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Perimeter Fence Update
February Meeting Minutes
FHG Community Update
Reminder to Residents



First Hyland Greens Monthly Newsletter

March 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

Easter Egg Hunt is Cancelled **March HOA Meeting**

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

Tuesday March 16th from 7:00 PM to 9:00 PM

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



First Hyland Greens Managed by:

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

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

TALKING REAL ESTATE



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Innovative Real Estate

MARCH 2021



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.

FINANCIAL ADVICE

HOME OWNERSHIP HEDGES AGAINST INFLATION

Great financial reasons to own real estate, advises Biggerpockets.com, are building equity, tax advantages, not paying rent, and passive income from rental properties, among others. Buying a home is also a terrific hedge against inflation.

As the cost of goods and services rises, so do the costs of buying a home. Currently, mortgage interest rates, or the borrowing costs to buy a home, are at record lows. If you were to purchase a home today, you could lock in a fixed-rate long-term mortgage to buy a financial asset that promises to rise in value.

That means that while others pay rising rents and home prices annually, your monthly payments are cheaper, by comparison, allowing you to reinvest in your home, invest in other asset classes, or put money toward higher education, retirement and other goals. In other words, the first year you own your home will also seem the most expensive, and it will get easier year after year.

A home as an inflation hedge is important because after the pandemic the economy will improve to the point that the government needs to control inflation by raising borrowing rates to banks, mortgages. Homebuying will only become more expensive.

JOIN US
FOR
VIRTUAL
TRIVIA
NIGHT

When:
March
30th at
8:00 PM

WHERE:
YOUR
HOUSE

RSVP BY
FRIDAY MARCH 26TH
with your email address

- A Zoom invite will be sent to each team via email along with a code for accessing the trivia game.
- Each team will need to have a device set up for zoom and a smart phone to participate. Additional information will be provided upon registration.

PRIZES AWAIT OUR WINNERS!

LIMITED TEAM SPACE

RSVP to info@envisionhometeam.com
or call 720.600.2375

Perimeter Fence & Greenbelts Update

Perimeter Fence

The new neighborhood perimeter fence project is ongoing. The current stretch along Sheridan North towards 104th Avenue is scheduled to be completed near the beginning of June (weather permitting). Thanks to all of the residents along the fence line who have tolerated the noise and mess during construction.

Greenbelts

The goal of the Greenbelt Committee is to preserve the beauty of our neighborhood and do the projects that are necessary. However, we also want to be fiscally responsible.

Our aging neighborhood has been demanding but we believe we have been able to contain costs associated with the paving of the pool parking lots, clearing the tributary channel and building rock barriers.



Recently, we had to start a project that is long overdue. We are in the process of cleaning the canal that runs from Hampshire Park to the North past the small pool. This project should be done within two weeks.

We will continue to do everything possible to improve our community.

Kathleen Dodaro Ph.D.



Fire Damage House Update

As you have probably noticed, we have a house in our neighborhood that was damaged in a fire almost 3 years ago, that has remained vacant and untouched since the day the fire occurred. The FHG Board has been working in conjunction with the City of Westminster Code Enforcement in order to get this property moving in the right direction. A recent update from the City of Westminster:

The property at 10121 Yates Court has been the focus of continued work by the City of Westminster Code Enforcement, including numerous citations, fines and communications to the homeowner to bring the property into voluntary compliance throughout 2020. The homeowner has repeatedly not made goodfaith efforts with Code Enforcement compliance requests nor made efforts to correct code violations. As a result, this case subsequently progressed to Westminster Municipal Court in late 2020 with several continuances filed and the most recent pre-trial scheduled to have been held on January 19, 2021. However the homewoner has been granted a continuance, again, one of several continuances to be given in this case since late 2020 (the most recent continuance, again, believed to push the court case back to March 2021). At this stage, Code Enforcement's only tool is the issuance of administrative citations and staff will continue to levy fines for non-compliance unless good faith efforts towards progress are made.

We ask that Residents remain diligent with the City and the media in order to get the issues with this property resolved.

Pools Report

Summer is just around the corner!

The pools are scheduled to open on time, May 29th. This date and the procedures of how the pool will operate for the Summer Season are still to be determined.

Please watch your email and updates in the April newsletter for more information.

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

February 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, Sandy Owens, Linda Mollard, Shirley Wade-Haywurst, Jon Gebbia and Johanna Zablocki.

Introduction of Guests; Roxy and Kurt Ronsen, David Glabe, Ed and Gerry Mooney and a "Kristi" was on for only a few minutes and did not introduce themselves.

OPEN FORUM:

- 4688 Hyland Greens Place - The City of Westminster has confirmed this is an open case with active permits. The property has several \$1000 in fines and some activity has been seen at the property. It has also been rumored that a possible foreclosure is coming.
- 10121 Yates Court – The City has confirmed there is an ongoing civil case, and they cannot release a lot of details. This is likely to be ongoing for several years.
- A Homeowner in attendance expressed concern over the number of wood piles, trash can sightings and other debris in yards and around houses that appear to be in violation with our regulations and has requested a reminder to be sent to Homeowner's.
- Ed and Gerry Mooney discussed current ACC standards.

APPROVAL OF PREVIOUS MEETING MINUTES:

The October 2020 Meeting Minutes, November 2020 Meeting Minutes and January 2021 Meeting Minutes were all approved.

BOARD BUSINESS:

- Perimeter fence new budget was approved. The expected completion date along Sheridan is to be by the end of May. The contractor is responsible for repairing any rock wall and paver damage along the fence that is disturbed. Discussion was made that an update will be in the March Newsletter.
- 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. There is a draft that is being sent to committee members for review and follow up.
- The canal clean-up update was given by Kathleen Dodaro. Kathleen pointed out that Urban Drainage no longer exists and has been replaced by an entity called Mile High Flood District. There is a section along the canal that

was designated to First Hyland Greens Homeowner's Association years ago. The City will not clean up this portion of the property. Matt, Kathleen and Chuck met with City officials at length on this issue and feel it went well. Discussion as to the details of where our responsibility lies. Kathleen pointed out that the City had put our Association on notice in the past regarding the condition of the canal. Kathleen also indicated that the canal was an issue that was addressed in the past and the Board had budgeted for this clean up for this year based on the two quotes that were acquired last year. Kathleen stated that this needed to be done as soon as possible because there was also a concern it could cause problems with the tributary channel area that was cleaned up two years ago. Kathleen offered to provide a piece for the March Newsletter to update Homeowner's.

Secretary Report

- Content is due for the March Newsletter on or before February 22nd. Discussion was noted about the updates and community reminders to be included in the March Newsletter.

Treasurers Report

- December and January Financials were reviewed and there was discussion of delinquent accounts. Discussion regarding snow removal expenses were up, sprinkler repair costs were up since last year. The pools came in under budget due to the restrictions in place last year for opening.

Manager Report

- None was given at this meeting, but discussion was made that it would be coming.

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 March Newsletter. There are many projects coming in such as roof and siding even in the winter months. Discussion was made that all Board members will be more diligent in reporting new projects they see in the neighborhood to verify ACC approval was obtained.

Greenbelts Committee

- A new handrail will be completed by the Tot Lot. Kathleen will be providing an update on this next month.
- The Committee has been diligent about keeping snow removal costs down by working on a system of snow removal with the landscape company.
- Discussion will continue this Spring as to the possible xeriscaping of part of our community. The HOA will not be pursuing the City Tree Grant this year due to the possible landscape changes and the unknown condition of the landscaping from the perimeter fence work.
- Due to COVID the back flow testing has been postponed and we are in compliance with the City.
- Discussion of the drainage issue into our greenbelts from Hole #7 and Hole #8 of the golf course continued. Hyland Hills will be responsible for any sprinkler repairs needed this Spring due to the canal damage and clean up. An update will be given for the next Newsletter.

Pools Committee

- Allan states the pools are scheduled to open on May 29th this year but how they will open is to be determined. Depending on how the new guidelines go, it will be an unknown if we will have lifeguards this year or continue with the guard gates like last year. Discussion was made about rebuilding the small pool in the future.

Activities Committee

- Discussion around a Chair for this committee is still needed, along with volunteers. It was decided that the Easter Egg Hunt will have to be cancelled this year due to the COVID restrictions.
- The fire truck has been booked for the 4th of July. It is to be determined what the 4th 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.
- Food Trucks were discussed. Valerie and Kevin will be working together to see if new trucks can be scheduled for this summer. Last year many trucks shut down due to COVID.
- The Band event is to be determined.
- The Beans and Booze event is to be determined.
- The Spring Garage sale was discussed, and it was determined that a decision might be made next month if this can be held this Spring.
- Discussion was made that a Halloween Decorating Contest might be an event for this Fall.

Communication and Tech Committee

- Nothing to report at this time.

Next Board Meeting Date and Time

March 16, 2021 at 7:00 PM

Adjourn

Meeting adjourned at 9:50 PM

Essential Tips for First-Time Homebuyers

In this highly competitive Real Estate Market, there is really only one essential tip that I can provide. Partner yourself with a seasoned Real Estate Agent that has the knowledge, expertise and the reputation to make your offer stand out and get accepted.



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) 981-0960

ValerieWestmark@gmail.com



ask the experts >>>

Q: *Should I Refinance?*

A: *Historically Low Interest Rates May Make Refinancing Sense*

Getting a mortgage with a 1% to 2% drop in interest rate can make a huge difference in your monthly budget and ability to pay off your mortgage faster. If you are thinking of refinancing from your current mortgage term down to a 15-year fixed rate mortgage, now is the prime time to do it. Not sure where rates are or where to start? Give me a call, I can help. Valerie



The True Cost of Buying a Home

In addition to your downpayment, plan on spending 2% to 5% of the purchase price in closing costs. How much house can you afford? Call me to discuss! With today's low rates, you might be surprised. Valerie

So What is Going on in Hyland Greens?

Well, honestly, not much. Our neighborhood has not seen this low of a turn over in quite some time.

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 may 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 would love to talk it over. Valerie



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

**Call me today for a
FREE**

Market Analysis!

1499 W120th Ave #110

Office 720-602-4211

Www.GallowayRealty.net

winner1726@msn.com

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



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

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of snow/ice removal and shoveling. 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 the community!



In The Next Issue

Spring/Summer Activities Update

March Meeting Minutes

Pools Opening Update

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.

March 2021 Hyland Greens Update

Sunday March 14th – Daylight Saving Time Begins

Wednesday March 17th – St. Patrick's Day

Saturday March 20th – First Day of Spring

Tuesday March 23rd – National Puppy Day

Saturday March 27th – Passover Begins

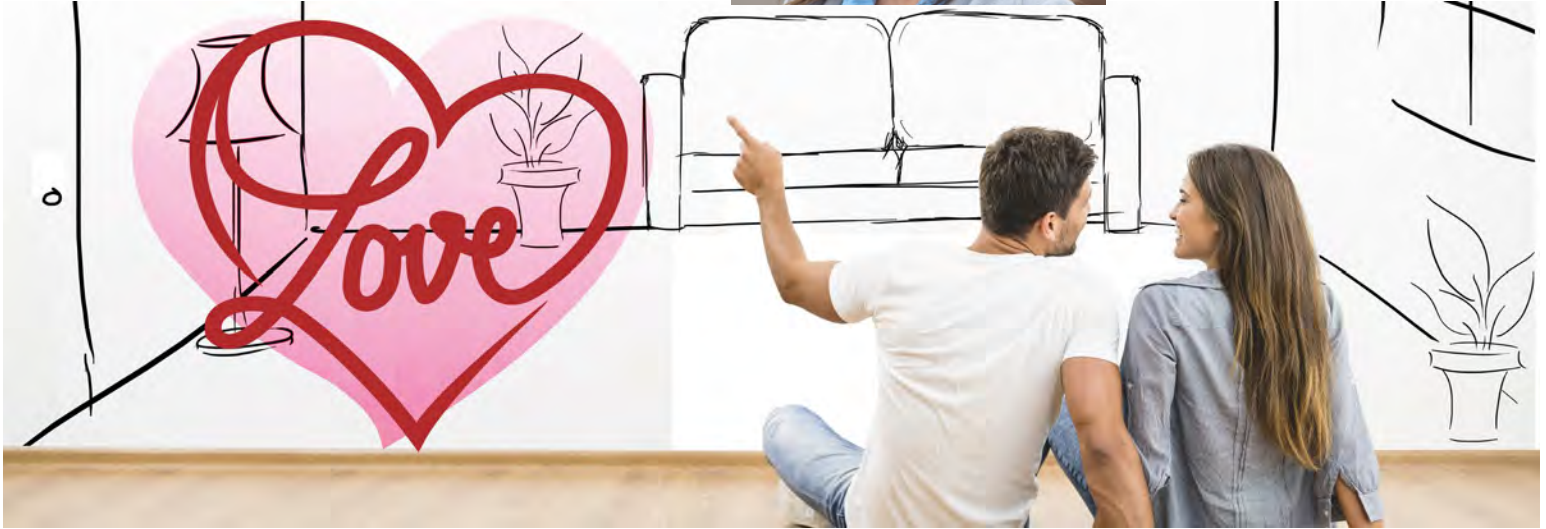


MARKET INSIGHTS



RE/MAX
ALLIANCE

A look at the current real estate market.
An information source provided by
Valerie Westmark RE/MAX Alliance.



It is simply the nature of the beast; home design trends sweep across the home fashion world like a whirlwind, and then just as quickly, they blow out like a mild spring wind, erased by the newest must-have trend.

There always has been and always will be the latest "it" color, to die for home fashion, or the newest trend we all want to make part of our home. However, when we've asked home buyers and even current homeowners what they really and truly want from their homes – beyond the aesthetics – their answers are remarkably consistent year after year.

Everyone wants their home to be comfortable, efficient, clean, and healthy. Over the years, that question has been on any and every survey of homeowners and home buyers, and the answer hasn't changed. They both want things like smart thermostats, energy-efficient appliances, balanced ventilation, leak-detection systems, and other high-performance features that can help lower bills and improve their indoor environments.

This past January in Broomfield & Westminster 141 homes sold and closed, at an average sales price of \$508,250. These same features are what those new homeowners desire most. In fact, in spite of coronavirus concerns, 199 homes were made available to potential buyers, and a house sat on the market for sale an average of just 20 days! As we are all spending more time in our homes, it is not surprising to discover that we are more focused on bettering those homes.

Last year, this same desire for comfort and wellness existed for the

159 homes sold of the 213 available in January 2020. We simply hadn't begun paying it as much attention as we are this year. Those homes sold in an average of 38 Days on Market, with an average sales price of \$453,780. However, the inventory levels were the main focus then, where today we are concentrating on comfort levels to include work from home options.

Stat Check

2020	2021
New Listings	
213	199

2020	2021
Number of Units Sold	
159	141

2020	2021
AVG Days on Market	
38	20

2020	2021
Average Price	
\$453,780	\$508,250

Remote work options don't look like they will be leaving us anytime soon, which is the general consensus as we see more people moving further outside city limits. Suddenly, close proximity to the office has far less importance and has slid lower on the priority list for home buyers.

Another interesting trend to watch happening across our Front Range real estate markets is at the higher price point. Results of recent sales data show that homes in the Luxury Market are actually selling faster than other price points, which is an unusual reversal of past market tendencies.

One very important question on the minds of those watching the markets is "Have home prices hit a ceiling?" Your RE/MAX Alliance Associate follows your local market trends carefully to ensure you always have access to the most up-to-date data for your real estate decision making. The next month or two will reveal if prices heading downward is a trend or a blip on the screen. They may remain steady or continue the climb they've been on throughout 2020. 2021 will reveal its surprises to us in its own time, and real estate trends are an area of interest we love to watch!