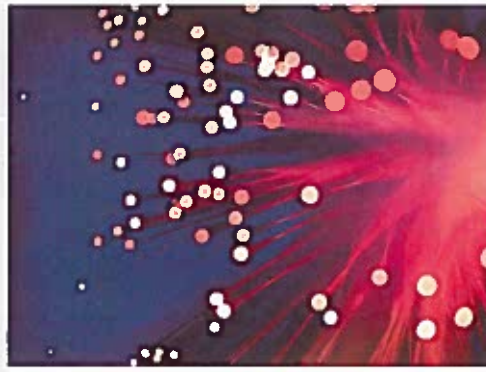


**in this issue >>>**

- June Meeting Minutes*
- 4<sup>th</sup> of July Schedule of Events*
- Staying HOA Compliant*
- Pools Rules & News*
- Summer Activities Update*



**First Hyland Greens Monthly Newsletter**

**July 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

**July HOA Meeting**

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

**Tuesday July 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:

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

Community Manager:  
Angie McCoy/Deneen Gaines  
[dgaines@msi.com](mailto:dgaines@msi.com)  
720-974-41349

Advertisement in the Newsletter should not be considered as an endorsement for products/services.

**DON'T FORGET...**



**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 5440 Ward Road #110, Arvada, CO 80002  
ALLIANCE markofthewest.com

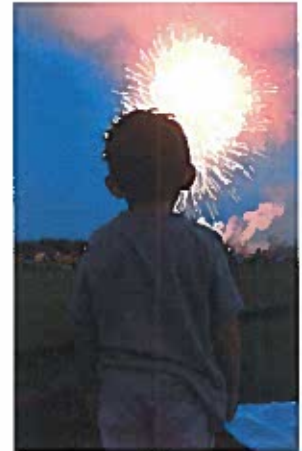


MARK OF THE WEST

# ***FHG HOA is Proud to Announce the Return of Our 4<sup>th</sup> of July Celebration!***

Here are all of the details for Sunday July 4<sup>th</sup>.....

- **9:00 AM Bike Decorating Contest & Children's Parade Staging** – All Hyland Greens kids are welcome to participate! Decorate your wheels (bikes, trikes, wagons, scooters, strollers, etc.) in your best Red, White & Blue Independence Day motif and show up at the Small Pool Parking Lot at 9 AM sharp!
- **9:45 to 10:00 AM** – Starting at the Small Pool Parking Lot the Children's Parade begins to the Big Pool with the Westminster Police and Fire Department!
- **10:00 to 11:00 AM** – The Fire Hose spray down on the Big Pool Sports Court begins! Enjoy refreshments of hot dogs, chips and a drink all for \$1.00! Free Snow Cones! (All while supplies last).
- **11:00 AM** – Games will commence at the Big Pool. Prizes and fun, do not miss the Belly Flop Contest!



**Due to Westminster COVID-19 Policy no one will be allowed on or inside the fire trucks (this includes pictures). No pictures or contact with first responders will be allowed.**

**Reminder: both pools will be closing early on July 4th (6:PM or sooner).**

***We hope you all have a happy and safe Holiday!***

## **Let's Take Care of the Tot Lot!**



**We are so fortunate as a Community to have our own Private Playground. We need your help in taking care of all of the equipment that has been provided for our "Tot Lot". Please remember to return all of the balls, bocce balls, golf clubs, etc to the bin and close the lid. Your help in reminding your children who use this playground to be considerate, helps keep your HOA dues down.**

## **Independence Day Facts:**

- The Liberty Bell rings 13 times every Independence Day to honor the 13 Original States.
- The very first 4<sup>th</sup> of July Fireworks show took place in Philadelphia in 1777.
- Americans spend over \$1 Billion on Fireworks every year.
- The largest 4<sup>th</sup> of July show in the nation is Macy's & it takes 8,000 hours to prepare.
- Calvin Coolidge is the only President to be born on July 4<sup>th</sup>.

### **A Reminder to all Residents....**

No Camper, Trailer, RV, Boat, Motorhome, etc. parking is allowed in driveways, yards or on the streets.

A 72 hour grace period is granted to Homeowners to load & unload only.

We encourage you to follow this Rule to avoid any possible violations. See Section 15 of the Rules & Regulations on the website.

# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

JULY 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)  
[www.envisionhometeam.com](http://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.

## BUYER & SELLER ADVICE

## 7 REASONS WE'RE NOT IN A BUBBLE



Rapidly increasing housing prices has many doomsayers predicting we are heading for a bubble and real estate meltdown. But most economists agree the answer is no and here are the 7 reasons why.

**Low Inventory** - is driving prices up with only approximately a 2 month supply nationally and less than a 1/2 month's supply in the Denver area. This problem won't go away quickly.

**Lack of Supply** - While new housing starts are rising, the supply is well below demand. Builders can't keep up.  
**Favorable Demographics** - Nearly 5 million millennials turn 30 this year, with similar numbers coming in 2022 spurring demand.

**Return of International Demand** - As the pandemic recedes, international travel and home purchases will pick up later this year as buyers look for vacation homes, primary residences and investment property.  
**Low Mortgage Rates** - While mortgage rates have begun to creep up, there are no signs of a spike.  
**Tight Credit** - During the previous crisis, lenders offered 0% down, adjustable rates and stated income options. Today, the guidelines are much stricter.  
**Greater Equity** - Due to rising prices and greater savings rates, many homeowners are "equity rich" with 1 in 3 of the 55.8 million mortgaged homes having 50% or more equity in their homes. Looking ahead to the 2nd half of the year, the pace of home sales may decline and interest rates rise. But those changes should be gradual, leading to a more normal market rather than a bursting bubble.

## PROPERTY CORNER



We are here for you!

720-600-2375  
[info@envisionhometeam.com](mailto:info@envisionhometeam.com)  
[www.envisionhometeam.com](http://www.envisionhometeam.com)



### COMING SOON



**Westminster, 80234**  
3 Bedroom  
3 Bathroom

### SOLD



**1225 S Onelda St #218**  
Denver, 80224  
2 Bed - 2 Bath  
Sold 10k over  
List Price at  
\$250,000

### SOLD



**3257 E 102nd Dr**  
Thornton, 80229  
2 Bed - 2 Bath  
Sold 25k over  
List Price at  
\$400,000



### ANOTHER BUYER UNDER CONTRACT



**New Construction**  
Paired Home  
Brighton, 80640

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

July 8<sup>th</sup> – Taste of Texas BBQ, Rats Woodshack BBQ, Amore Pizza, Go Green

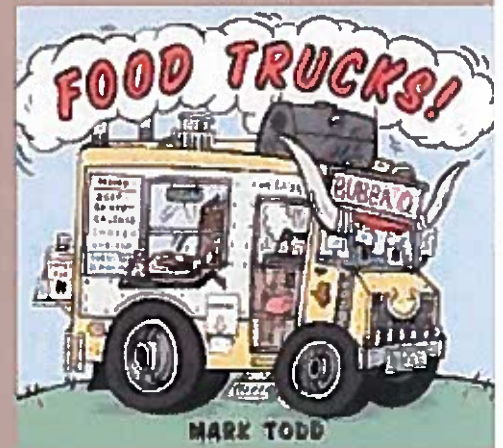
Gourmet & Sno Ball Shack

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

Woodshack BBQ, Davy Jones Fryer & Dessert Stand

September 9<sup>th</sup> – 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](mailto: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.



## Reminder to Residents About the Pool Rules

The HOA and the Pool Committee would like to remind Residents and All Guests about the following pool rules:

- Entrance to the pool is granted only by pool attendants. Reminder, these attendants are NOT lifeguards. Swimming at the pool is at your own risk.
- Anyone entering the pool under the Age of 18, MUST be accompanied by a parent/guardian who is 18 or older. An ID for entry may be required.
- Anyone entering the pool MUST have a fob/key card and a photo ID for entry may be required.

If you see something at the pool or the parking lots after hours....

Please Call Front Range Patrol

(303) 429-5061





**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**

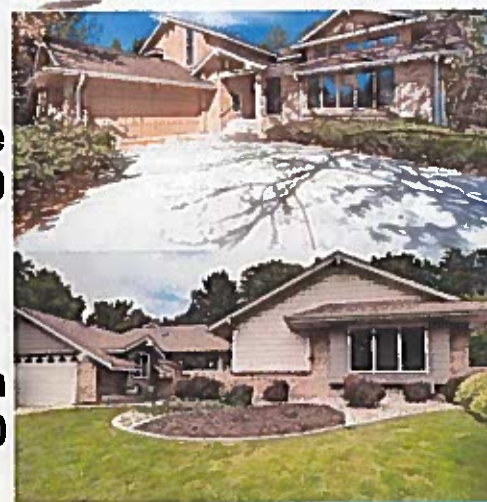


**4672 W 99th Pl**

**\$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



# final thoughts...

## 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

July Meeting Minutes

Summer Activities Update

Upcoming Fall Activities

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of weed control & lawn maintenance. 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	14	720-450-1795	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 and 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*



## July 2021 Hyland Greens Update

**Thursday July 1st – Canada Day**

**Sunday July 4<sup>th</sup> – Independence Day**

**Thursday July 8<sup>th</sup> – Food Trucks at Hampshire Park**

**Friday July 23<sup>rd</sup> – Gorgeous Grandma Day**

**Monday July 26<sup>th</sup> – Aunt and Uncle Day**



*Great Investment Property*



**8870 W Dartmouth Pl**  
**Lakewood \$260,000**  
Valerie Westmark | (303) 981-0950





**FIRST HYLAND GREENS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

June 15, 2021

**CALL TO ORDER:**

The meeting was called to order at 7:13 PM, once Quorum was met, by Tyler Urruty, Treasurer. Board Members in attendance were Matt Brozovich, Tyler Urruty, Valerie Westmark, Kathleen Dodaro, Jim Gilmer, Kevin Murphy, Allan Meers, Chuck Smith, Sandy Owens, Shirley Wade-Haywurst, and Brittany Barnett. Board Members Absent were Pam Moores, Linda Mollard, Jon Gebbia and Johanna Zablocki. No representative from MSI was present.

Introduction of Guests; Roxy and Kurt Ronsen, Heather LaPuma, Brian Sample, Jerry Carta, Chris Maloney, Bob Belden, Kelly Hellman, Doug Schmitt and Colleen Dufresne.

**OPEN FORUM:**

- 4688 Hyland Greens Place – Kevin stated there has been no activity for the past 3 weeks or so. It was reported that the weeds are reaching 11 feet tall. Code enforcement is actively involved with this property. Homeowners at the meeting expressed their comments and observations about the property.
- 10121 Yates Court – No update at this time other than the owner has been cited and there is active ongoing litigation.
- An update was provided for the golf course seepage along Holes 7 & 8. Kathleen offered help to the Homeowner impacted by our new landscape company to keep the grass trimmed.

**APPROVAL OF PREVIOUS MEETING MINUTES:**

- The April Email Vote Approval Ratification and the May Meeting Minutes were approved.

**BOARD BUSINESS:**

- Discussion was had regarding the Request for Proposals for a new management company. The interview process was discussed. Comments were made as to the communication during these interviews to be detailed, specific and of a highly professional nature. Matt, Tyler, Valerie, Brittany and Linda will be involved in the interview process. Valerie will be a stand in if Matt is unavailable for any reason. Discussion was had as to what MSI has done well for our community as well as other communities that Brittany and Valerie have personal

experience with. Matt requested input from the Committee Chair as to their requests for the new Management Contract. The Status Letter was discussed and may be revised for the future. Discussion was had about the past invoices from vendors needing to be addressed and paid on time.

- Discussion was had that Lewis Moses is no longer with MSI and the community has been assigned a temporary property manager, Deneen Gaines and Angie McCoy. Deneen has conducted two drive throughs of the neighborhood in the past two weeks.
- Rules and Regulations Draft Committee, the newly formed committee to oversee the rewriting of the Rules and Regulations was reviewed. This committee is made up of Jim Gilmer, Chair, Kathleen Dodaro, Pam Moores and Chuck Smith. The committee is being asked to have the Draft Update by the Annual Meeting in November.
- The perimeter fence cleanup is being completed around the project and the Big Pool parking lot. The 104<sup>th</sup> side is being worked on. Homeowners are reminded to keep their bushes, trees, flowers, etc. off of the existing fence as they will be removed, and the area needs to remain clear. The completion date is still on target for the end of July. The gaps in the fence have been repaired and the sprinkler repair work is being scheduled for along Sheridan.

#### Secretary Report

- Content is due for the July Newsletter on or before June 25<sup>th</sup>. Discussion was had to continue a reminder in the July Newsletter to Homeowners about landscaping, RV, camper and trailer parking. Also, a note is to be added regarding equipment at the Tot Lot.

#### Treasurers Report

- May financials were discussed as well as the recent financial status of the Homeowners and the Community.

#### Manager Report

- A Violations Report has been distributed to the Board and will be discussed in Executive Session.

#### Architectural Control Committee Report

- The Committee stated they are on track with the recent Homeowner requests. The Committee is working with MSI as to handle the end of April and May requests. All ACC members are to receive the requests and delegate as to who responds, handles the requests, and follows up on the project. MSI notifies the Homeowner if their request was approved or denied, as this is the current procedure in place.

#### Greenbelts Committee

- Kathleen reported that the current landscape company Metco, has been MIA. The company has not been performing their contractual duties such as weeding, lawn maintenance and watering, etc. Discussion was had

as to the upcoming invoices and payments to Metco. The new landscape company, Leo Landscaping, started today, Kathleen reported. Leo Landscaping is aware of the problems left by Metco and are attending to all issues immediately. The new landscape contract has been modified.

- The new handrail is finished. Kathleen thanked all the Volunteers that helped with this project.
- The Split Rail Fence Repair Project is almost completed.
- Discussion was had that the Community filled the roll offs too full, all though a reminder was placed in the Newsletter for Homeowners not to do this. This will be addressed for next year, so we do not have this problem again.
- Discussion of the drainage issue into our greenbelts from Hole #7 and Hole #8 of the golf course continued. The HOA Attorney might be needed to be consulted with regarding this issue moving forward with Hyland Hills.

### Pools Committee

- Allan stated that the Big Pool pump has failed and needs to be replaced.
- There were approximately three dozen people at the 5<sup>th</sup> Annual Polar Bear Swim this year.
- Discussion was had about the maintenance of the pool bathrooms. Allan stated the pools opened without any incident. Neighbors were thanked for helping pressure wash the pool deck and chairs for the opening.
- Front Range Patrol was discussed. There were reports of kids caught on video jumping the fence at the Small Pool over Memorial Weekend. Homeowners are encouraged to report what they see at all hours to Front Range Patrol. An update with the phone number will be placed in the July Newsletter.
- Discussion of some Residents not respecting the pool rules as to diving boards and age requirements. No one is allowed in the pool under the age of 18 without a Parent or Guardian. A reminder will be placed in the July Newsletter. Discussion was had that the waiver that every Homeowner must sign and agree to in order to use the pool, states that they will comply with the pool rules or risk consequences.
- Lap lane discussion was had. It was determined that the lap lane rope will be placed back at the Big Pool. A reminder will be put in the Newsletter that the designated Lap Lane Hours are from 6 to 10 AM, however, the lap lane can be used anytime for anyone wanting to lap swim. Homeowner was present to discuss his concerns regarding the lap lane.

### Activities Committee

- The fire truck has been booked for the 4<sup>th</sup> of July. The bike decorating and judging contest will begin by Age Group as in past years at the small pool parking lot at 9 AM on July 4<sup>th</sup>. The fire truck is scheduled to come at 10 AM to start the parade through the neighborhood to the Big Pool. All kids and neighbors are invited to walk and ride bikes in the parade. The fire truck will spray down the kids with the fire hose on the Sports Court like in past years. This year the firemen have asked for no photos with the kids or kids sitting on the fire truck to keep social distancing in place. Hot Dogs, chips, drinks and snow cones will be provided at the Big Pool for purchase. Games, activities and prizes will be available for the festivities. We will also have the Belly Flop Contest for Homeowners to participate in. Details to be provided in the July Newsletter.

- Food Trucks were discussed. There was a great turn out and seems well received. The Newsletter will continue the notice for the Homeowner's.
- Discussion was had that the upcoming Summer Bash event on August 21<sup>st</sup> with the Band will be held back at the Big Pool. Kokopelli might be joining in on the Event, more details to follow.

**Communication and Tech Committee**

- An Email and Facebook Communication will be sent out ASAP for the 4<sup>th</sup> of July Events.

**Next Board Meeting Date and Time**

July 20, 2021 at 7:00 PM

**Adjourn**

Meeting adjourned at 9:49 PM. Executive Session to be held at the next Board Meeting.