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First Hyland Greens Monthly Newsletter

February 2021

Your Hyland Greens Board

Matt Brozovich, President, 2021
president@hylandgreens.org

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

Valerie Westmark, Secretary, 2021
secretary@hylandgreens.org

Tyler Urruty, Treasurer, 2022
treasurer@hylandgreens.org

Allan Meers, Pools Chair, 2023

Kathleen Dodaro, Greenbelts Chair,
2021

Jim Gilmer, ACC Chair, 2023

Chuck Smith, 2022

Kevin Murphy, 2023

Linda Mollard, 2021

Sandy Owens, 2022

Shirley Wade-Hayhurst, 2022

Jon Gebbia, 2022

Johanna Zablocki, 2023

Brittany Barnett, 2023

February HOA Meeting

Please join us for our next First Hyland Greens Home Owner's Association Board Meeting to be held via Zoom link on

Tuesday February 16th from 7:00 PM to 9:00 PM.

Please watch your email for an update with the Zoom link invitation.



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

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

Perimeter Fence & Greenbelts Update

Perimeter Fence Update

Progress continues on the community fence along Sheridan Blvd. We learned that the utility locates are too close to the fence line for any continued use of heavy machinery for digging. Unfortunately, this will delay the estimated timeline for completion on this section of the fence through the end of July 2021. While we think this new fence will still beautify the neighborhood and increase our property values. We ask for your patience as this project continues forward. Reminder for those whose property backs up to Sheridan you will be notified in advance as to when your section will be worked on.

Greenbelts Canal "Sludge"

You may have noticed the disgusting layer of thick, black sludge that is along our greenbelt canal. This is a Hyland Hills Golf Course draining their water hazard in preparation to re-line it almost two weeks ago (Gold Course Hole #7 and #8). Representatives from the HOA, Hyland Hills Parks and Recreation District and the City of Westminster are working together to clean this up. You may have noticed the signs along the greenbelt already and Hyland Hills has started cleanup efforts in earnest. There is currently no estimated timeline for completion.

Christmas Eve Charity Event

Thank you to all that participated this year by decorating your lamp post in red Christmas lights. My family and I loved driving through the entire neighborhood and counting the posts. As a result a sizeable donation was made to Children's Miracle Network in the name of First Hyland Greens. A special shout out to my cul-de-sac for your support, I so appreciate you! I plan to make this a yearly event for this great cause!



Valerie Skorka Westmark
Broker Associate

(303) 981-0950
Valeriewestmark@gmail.com

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Tammy Galloway

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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

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Holiday Contest Winners

We are sure all can agree that our neighborhood looked STUNNING this Holiday season! The HOA Board have heard more comments from long-time residents of Hyland Greens, that they have never seen so many houses decorated for the Holidays. We had a few homes participate in the contest and would like to thank all of you for your Holiday Spirit. We are hoping to make this an annual event! We had two homes tie for First Place, one Second Place, one Third Place, and two Honorable Mentions are noted here.



1st – 4520 W. 101st Place
3rd – 4775 W. 102nd Place



1st – 5050 W. 102nd Avenue
HM – 4941 W. 98th Avenue



2nd – 10026 Wolff Steet
HM – 10397 Yates Court



A Reminder to All Residents to Help Keep Costs Down & to be HOA Compliant

- Tot Lot: Please, no dogs in the Tot Lot. We do not want the children dealing with dog waste. When you leave make sure all of the equipment you may have used has been returned to the storage bin and the lid is closed. Your help in taking care of the equipment will help keep costs down.
- Dog Waste Please remember to pick up after your pet. This has become a problem and we need your help to keep our maintenance costs down. In the event that dog waste left in our common areas continues to be a problem, we might have to hire a company to pick up the dog waste.
- Outside projects: Just a reminder that any projects you want to complete outside your home MUST be approved by the Architectural Control Committee to ensure compliance with our Rules and Regulations. Request forms are online on our website, hylandgreens.org, The forms are also available from MSI. The forms, once completed, need to be submitted to MSI. **Examples:** New roof, fence repair, replacement, landscaping, driveway repair or replacement, deck repair or replacement, all exterior painting, door and/or window replacement, solar systems, swamp coolers, etc. Please call Lewis Moses at MSI if you have any questions. MSI's contact information is on page one of this newsletter.



FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

January 19, 2021

CALL TO ORDER:

The meeting was called to order at 7:02 PM by Matt Brozovich, President. Board Members in attendance were Matt Brozovich, Pam Moores, Tyler Urruty, Valerie Westmark, Kathleen Dodaro, Jim Gilmer, Kevin Murphy, Allan Meers, Chuck Smith, Sandy Owens, Linda Mollard, Shirley Wade-Haywurst, Jon Gebbia and Brittany Barnett.

Introduction of Guests; Roxy and Kurt Ronsen

OPEN FORUM:

- 4688 Hyland Greens Place - The owner is not responding, reinstating fines.
- 10121 Yates Court - Litigation is likely, the owner is filing a lawsuit with the City of Westminster.

APPROVAL OF PREVIOUS MEETING MINUTES:

The October 2020 Meeting Minutes and November 2020 Meeting Minutes will be sent out to the the Board for an approval by email vote.

BOARD BUSINESS:

- Elect Officers for 2021

Executive Board: Matt Brozovich was voted to stay as President, Pam Moores was voted to stay as Vice President, Tyler Urruty was voted to stay as Treasurer, Valerie Westmark was voted in as Secretary replacing Heather LaPluma and resigning as Greenbelts Co-Chair.

Pool Committee: Allan Meers Pools Chair, Chuck Smith

Greenbelts Committe: Kathleen Dodaro Chair

Architectural Control Committee: Jim Gilmer Chair, Kevin Murphy, Chris Traynor and Jon Gebbia

Communication/Tech Committee: Matt Brozovich Chair, Valerie Westmark

Activities Committee: Open, the Board is seeking Board Member for this committee

The Board recognized the following Committee volunteers for all of the hours and hard work they put in over the past several years; John Van Royen, Bob Belden, Dave Boepple and Jon Westmark.

A new Committee was formed; Rules & Regulations Draft Committee. This Committee will consist of Jim Gilmer Chair, Kathleen Dodaro, Pam Moores and Chuck Smith. A summer deadline was agreed to and set for a final draft for the new Rules & Regulations.

Covenant Draft Approval - The Board approved the new covenants.

Annual insurance renewal was discussed and Brittany offered to review potential new insurance companies that the Board might investigate.

The Board discussed the MSI management contract.

Perimeter fence was discussed. Matt and Shirley met with the City and offered updates. An update from Matt will be given to the community in the next Newsletter.

Pam discussed the community trash contract that will be up in 2021. Further discussion will take place as to the best ideas for the community and trash removal service in the near future.

Secretary Report

- Content is due for the February Newsletter on or before January 26th.

Treasurers Report

- November Financials

Managers Report

- None

Architectural Control Committee

- Discussion of reminding Homeowner's they must get any exterior projects approved by the ACC.

Greenbelts Committee

- A new handrail will be completed by the Tot Lot. There have been complaints of dogs in the Tot Lot which is not allowed. There is a sign on the Tot Lot gate stating no dogs allowed.
- Complaints of dog waste in the common area. Discussion was briefly had of an additional maintenance cost being added if we cannot have the Homeowner's pick up after their pets.
- Snow removal is being worked on along 104th. Signs have been placed to use caution on the

sidewalks.

- The Holiday Light contest went well. The winners were notified and given a gift card from the HOA. The winners and photos will be in the next newsletter.
- Discussion of the drainage issue into our greenbelts from Hole #7 and Hole #8 of the golf course. The golf course does not appear to be managing this properly. Matt and Kathleen have been meeting with Hyland Hills. The neighbors along the affected area of the Greenbelt were in attendance of this meeting and offered their insight. Signs will be placed along the problem areas of the Greenbelt. An update will be given for the next Newsletter.

Pools Committee

- Pool contracts for the upcoming year were presented and approved. Allan pointed out that last year only 25% of community pools were open in the US and Hyland Greens was one of them. Everyone agreed that the Board worked very hard last year to open our pools as soon as possible with all safety measures in place. The pools are scheduled to open on May 29th this year, pending any further updates from authorities.

Activities Committee

- Discussion around a Chair needed for this committee, along with volunteers. The next community activity will be the Easter Egg Hunt, possibly set for April 3rd. More discussion is planned for the next Board Meeting. Other activities to plan for would be Fourth of July, Live Band, Food Trucks, Beans and Booze as well as other ideas the community can do in the existing COVID environment.

Next Board Meeting Date and Time

February 16, 2021 at 7:00 PM

Adjourn

Meeting adjourned at 9:02 PM

Community February Events 2021

February 7th – Pottery Painting at Rails End Beer Company from 2:00 to 5:00

February 12th – 2021 Sinatra Series – Valentine's Celebration at 11885 Bradburn from 8:00 to 10:00

February 14th – Lovers Lane at Fat Cats Westminster Bowling from 11:00 AM to Close



coming soon >>>

In The Next Issue

February Meeting Update

Hyland Greens Activities in 2021

Hyland Greens residents age 18 & under can offer their services to Hyland Greens Homeowners. The community is in need of snow/ice removal. To submit additions or changes please email Valeriewestmark@gmail.com using the subject line "Helping Hand". Send all advertisement requests to Kbeyer@msiho.com to be forwarded to the Secretary. We would love to support our community!

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.
Your Child Here			We would love more volunteers in the neighborhood!
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.

February 2021 Hyland Greens Events

Here is what is coming up in Hyland Greens.

Tuesday February 2 Groundhog Day

Sunday February 14 Valentine's Day

Monday February 15 Presidents' Day

Wednesday February 17 Ash Wednesday

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HOMEBUYERS' ADVICE



ARE LISTINGS GROWING IN YOUR AREA?

Home sellers may be wondering whether to put their homes on the market now during the winter months or wait for spring 2021. There are arguments for both sides, but the National Association of REALTORS® predicts that this "will be one of the best winter sales years ever." NAR economists say we have a perfect storm of low mortgage interest rates, low housing inventory, plus a pandemic that's causing many homebuyers to work from home and virtually school their children. They're rethinking how and where they want to live. While most homebuyers purchase homes to secure more living space, that's true now more than ever. Buyers are looking for advantages because low inventories and rising prices favor sellers. Many will look at homes in the winter because the interest rates on the

benchmark 30-year fixed-rate are below three percent for those with good credit. There's less competition from other buyers, which means fewer above-list-price offers and bidding wars. According to CNBC real estate expert Diane Olick, buyers could be reaching their limits in terms of housing prices after months of double-digit increases. This fall, for the first time in months the NAR reported a decline in pending home sales. While the number of listings available for sale is still lower than year-ago levels, the percentage is shrinking. Price reductions are becoming more frequent, but continue to remain low. To find out what's happening in your area, contact us for an in-depth market analysis on your greatest investment.

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3 Bathroom**

UNDER CONTRACT



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Listed at \$387,000**

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Arvada, 80004
Sold \$25,500
over asking at
\$425,500**