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*May Meeting Minutes
Summer Activities, 4th of July
Staying HOA Compliant
Reminder about Landscaping &
Trash Cans*



First Hyland Greens Monthly Newsletter

June 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

June HOA Meeting

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

Tuesday May 15th 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, and subscribe, to not miss any news!



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



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

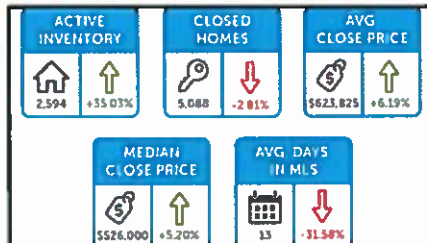
JUNE 2021



Envision Home Team
Eric and Beth Ann Mott, Wendy Atkinson,
Kent Davis 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.

REAL ESTATE MARKET UPDATE



MONTH OVER MONTH STATISTICS FOR DENVER

When you talk about the real estate market, the conversation centers around low inventory and skyrocketing prices. Nationally, the housing market has been hovering around 2 months worth of inventory. Here in the Denver market we are sitting at @ 2 weeks worth of inventory. These conditions have created multiple offer scenarios where the list price resembles the base price to start your bidding. Final sales prices are trending @7% over the original list price. Inventory levels increased slightly but demand still outpaces supply. While inventory levels are low, there is inventory out there. For homebuyers, this means having a strategy in place including extra cash to cover an appraisal gap, a willingness to limit inspection items and giving a seller flexibility on possession

after closing. We have been successful with our buyers in finding and closing properties. Even with low inventory, it is important that Sellers still prepare their home for sale as those are the properties that engage Buyers and lead to multiple offers and bidding wars. Where needed, we successfully negotiate rent back periods after closing so our Sellers can contract on a replacement property without having to do a double move. Traditionally, as we move into the summer months, our Buyer pool fatigues and demand wanes. That did not happen in 2020 due to COVID19. We'll watch how 2021 unfolds and keep you updated

PROPERTY CORNER



COMING SOON



Lakewood
Zoned for Multi Use
3 bed 2 bath
1390 sq. ft home
on
15,800 sq. ft lot

SOLD



1037 E 15th Ave
Northmoor Estates
4 Bedroom 3 Bath
Under Contract
In 4 days
Sold \$29,000
Over list price
At
\$619,000

SOLD



610 N Logan St #17
Logan Lofts Condos
Sold At
\$265,000

ANOTHER BUYER UNDER CONTRACT



Commerce City
80022
1st offer submitted
and accepted



SOLD



2414 Steppe Dr
Longmont
3 bed 3 bath
Under Contract In 24 hrs
Sold for \$26,000
Over list price
At
\$491,000

Food Trucks are Back 5:30-7:00 at Hampshire Park!

June 3rd – Rats Woodshack BBQ, Amore Pizza, Go Green Gourmet, Hot Brat Philly

& Waffle Cakes

July 8th – Taste of Texas BBQ, Rats Woodshack BBQ, Amore Pizza, Go Green

Gourmet & Sno Ball Shack

August 5th – Burger Bus, El Jefe's Smothered Tots & Brats, Amore Pizza, Rats

Woodshack BBQ & Dessert Stand

September 9th – Taste of Texas BBQ, Amore Pizza, Rats Woodshack BBQ, Go

Green Gourmet & Waffle Cakes



We Need Your Help!

The HOA Board is seeking volunteers to help run our Social Committee. Contact Valerie Westmark if you are interested.

Valeriewestmark@gmail.com



A Reminder About Trash Cans & Recycling Cans to all Residents:

All trash/recycling cans must be removed from the street at the end of your trash day.

All trash/recycling cans must be removed from site of the street. The trash cans need to be in the garage, behind a fence, etc. Failure to adhere to this rule could result in a HOA violation.

Community Garage Sale & Roll Off Dumpsters

Garage Sale – Friday June 4th to Sunday June 6th. Banners will be posted at the entrances for advertisement.

Roll Offs – Community dumpsters will be provided June 8th and 9th only for these two days and it is to be used by ONLY those neighbors that are currently signed up with the neighborhood trash program with Waste Connections.

The Dumpster will be located by the small pool and all contents must only be as high as the top of the dumpster. The dumpsters will be removed when full.

Please note the following items CANNOT be disposed of in this dumpster:

- ☐ Electronics: TVs, Computers, Monitors etc.
- ☐ Hazardous Waste: paint, yard chemicals, oil, gas (to include power lawn tools including lawn mowers)
- ☐ Tires
- ☐ Refrigerators, freezers or any item containing FREON
- ☐ White goods/appliances: washers, dryers, stoves, dishwashers etc

Again, please do not over-fill the dumpster or leave items on the street or sidewalk.

If any of the above is ignored, the HOA will have to pay any assessed excess fees.



Let's Chill!

PLEASE JOIN ME TO CELEBRATE

Hyland Greens 2nd Annual Kona Ice Event

FRIDAY, JULY 9TH 2021

HAMPSHIRE PARK

3:30PM - 5:00PM

HOSTED BY:

YOUR HYLAND GREENS REAL ESTATE EXPERT & NEIGHBOR

VALERIE SKORKA WESTMARK

(303) 981-0950 CELL
(303) 420-5352 OFFICE
valerie@markofthewest.com



RE/MAX
ALLIANCE 5440 Ward Road #110, Arvada, CO 80002
markofthewest.com



MARK OF THE WEST



All You Need to Know About the Pools & Swimming Lessons



- Pool Hours – 11-7 at the Small Pool, 10-8 at the Big Pool & 10-9 on the weekends.
- Where do I get a pool key? Keys/Fobs for both pools are to be obtained by Linda Mollard. A waiver will be needed for Resident access. Please contact Linda at (720) 233-8220 or ljmollard1@gmail.com.
- What are the Pool Rules? All pool rules are posted on the website and at both pools.
- Can I lap swim? Yes, lap swim at the Big Pool from 6AM-10AM no children allowed in the pool area during lap swim, swimmers must exit the pool during maintenance. Lap swimming is at your own risk, the pool is not attended.
- Are there swimming lessons this year? Yes, contact Carousel Pools and email them your information to be added to the list. There will also be Water Aerobics. Carouselpools@msn.com.
- Will there be furniture this year? Yes, but you can always bring your own chair.
- What about Diving Boards? Yes, but these are to be used strictly at your own risk.
- Are rafts allowed this year? Yes, but only one person rafts, multiple rider rafts are not allowed.
- Do I need to sign a waiver this year? Yes, just like last year, waivers are required by all Residents. Also all Residents will be required to sign each time they enter the Pool, just like last year. Anyone under 18 must be accompanied by an Adult to be at the Pool.
- Are there Gate Attendants or Life Guards this year? There are Gate Attendants only, they are NOT Life Guards, again swim at your own risk.
- Do we have a limited capacity this season? No, not at the time of this Newsletter. Private Parties for 17 or more need to be scheduled with Carousel on the website. An extra Life Guard for your party needs to be confirmed at a minimum of 2 hours and \$30 per hour. The pool deck is first come first serve, however, a reserved party does get preference on the deck. The grill however is shared. There are no private parties allowed at either pool.

Having a hard time keeping up with your weeds to stay HOA compliant?

Consider reaching out to the Helping Hand kids that live in the Community and advertise in the Newsletter.

Please keep in mind that all of this is subject to change at anytime depending on County restrictions/guidelines. Please keep checking your email & the website for current conditions & updates. www.hylandgreens.org





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

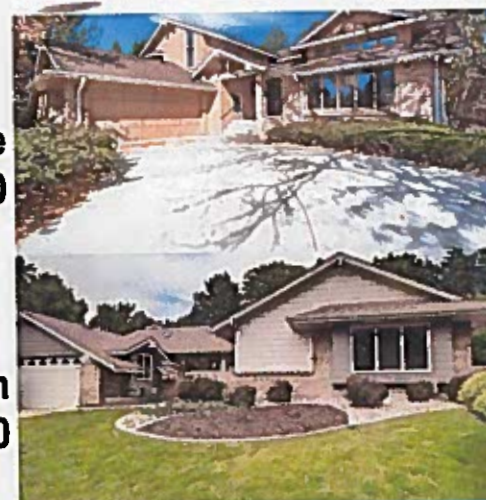


4672 W 99th Pl

\$626,000 SOLD

9954 Wagner Ln

SOLD \$634,000



HYLAND GREENS ACTIVITY

Sold	4854 W/ 103rd Pl	\$585,000
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	10384 Yates Ct	\$570,000
Sold	4660 W 101st Pl	\$564,000
Sold	4690 W 101st Pl	\$565,000
Sold	9915 Wagner Ln	\$565,000

**Call me today for a
FREE**

Market Analysis!

1499 W120th Ave #110

Office 720-602-4211

Www.GallowayRealty.net

winner1726@msn.com



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. 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

June Meeting Minutes

Summer Activities Update, Including
4th of July Update

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of landscape help and weed control. To submit additions or changes please email valeriewestmark@email.com using the subject line "Helping Hand". Send all advertisement requests to Khayer@msihoa.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.
Edith Lindberg	11	303-718-9869	Pet/house sitting, babysitting, mother's helper, dog walking, weeding.

Due to the current circumstances, all community events are subject to change as we adhere to up to date County guidelines. Please refer to the June Meeting Minutes for more information and watch your email for updates – FHG Board



June 2021 Hyland Greens Update

Thursday June 3rd – Food Trucks

Monday June 14th – Flag Day

Tuesday June 15th – HOA Board Meeting

Sunday June 20th – Father's Day

Sunday June 20th – First Day of Summer

FIRST HYLAND GREENS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

May 18, 2021

CALL TO ORDER:

The meeting was called to order at 7:06 PM by Pam Moores, Vice President. Board Members in attendance were Matt Brozovich, Pam Moores, Tyler Urruty, Valerie Westmark, Kathleen Dodaro, Kevin Murphy, Allan Meers, Chuck Smith, Linda Mollard, Johanna Zablocki, Shirley Wade-Haywurst, and Brittany Barnett. Board Members absent were Jim Gilmer and Lewis Moses from MSI.

Introduction of Guests; Kurt Ronsen, Heather LaPuma, Dave Glabe, Kevin Vang, Angie Simon

OPEN FORUM:

- 4688 Hyland Greens Place – Kevin provided an update that a conversation was had with the Homeowner that submittals are needed for work to be approved. Matt added that the City of Westminster has fined the Homeowner for lack of permitting.
- 10121 Yates Court – The property is still in litigation, and it was discovered that the Homeowner is suing the City of Westminster and Code Enforcement.
- Homeowner was present to discuss their request that was made two weeks ago to move a fence line. Homeowner states that the request was rejected. The project was to widen their concrete driveway. Kevin explained that it is not allowed by the ACC to widen concrete drives any wider than the width of your garage. Discussion was had that even though there are properties in the community that may have not followed this rule, it is the responsibility of the ACC Committee to move forward with compliance. Kevin did state however and suggested to the Homeowner that pavers or some other type of material other than concrete, can be used. Discussion was had raising the question if it is stated in our current Rules and Regulations a stipulation about how many parked cars can be in a driveway. This discussion will continue as the Board moves forward with the new Rules and Regulations Committee.
- Homeowner was present to discuss fines and late fees. Matt advised the Homeowner to submit his request in writing to MSI as this is the procedure that needs to be taken, for further discussion.
- Homeowner was present to discuss the area along the Highline Canal and street for maintenance. Kevin offered a number to Kathleen for his contact at the Canal. Homeowner also expressed other concerns as to the condition of other properties in the neighborhood. Discussion was had that there needs to be more due diligence with neighborhood drive throughs. Also, Homeowner requested that a reminder notice about trash cans be submitted in the June newsletter.

- Homeowner was present requesting an update on the golf course project regarding the drainage issue. All that was discussed at this time was that engineering trucks have been seen on the site.

APPROVAL OF PREVIOUS MEETING MINUTES:

- The April Meeting Minutes were not included in the Board packet and an email vote to the Board will be sent out to approve the minutes in the next few days.

Secretary Report

- Content is due for the June Newsletter on or before May 25th. Discussion was had as to items that are needing to be added to the June newsletter for Homeowner's to take note.

Treasurers Report

- The February, March and April financials were discussed. Account balances were reviewed, some April billing expenses were noted and discussed. A question was asked about light post fines and discussion was had. Light posts will be mentioned in the June newsletter.

Manager Report

- No Report

Architectural Control Committee Report

- The ACC reported that the committee held a meeting that was greatly beneficial for all. There are a lot of Homeowner submittals coming in and the committee is working on dividing up the requests and they are being assigned as they come in. The person on the committee assigned will be following the projects. This will lead to better communication and timely responses to Homeowner's. This system should simplify the approval and denial process. Discussion was had about rewriting in the new rules and regulations defining driveways. Better communication was discussed between the ACC Committee and all Board members as to projects in the neighborhood. Also discussed was for Board members as well as Homeowner's to report what you see to the ACC committee.

Greenbelts Committee

- The current landscape company, Metco, is not fulfilling some Contract duties. The Greenbelts Committee is continuing to work with them regarding the backflow testing and repairs. Cattails are being seen in the canal and discussion was had as to how to handle these.

- A new landscape proposal was provided from 3 different companies and an Email vote will be proposed in the next few days, once all documents are reviewed by all Board members.
- The new handrail in the area of the Tot Lot and Small Pool has been installed.
- Discussion was had that the mowing day is Tuesday.

Pools Committee

- Allan states the pools are all uncovered, drained, pressure washed and some sanding completed. The Polar Bear swim was discussed and the pools are opening on time. The small pool is ready to go, the heaters need to be tested. Discussion was had about the chlorine shortage that is going on across the Country. The pool attendants, not lifeguards, are ready for our season. Discussion was had that the pool budget has been going well. The big pool parking lot is not available due to the fence construction through July.

Activities Committee

- Food Trucks have been scheduled and confirmed for all four Food Truck nights. An email will be sent out as well as an announcement in the June newsletter.
- The Garage Sale is moving forward for June 4th and June 5th. Banners will be put up on Tuesday June 1st to advertise for the sale.
- July 4th was discussed, and it is still not determined exactly how the day will look. Discussion was had that some type of Parade will be done, just not clear as to the details. The City of Westminster has not gotten back to the Board regarding the fire truck. Discussion was had to try and have the Bike Parade like past years.
- Discussion was had to announce in the June newsletter that volunteers are needed for the Social Committee.

New Business

- Discussion was had regarding the quote for Front Range Patrol conducting patrols at night in the neighborhood. The Board voted to deny putting this in place as it was agreed that this might not be effective for the cost. The Board thanked Allan for obtaining the quote. It is good information to have for the future.
- Discussion was had regarding the new Request for Proposals for a new Management Company. The Board discussed what the community needs out of a new Management Company. More to follow in June on the new proposals. Brittany is taking the lead on this. Matt, Tyler and Linda will be involved in the proposal process.
- Discussion was had regarding the trash service in the neighborhood. Reminder is to be put in the June newsletter regarding Homeowner's need to opt In for trash services.

- Discussion regarding that the Tennis Courts are in need of repairs. This will continue at the June meeting.

Communication and Tech Committee

- Emails will be sent regarding the Garage Sale and the Food Trucks.

Unfinished Business

- Discussion will continue regarding the new Covenants. The new Rules and Regulations Committee is needing to complete a Draft for review.
- Perimeter fence update: The fence is moving along quickly; requests have made regarding the carts and materials to be kept off the grass. The fence is being adjusted along Sheridan and requests have been made for some sections to be fixed. The fence should be completed by mid June for Phase I, along Sheridan. An end of July completion for Phase II is anticipated. Discussion of extra costs due to the requirement of hand digging around utility lines.

Executive Session

Next Board Meeting Date and Time

June 15, 2021 at 7:00 PM

Adjourn

Meeting adjourned at 10:32 PM