

**in this issue >>>**

- April Meeting Minutes*
- Revised March Meeting Minutes*
- Summer Activities Update*
- Staying HOA Compliant*
- Pools Opening Update*



**First Hyland Greens Monthly Newsletter**

# May 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

## May 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 18th 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:

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

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

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TO SELL?



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**NEIGHBOR**  
VALERIE WESTMARK

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ALLIANCE**

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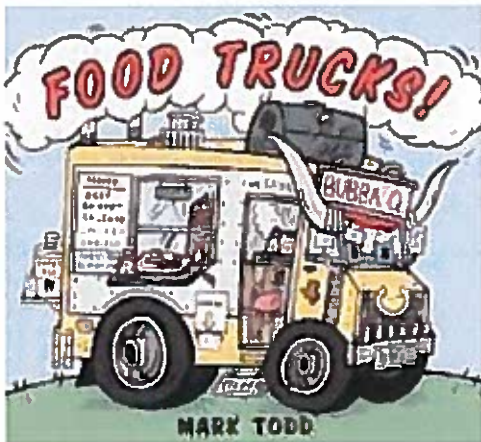


# Annual Polar Bear Swim

Our annual Polar Bear swim will be from Noon til 2pm on both Saturday and Sunday May 22<sup>nd</sup> & 23<sup>rd</sup> 2021 at the Big Pool on Yates. Be one of the first swimmers to try a quick dip before we crank up the boilers and officially open on May 29<sup>th</sup>. The snowmelt can be quite invigorating, so we will have the wader pool steaming for your post-dip warm up.



*The HOA Board would like to thank our entire Pool Committee, Charied by Allan Meers, for all of the work you are doing to get our pools up and running! We are very thankful for you!*



Pending any changes from the County, Food Trucks are in the works! More information to follow in the June Newsletter!

## Community Garage Sale & Roll Off Dumpsters

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

**Roll Offs** – Community dumpsters will be provided June 8<sup>th</sup> and 9<sup>th</sup> 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.

FIRST HYLAND GREENS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

April 20, 2021

**CALL TO ORDER:**

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

Introduction of Guests; Kurt Ronsen, Renee Teague, Danielle Jordan, David Osner, Brian Sample

**OPEN FORUM:**

- 4688 Hyland Greens Place – This property did not go to sale. The owner is completing work, installing new windows.
- 10121 Yates Court – No update at this time other than the owner has been cited and there is active litigation. The next court date is May 4, 2021 and Matt will be talking to the Attorney about options the HOA might have.
- Homeowner was present to discuss their request with the Architectural Control Committee, ACC. This Homeowner requests strong communication from the Management Company and the Board regarding submittals is needed. The Homeowner raised a valid point that Homeowner's are spending at times large amounts of money for their projects to improve their property and a better, timely response is needed regarding ACC. The Board agreed and this Homeowner was worked with immediately for results. A discussion regarding the timeline for submittals to be completed once approved will be discussed by the Board at a later time.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

The Amended March Meeting Minutes were approved.

**BOARD BUSINESS:**

- The May 16<sup>th</sup> County deadline to Code Clear was discussed. The impact on many Board activities needs to be discussed further and evaluated, knowing all is subject to change.
- The Board is hoping to have the Phase II contract for the perimeter fence with updated timelines and pricing. The Board is being told that the signature stone has remained consistent, so it should not be going up in cost.

**Secretary Report**

- Content is due for the May Newsletter on or before April 26<sup>th</sup>. The Amended March Meeting Minutes will be included in the May Newsletter.

### Treasurers Report

- It was noted that the March Financials were not available. Discussion was had regarding MSI being timely about getting the Board the monthly Financials. The Board also requests MSI to have a better system of handling checks that need to be paid by the HOA, for timely payment to Vendors.

### Manager Report

- No Report

### Architectural Control Committee Report

- The ACC reported that there are no outstanding known requests at this time. Jim did state that some applications are coming in incomplete and would like to remind Homeowner's that they do need to be complete to be considered. Kathleen thanked Kevin for doing an amazing job on the ACC and going above and beyond to assist a Homeowner with an emergency situation. Discussion was had to move forward with an updated distribution list for Homeowner requests to expedite the process.

### Greenbelts Committee

- The landscape company Metco has been sold. The current landscape contract does still apply, but all associates of Metco familiar with our property have quit. No snow removal has been completed since the new takeover. Discussion was had to be reimbursed for any charges that were claimed and not completed. Kathleen has received 3 bids in writing for a new landscaped company that will be discussed in the near future.
- The new handrail in the area of the Tot Lot and Small Pool is completed and will be installed soon.
- Sprinkler systems are getting ready, backflow devices are being tested, weed prevention at the pools has been completed, we are getting ready for summer.
- Homeowner requested an update on the golf course draining project and all that is known is this is still in the engineering phase.

### Pools Committee

- Allan states the pools are scheduled to open on May 29th. May 16<sup>th</sup> is the Code Clear deadline and pending any changes, the pools will open at a near normal level. The polar bear swim was discussed and will be announced again in the May Newsletter. Discussion of pool furniture and diving boards. Signs may be placed stating use at your own risk, furniture will not be sanitized every hour, but will be kept clean. Waivers in place like last year. Discussion of providing Clorox wipes at the pool. Discussion of the use of rafts. Discussion of items and language to be used in the May Newsletter regarding the pools. There will be future discussion at the next Board meeting regarding parties and size. There is a two-hour minimum for hiring a lifeguard at the parties.

### Activities Committee

- There was discussion around the May 16<sup>th</sup> deadline for restrictions being lifted which may allow for more activities in the community. The garage sale dates and roll off dates were set and will be announced in the May Newsletter. Discussion of Food Trucks resuming. Valerie and Kevin will be discussing and have an update for the May meeting. The 4<sup>th</sup> of July was discussed and we are waiting to hear from the City as to how this will look

this year. Discussion around the parade and reaching out to Ed Barnett's family for participation. More to follow at the May meeting regarding all of the possible upcoming summer activities.

#### New Business

- Discussion was had at possibly hiring a patrol company to drive through the neighborhood due to the recent activity and break-ins reported. More to follow at the May meeting.

#### Communication and Tech Committee

- The Tech Committee will continue discussion regarding a new direct email for the ACC committee.

#### Unfinished Business

- Discussion will continue regarding the new Covenants. The new Rules and Regs Committee is planning to meet and will have an update. Discussion was had regarding work trucks, tow trucks, covered cars in driveways and streets, etc. being parked in the neighborhood and what changes might need to be put in place regarding rules for this.
- Perimeter fence update: Metro asked Matt if it was okay to work on the weekends and Matt gave approval for this. The May 31<sup>st</sup> deadline for completing is approaching. The Phase II contract will be signed when it is known how well the company is doing to finish Phase I.

#### Executive Session

#### Next Board Meeting Date and Time

May 18, 2021 at 7:00 PM

#### Adjourn

Meeting adjourned at 10:05 PM





**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**



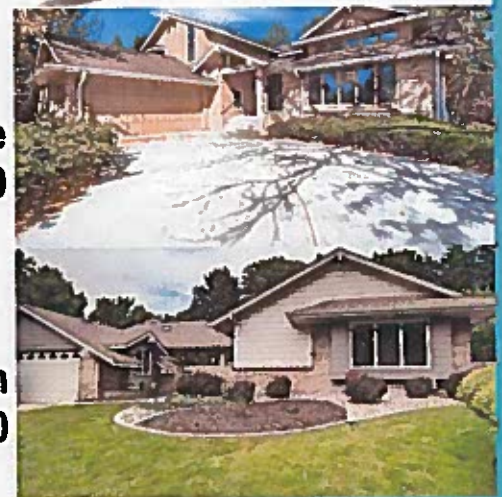
**4785 W 102nd Pl  
\$500,000 U/C**

**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>

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## What Will the Pools Look Like this Summer?

May 16<sup>th</sup> is the deadline for all restrictions to be lifted, Code Clear. All Pool Protocol will be within the Tri County Health Department guidelines and the following is subject to change. Opening Day is May 29<sup>th</sup>!



- 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](mailto: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, see the website for details.
- Will there be furniture this year? Yes, but you can always bring your own chair.
- What about Diving Boards? Yes, but these are to 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.

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](http://www.hylandgreens.org)





# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

MAY 2021



**Envision Home Team**  
Eric and Beth Ann Mott, Wendy Atkinson,  
Kent Davis and Gina Bradshaw  
720-600-2375  
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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

### HOW ARE MY PROPERTY TAXES CALCULATED?



As we mentioned last month, this year in Colorado your county assessor will re-evaluate your property's value for tax purposes. Notices of value will be sent out this May with your new valuation. Your new assessment value will be used to calculate your property taxes due next year. You can appeal this value by following the process outlined in your notice. Your taxes are calculated using three factors: 1) Assessed Value (this is what is being revised in May). 2) Residential Assessment Rate (Fixed at 7.15% until it is changed by the legislature.) 3) Mill Levy— this is set in January of each year by your taxing authorities, ie schools, police, fire, city, county, etc.

1 mill = .001 multiplier. Let us look at an example: Assessed Value \$400,000 x 7.15% x 112(Mill Levy) = \$3203.20. Let us say you received your Notice of value and your property's value has increased to \$450,000. How will that impact the property taxes you owe? Let us plug it into the formula: Assessed Value \$450,000 x 7.15% x 112(Mill Levy) = \$3603.60. In this example a 12.5% increase in assessed value translated into an 11.25% increase in property taxes. While your new Assessed Value will be set this year, the Residential Assessment Rate and Mill Levy can adjust when your tax bill is officially calculated for 2021 in January 2022. As your trusted Real estate advisors, we are here to assist you. Please contact us directly for more information and any questions.

## PROPERTY CORNER



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**14281 County Rd 2**  
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5 Bedroom  
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On over 2 Acres  
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8 Land Lots  
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**UNDER CONTRACT**



**10956 Melody Dr**  
Northglenn, CO  
3 Bedroom  
2 Bath  
Listed at  
**\$350,000**

**ENVISION**  
HOME TEAM  
HOME IS OUR MIDDLE NAME



**BUYER  
UNDER CONTRACT**



**Thornton, CO 80233**  
1st contract  
submitted &  
accepted

# 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

*May Meeting Minutes*

*Summer Activities Update, Including  
4<sup>th</sup> of July Update*

*Food Trucks for the Summer*

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



## May 2021 Hyland Greens Update

**Saturday May 1<sup>st</sup> – May Day**

**Wednesday May 5<sup>th</sup> – Cinco de Mayo**

**Sunday May 9<sup>th</sup> – Mother's Day**

**Monday May 17<sup>th</sup> – Tax Day**

**Monday May 31<sup>st</sup> – Memorial Day**

**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 cancelation 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 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.
- The current Management Contract was discussed.



## 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.

***Correction: The statement made here implies the map provided in the next newsletter will show the snow removal responsibilities of the City of Westminster. The map provided in the April Newsletter is the FHG Community map, available on the Hyland Greens website, showing the snow removal rules of the City and the snow removal rules of the HOA, that are all an HOA responsibility. A better way to explain to the community the rules of snow and ice removal per the City of Westminster might be to refer all Residents to the City's website.***

***<https://www.cityofwestminster.us/Government/Departments/PublicWorksUtilities/StreetOperationsDivision/SnowIceControl>***

## 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>.

***Correction: See the Statement under the Secretary Report.***

- 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

