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**First Hyland Greens Monthly Newsletter**

**April 2021**



**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, Secretary, 2021

[secretary@hylandgreens.org](mailto:secretary@hylandgreens.org)

Tyler Urruty, Treasurer, 2022

[treasurer@hylandgreens.org](mailto: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

## April HOA Meeting

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

**Tuesday April 20th from 7:00 PM to 9:00 PM**

**Please watch your Email for an update with the Zoom link invitation. Be sure and sign up, [www.hylandgreens.org](http://www.hylandgreens.org), and subscribe, to not miss any news!**



First Hyland Greens Managed by:

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Westminster, CO 80020-3200  
303-420-4433

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

FIRST HYLAND GREENS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

March 16, 2021

**CALL TO ORDER:**

The meeting was called to order at 7:03 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, Shirley Wade-Haywurst, Jon Gebbia and Brittany Barnett. Board Members absent were Linda Mollard, Sandy Owens and Johanna Zablocki. In attendance from MSI was Lewis Moses.

Introduction of Guests; Roxy and Kurt Ronsen, Heather LaPuma, John Gonder and Colleen Dufresne.

**OPEN FORUM:**

- 4688 Hyland Greens Place – it has been confirmed that the property has gone to public Auction and a sale date has been set.
- 10121 Yates Court – No update at this time other than the owner has been cited and there is active litigation.
- Discussion was made regarding the cancellation of the trash service for the week due to the snowstorm and that the recycling will be delayed two weeks. Recycling will resume on the regular recycling schedule, Monday March 29<sup>th</sup>.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

The February Meeting Minutes were approved.

**BOARD BUSINESS:**

- The expected completion date for the perimeter fence along Sheridan is to be done by the end of May. The contractor is responsible for repairing any rock wall and paver damage along the fence that is disturbed. There is a log that is being kept for the workdays that are being completed.
- Rules and Regulations Draft Committee is the newly formed committee to oversee the rewriting of the Rules and Regulations. This committee is made up of Jim Gilmer; Chair, Kathleen Dodaro, Pam Moores and Chuck Smith. The committee is meeting and identifying the areas that need improvement. New inspection standards are being discussed.
- A full draft is complete for the upcoming Covenant change.

### Secretary Report

- Content is due for the April Newsletter on or before March 25<sup>th</sup>. A snow removal map will be included in the next newsletter to show the City responsibilities for snow removal in the community.

### Treasurers Report

- Financials were reviewed and it was noted there was low activity. MSI is filing the 2020 taxes, and all is in good shape. Discussion of trash service being cancelled for the Homeowner's that are delinquent.

### Manager Report

- There appear to be some Covenant violations and neighborhood drive throughs will be increased. Trash can sightings, trailers and lamp post violations are at the top of the list.

### Architectural Control Committee Report

- Continued discussion of reminding Homeowner's they must get any exterior projects approved by the ACC. Another reminder will be in the April Newsletter. Discussion was had to have reminders in every newsletter to Homeowner's about being compliant. The ACC committee is going to physically meet with the Homeowner to review projects, especially exterior paint projects so that the color can be verified in person. Changes are going to be implemented to improve the approval process of projects. Discussion was had that in the event a Homeowner is in violation of the process, consequences need to happen. A reminder will be put in the April newsletter that the ACC has an approved roof list for the community. The ACC is encouraging Homeowner's to come forward and report what they see going on in the community. The ACC is also going to be checking on projects as they progress.

### Greenbelts Committee

- The major snowstorm did cause issues for the snow removal company. Their employees had challenges navigating to the community. There were also some equipment issues due to the amount of the snow and the snow being so heavy. The City plows also caused some problems as the amount of the snow the City plowed was placed in whatever areas available. Discussion was had that adding the FHG Snow Removal map to the April Newsletter might be helpful, so residents know what is City responsibility and what is HOA responsibility. The Committee is staying on top of the snow removal along 104<sup>th</sup>.
- The new handrail in the area of the Tot Lot is almost completed. Discussion was had to add rod iron handrails in the area of the Small Pool.
- The Emerald Ash Tree treatment has been completed.
- The community back flow devices are scheduled to be tested the beginning of April.
- The canal clean up project disposed of 200 yards of material. New grass seeding has been put in place. Straw has been added along the Greenbelt edges so that Residents do not slip and fall in the wet soil, however it is highly suggested Residents remain on the paths during this time. The Contractor avoided the valve boxes and sprinkler heads. Any damage that is discovered by the landscape company this Spring, will be noted and the Contractor will be responsible. The snow removal company is using care to avoid the freshly reseeded area in their snow removal efforts. The City Grant money if obtained this year may be used to help the greenbelt area.

- Discussion of the drainage issue into our greenbelts from Hole #7 and Hole #8 of the golf course continued. Matt provided an update from Kumar & Associates that will be added to the April Newsletter.

#### Pools Committee

- Allan states the pools are scheduled to open on May 29th this year. As of right now, the opening of the pools will look just like it did last year with gate guards and no diving boards. Adams County limits the number of people in the pool as well as the social distancing mandates. The April newsletter will outline for Homeowner's the rules for the pools this summer, subject to change, and guidelines to be followed. The pool contracts for the Summer 2021 season were approved. The Board noted that the pools committee came in under budget last year. Also announced was the Polar Bear Swim which will be detailed in the April newsletter.

#### Activities Committee

- It was decided last month that the Easter Egg Hunt will have to be cancelled this year due to the current circumstances at this time.
- The fire truck has been booked for the 4<sup>th</sup> of July. It is to be determined what the 4<sup>th</sup> of July event will look like this year. Discussion of a possible car parade was suggested, and this will be discussed as we know more about the upcoming restrictions at the April meeting or possibly May meeting as we move forward learning more.
- Food Trucks and the Community Garage Sale were discussed. A decision was made by the Board, due to the current circumstances, that the HOA will not sponsor Food Trucks or the Garage Sale again this year.
- Discussion was had that all upcoming Summer activities are going to be an ongoing decision, depending on the current circumstances at the time.
- Discussion was made that a Halloween Decorating Contest might be an event for this Fall, depending on the situation this Fall of current circumstances.

#### Communication and Tech Committee

- The Tech Committee would like to encourage all Homeowner's to subscribe to the email list to be sure they do not miss the Newsletter and Community reminders.

#### Next Board Meeting Date and Time

April 20, 2021 at 7:00 PM

#### Adjourn

Meeting adjourned at 9:11 PM



# 3<sup>rd</sup> Annual Polar Bear Swim

May 22<sup>nd</sup> & 23<sup>rd</sup> from 12-2 at the Big Pool on Yates!

Be one of the first HG residents to brave the newly filled pools, snowmelt and all! Bring a warm towel!



## Update from the Greenbelts

Regarding the situation with our Greenbelts and the Hyland Hills Golf Course holes 7 & 8; Hyland Hills offered this statement:

*“Kumar & Associates has drilled monitoring wells on & around the dam. They have collected soil samples & are monitoring water levels for a period of time to help them determine a solution for the seepage. The pond has not been lined, we are still in an engineering & design phase.”*

The canal project is finished and it is nice to hear water running again. Please stay on the walkway so the grass can come back, seed has been planted. We ask that the rocks and landscape around the paths not be disturbed during this time. In a couple of weeks our walkways will look beautiful again.

We weathered one of the worst storms on record. There is minimal damage from the impact of the snow. A couple of trees and a few limbs were crushed by the snow and had to be removed.

We ask that all Residents keep in mind the severity of this storm and realize our snow removal company, along with everyone else out trying to maneuver the roads, did a great job in getting to our neighborhood timely. Attached in this Newsletter is a Snow Removal Map showing what is the City of Westminster responsibility and what is our responsibility, for your review.

Please remember to close the storage bins at the Tot Lot when leaving.



## Pools Report

The pools will be heated and ready to go! They are scheduled to open on time, Memorial Weekend, May 29<sup>th</sup>. The procedures of how the pools will operate for the Summer Season are going to look the same as last year. The 2021 Guidelines are posted on the website. Please review for all of the details.

- Pool hours 11-7 at the Small Pool, 10-8 at the Big Pool and 10-9 on the weekends.
- Pool capacity is 40 at the Small Pool and 50 at the Big Pool. No groups larger than 7.

Please watch your email and the updates in the May Newsletter for ongoing information and pool waivers.

## What Can You Expect This Spring? New Homeowner's Please Take Note

It has come to the attention of the HOA that Covenant and Rules and Regulation issues that are to be followed in the community, were a bit lax last year, partly due to COVID. It was challenging last year to keep up with some things in the community.

The Board has met and has made a decision to set a new standard this Spring/Summer season and moving forward, to be more diligent about Homeowner's responsibilities to keep their properties HOA compliant. This compliance also includes all exterior projects being approved.

A few of the items, among others, that will be watched closely are:

- Removal of Trash Cans, as these need to be out of sight from streetview. Please refer to page 5 of the Master Declarations.
- Weed control, no weeds in rock beds, etc. Please refer to page 5 of the Master Declarations.
- RV, Trailers, and Boats all have guidelines on how long they can be parked at a residence, 72 hours for RV's and 8 hours for Boats and Trailers. Please refer to Section 15 of Rules and Regulations for more guidelines regarding this rule as well as the rules for street parking of all vehicles.

We encourage all residents to read though the guidelines that can be found on the website [www.hylandgreens.org](http://www.hylandgreens.org) to avoid notices and/or fines.





**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**

**10091 Zenobia Court**

**SOLD \$602,000**



**4785 W 102nd Pl**

**\$500,000 U/C**

**4849 W 99th Ave**

**SOLD \$612,000**



**4672 W 99th Pl**

**\$626,000 SOLD**

**9954 Wagner Ln**

**SOLD \$634,000**



**HYLAND GREENS ACTIVITY**

<b>Sold</b>	<b>4854 W 103rd Pl</b>	<b>\$585,000</b>
<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>10384 Yates Ct</b>	<b>\$570,000</b>
<b>Sold</b>	<b>4660 W 101st Pl</b>	<b>\$564,000</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>

**Call me today for a  
FREE**

**Market Analysis!**

**1499 W120th Ave #110**

**Office 720-602-4211**

**Www.GallowayRealty.net**

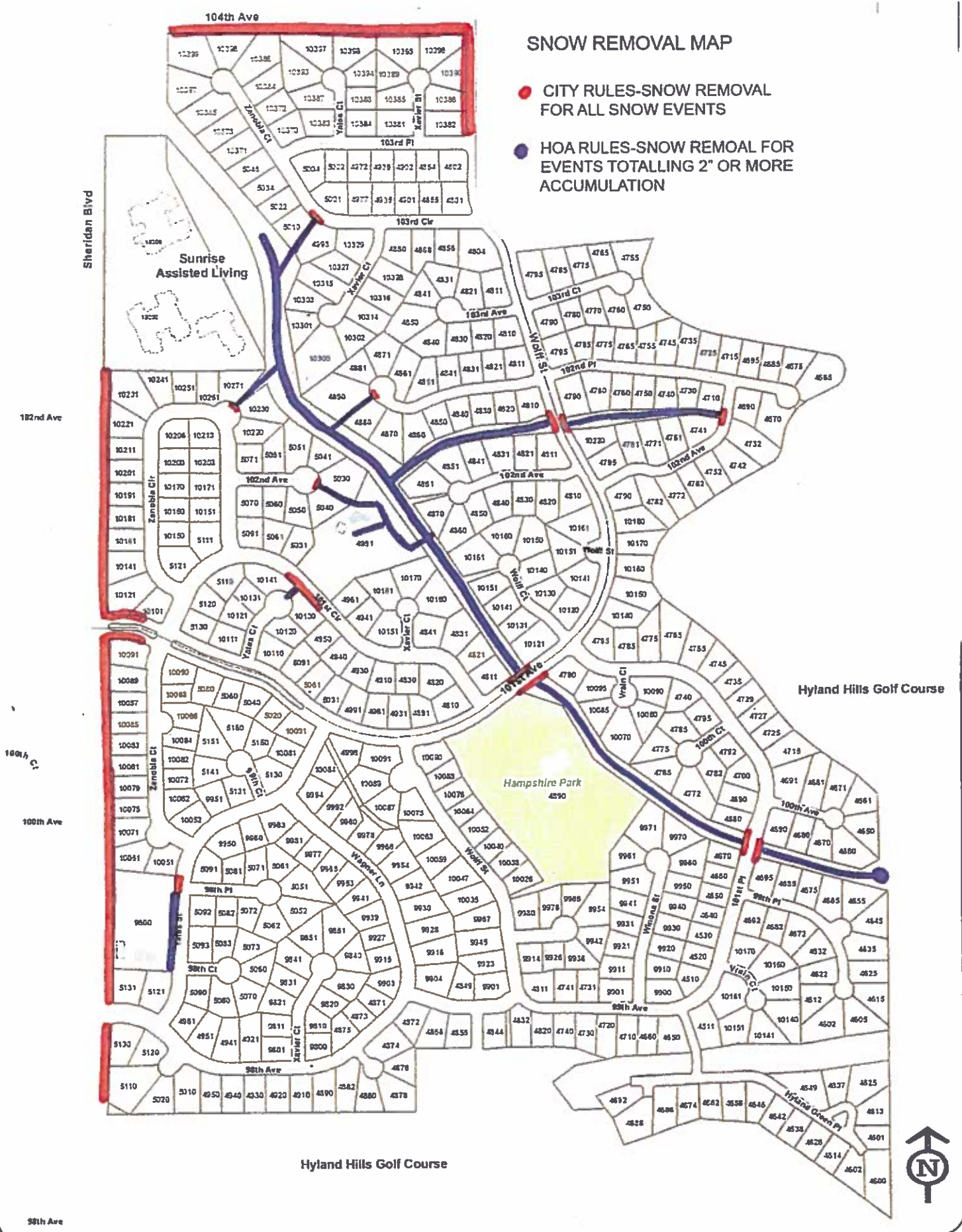
**winner1726@msn.com**





# SNOW REMOVAL MAP

- CITY RULES-SNOW REMOVAL FOR ALL SNOW EVENTS
- HOA RULES-SNOW REMOVAL FOR EVENTS TOTALLING 2" OR MORE ACCUMULATION



98th Ave






**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

# TALKING REAL ESTATE

APRIL 2021



**Envision Home Team**  
Eric and Beth Ann Mott, Wendy Atkinson,  
Kent Davis and Gina Bradshaw  
720-600-2375  
[info@envisionhometeam.com](mailto:info@envisionhometeam.com)  
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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

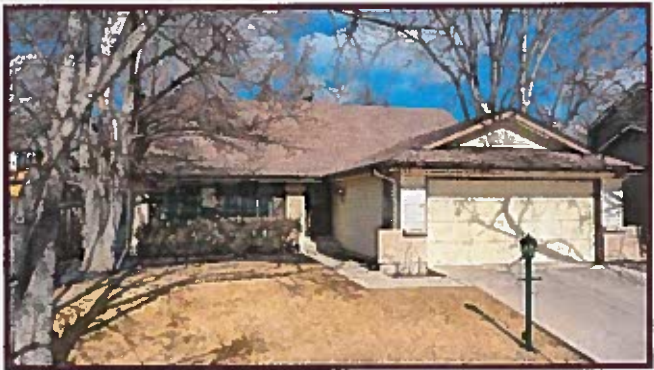


## PROPERTY TAX PROTESTS

2021 is an odd year and that means it is time for the county assessors to re-evaluate everyone's property for tax purposes. Notices will be sent out in May with your new valuation. We have had amazing growth in property values over the last several years, so I would expect that everyone's tax values will increase.

A property tax increase as assessed may be too high. If you believe your increase is not appropriate, you have a brief window of opportunity to protest the valuation. The month of May is that window, as the assessors' office will not typically accept late protests.

You will need to complete the protest form included with the valuation to explain the reason you believe your valuation is too high. Your protest needs to include comparable sales that support your argument. The comparable sales have to have been sold in the timeframe the assessor used to calculate the valuation. That timeframe has historically been 18 months long and this period should be from January 1, 2019, through June 30, 2020. The actual timeframe will be stated on the protest form. As your trusted Real Estate advisors, we are here to assist you. We can provide comparable sales for you for the specific time period. Please contact us directly for more information and any questions.



## SOLD 43K OVER LIST PRICE AT \$543,000

4785 w 102ND Place  
Westminster, CO 80031

We were able to assist this seller in downsizing from their home of 44 years, navigating the multiple offers, resolving inspection items and successfully closing. Our aggressive marketing and expert negotiating skills will set you up for success and maximize your profits. We have a proven process to help your next move. Contact us for your personalized selling strategy and free market analysis.





# finalthoughts...

## A Reminder to Residents to be HOA Compliant:

ANY projects that you want to complete on the outside of your home MUST be approved by the Architectural Control Committee to ensure compliance with our Rules and Regulations. Please keep in mind there is an approved roof list for all roofing projects. Request forms are online on our website, [Hylandgreens.org](http://Hylandgreens.org). The forms are also available from MSI. The forms, once completed, need to be submitted to MSI. NOTE, there are consequences to not having your project approved.

*EXAMPLES:* New roof, fence repair or replacement, any landscaping, driveway repair or replacement, deck repair or replacement, all exterior painting, any door or window replacement, solar systems, swamp coolers, etc. Please refer to the Rules and Regulations for all items.

Please call Lewis Moses at MSI with any questions. MSI's contact information is on page one of this newsletter.



## In The Next Issue

April Meeting Minutes

Pools Information

Update Regarding Project Requests

Summer Activities Update

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of snow/ice removal, shoveling and weed control. To submit additions or changes please email [valeriewestmark@gmail.com](mailto:valeriewestmark@gmail.com) using the subject line "Helping Hand". Send all advertisement requests to [Kbeyer@msiho.com](mailto:Kbeyer@msiho.com) to be forwarded to the Secretary. We would love to support the community!

Name	Age	Phone	Comments
Ben Schwartz	16	303-905-6979	Pet sitting, house sitting, dog walking, lawn & shoveling. Neighborhood references available.
Layla Teague	16	303-549-9849	Babysitting, pet care, snow removal.
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 & snow removal.

Due to the current circumstances the Easter Egg Hunt, the Community Garage Sale and the Food Trucks have all been cancelled for 2021. Please refer to the March Meeting Minutes for more information – FHG Board



## April 2021 Hyland Greens Update

Thursday April 1<sup>st</sup> – April Fools Day

Friday April 2<sup>nd</sup> – Good Friday

Sunday April 4<sup>th</sup> – Easter Sunday

Wednesday April 21<sup>st</sup> – Administrative Professionals Day

Thursday April 22<sup>nd</sup> – Earth Day

# Essential Tips for Buying an Investment Property

- Understanding Your Options – Fix and Flip or Buy and Hold
- Secure the Proper Resources – Consider Down Payment, Taxes, Closing Costs and Mortgage Insurance
- Consider Your Goals – What Property will Help You Achieve the Highest Return?
- Hire a Qualified Real Estate Agent with Experience in Investment Properties – Contact me, I would love to help - Valerie



Always providing the MOST updated and current Hyland Greens Real Estate Information

Valerie

*For all of your real estate needs, there is only one call to make.*

**Valerie Skorka Westmark**

**Broker Associate**

**A Denver Native Real Estate Professional Since 1992**

**Your Hyland Greens Neighbor**

**(303) 981-0950**

**ValerieWestmark@gmail.com**



*ask the experts >>>*

**Q:** *Are We in a Housing Bubble?*

**A:** *No, in Fact, it is the Opposite.*



**Housing Supply is Extremely Limited.** In Real Estate supply & demand is measured in months of supply. Our current market has a record low supply. In some markets it is measured by days. Remember, if supply is low & demand is high, prices naturally increase.

**The Housing Demand is Real.** The demand is not fabricated, as in the past. Millennials, the largest generation in the Country, are ready to buy. This desire & low rates makes purchasing a home now a must.

**Houses Have Plenty of Equity.** 17.8 Million properties in the US are considered equity-rich. This confidence will help Homeowner's weather any storm. – Call me to discuss more. Valerie



*Did this Recent Sale of 9954 Wagner Lane Impact the Value of Your Home?*

*Prices are definitely on the rise. Call me. I can help you through the decision if now is the time for you to Sell - Valerie*

## *So What is Going on in Hyland Greens?*

At the moment in 2021, the neighborhood has seen 3 properties come on the market and an additional 2 that have sold.

In 2020, 26 properties sold, averaging only about 2 a month. Considering the size of our subdivision being just under 500 homes, 26 homes is very little.

Lot's of positives here; we like where we live, we are happy with the community and our neighbors.

Another positive you might not have thought of? The lack of inventory and the rare opportunity to buy in Hyland Greens makes our houses very desirable. How desirable? Call me, I will help you navigate through the noise - Valerie

