Report



*Do you Recognize these Guys?
Please see Meeting Minutes. If
so, contact Allan Meers – Pool
Chair*





Hyland Greens Real Estate Update - 11/1/2020



4849 W. 99th Avenue
Pending - \$599,999
3 Days on the Market



4854 W. 103rd Place
Pending - \$585,000
15 Days on the Market



5111 W. 101st Circle
Pending - \$565,900
22 Days on the Market



10201 Zenobia Circle
Pending - \$485,000
63 Days on the Market



4672 W. 99th Place
Sold - \$626,000
2 Days on the Market



4660 W. 101st Place
Sold - \$564,000
30 Days on the Market

As you can see, there are no current homes for sale in our neighborhood. If you are thinking of making a move, it could not be a better time. Interest rates are still at historic lows, allowing Buyer's to maximize their purchasing power. Please do not hesitate to call me. I will help you navigate selling your house for top dollar, minimal stress and provide you excellent customer service.

Thank you to everyone that came to my Neighborhood Appreciation Event. I enjoyed seeing many of you again!
A pumpkin to be had by all!



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



Christmas 2020

LET'S DO THIS

2020 has proven to be an interesting and challenging year for us all, so let's finish this year with some positivity and fun! We have seen some amazing decorations for Halloween, and would like to see that continued through the winter holidays in December. The more lights the better for a friendly neighborhood competition!

To participate please email Hylandgreenshoa@gmail.com and put "Entry" on the subject line by December 15th.

If you would like to be able to vote on your favorite house, send an email to hylandgreenshoa@gmail.com and put "Vote" on the subject line.



coming soon >>>

In The Next Issue

Annual Meeting Update

Christmas Competition Countdown

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 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.

2020 Hyland Greens Events

Here is what is coming up in Hyland Greens for the coming year!

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 – No meeting in December

TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

NOVEMBER 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



One of the best ways to get your home ready to sell is to remember to use the appeal of all five senses in your marketing. You want your home to look great and you want homebuyers to feel welcomed by attractive aromas, soothing music and other hospitable ideas so they appreciate the home's environment on every level.

Sight – Focus on the first things homebuyers will see from the curbside to the living space inside. Make sure the yard is trimmed, flowers are planted, and the walk is freshly swept. Provide plenty of light by opening curtains and blinds and turning on light fixtures. Neutral paint and décor help homebuyers visualize themselves in the home and removes the focus from the homeowner's preferences.

Sound – Put on some relaxing music to invite homebuyers to take their time and see the property thoroughly. Check built-ins, doors and floors for squeaks and creaks and get noisy fixtures repaired or oiled. Remove and kennel raucous pets during showings.

Touch – Homebuyers will open and close doors, open taps, and run their hands across countertops. Make sure doors, drawers and windows open smoothly and that all surfaces are sparkling clean.

Smell and Taste – Treat homebuyers to fresh-baked seasonal cookies and herbal teas in paper cups. Place a stack of flyers touting the home's features beside the snacks. Carpets, curtains, and fabric furniture should be steam-cleaned and all linens freshly laundered.

SELL YOUR HOME USING ALL FIVE

PROPERTY CORNER



We are here for you!

720-600-2375

info@envisionhometeam.com

www.envisionhometeam.com

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME

UNDER CONTRACT



**9922 Vine St
Thornton, 80229
Updated
3 bed 3 bath
Listed at \$415,000
Under Contract in
72 hrs**

UNDER CONTRACT



**5898 Owens St
Arvada, 80004
Ralston Hills
5 Bed 2 Bath
Listed at \$400,000**

SOLD



**5210 Tall Spruce St
Brighton, 80601
Brighton Crossings
Ranch
5 Bed 3 Bath
Sold at \$471,500**



SOLD



**969 Dean Drive
Northglenn, 80233
3 Bed 3 Bath
Sold at \$415,000**

October Meeting Minutes

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

Open Forum:

- 10121 Yates Ct – A hearing took place on 10/7 a new deadline has been set for 11/13. We are following the legal aspects of this property and hope to see a resolution soon.
- 4688 HGP - Code enforcement is fining the owner – some of the debris has been removed from the front yard.

Minutes for the August and September meetings were approved.

No secretary report

Treasurer Report - Accounts receivable at the end of August were over \$18,600 owed with \$14,000 being assessments; \$11,000 is greater than 90 days past due, which is concerning.

Manager's Report – Lewis mentioned a couple of violations and said that things were slowing down now with the colder weather and he would not have much to report.

Nothing from Architectural Control – some comments but nothing pertinent.

Greenbelts - Golf Course or the City will pay for the repairs regarding the water flow West of Wolff

The leaks on 99th and Sheridan and the sprinkler issue at the small pool have been taken care of.

Kathleen's husband has conducted the measurements he needed for the handrail and working on the project. It should cost about \$300.

Kathleen posed a question about why expenses were not be reimbursed. Matt and Tyler signed the approval but a check still has not been issued.

Activities – No report

Pools – An unidentified man broke into the small pool and drained the water so he could skate board the pool. This was very costly to the HOA. The cover, chemicals and water needed to be replaced. Allan submitted a picture of the man. No one knew who it was. Kathleen suggested Allan file a police report.

Tech/Communications – nothing

New Business – MSI is moving to AvidX Invoice Processing

Unfinished business – Matt needs feedback regarding changes. When he receives the necessary information, the covenant committee will move forward.

Perimeter Fence – Big problems – Comcast buried their wire underneath the fence. The fence contractor is having to hand dig the area. Residents were out of web access for several hours one day. Matt is working with Comcast to get them to pay for the additional work. If nothing else the contractor will be held liable. This should have been identified before work began.

Annual meeting will be via Zoom on 11/17 - A discussion took place about having a meeting in December since we have a couple of issues that we need to address such as the fence. Everyone was worried about not having a regular board meeting in November and December. Kathleen suggested we meet before the annual meeting for an hour to address pertinent issue. Matt was against having a meeting in December.





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

