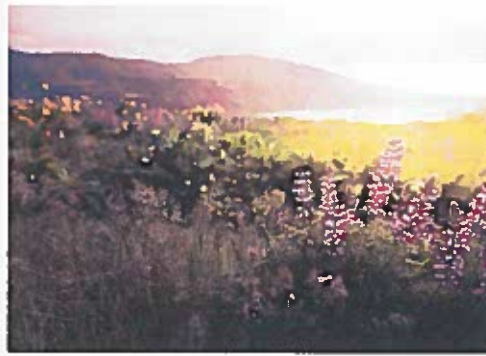


**in this issue >>>**

*July Meeting Minutes*  
*Staying HOA Compliant*  
*Summer Bash Update*  
*Guidelines for the New Fence*  
*Pool Safety*



**First Hyland Greens Monthly Newsletter**

# August 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

Linda Mollard, Activities/Social Chair, 2021

Chuck Smith, 2022

Kevin Murphy, 2023

Sandy Owens, 2022

Shirley Wade-Hayhurst, 2022

Jon Gebbia, 2022

Johanna Zablocki, 2023

Brittany Barnett, 2023

## **August HOA Meeting**

Please join us for our next First Hyland Greens Homeowner's Association Board Meeting to be held in person at the MSI offices, address below, and via Zoom link on Tuesday August 17<sup>th</sup> from 7:00 PM to 9:00 PM.

Two Annual Budget Meetings will be held on Wednesday August 4<sup>th</sup> and Wednesday August 11<sup>th</sup> at 7:00 PM to 8:00 PM via Zoom. Homewoners are welcome to attend.

Please watch your Email for an update with the Zoom link invitations. 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:  
Mark Becker  
[amccoy@msiho.com](mailto:amccoy@msiho.com)  
720-974-4134

The Diving Board at the Big Pool has broken. A new Diving Board has been ordered, but it is on back order for at least 6 to 8 weeks.

Unfortunately, the Diving Board will be down for the rest of the Season.

The First Hyland Greens Board and the Pool Committee apologizes for any inconvenience.

## Hyland Greens 21<sup>st</sup> Annual Summer Bash



Our 21st Annual Summer Bash is going to be celebrated on Saturday, August 21st from 6:00 pm to 9:00 pm at the **small pool**.

We are excited to have “The Hot Lunch Band” return this year. [www.thehotlunchband.com](http://www.thehotlunchband.com). They were a big hit last year and had people dancing from the first song to the last.



They are one of the top dance bands in Denver, highly sought after by bars and clubs, private events, festivals, weddings and as concert openers. This high-energy band has been captivating audiences from coast to coast since 1981, playing R&B soul dance music from the 60's

to current. But don't be surprised if they throw in some rock and country! If you were there last year, you know they were a hit!

The small pool will close at 4:00pm and will be closed during the event. The band will be set up inside the pool fence, like last year. Restrooms at the pool **will be open**. We'll have many more tiki torches this year to help with mosquitos and lighting. As a reminder, *wheels of any type are not allowed on the tennis court*. That includes skateboards, scooters, bicycles, etc. Please advise your children of this prior to the event.



Kokopelli Beer Company will be selling craft beer, wine, cider, soda and sodas and LIQ-CRÈME will be selling alcohol-infused ice cream. We were unable to find a food truck that was available on a Saturday night so feel free to bring your own food. Don't forget your blankets and/or chairs.

Join us for a chance to see your Hyland Greens neighbors, hear great music and dance the night away. The band begins at 6:00 and you won't want to miss a moment.

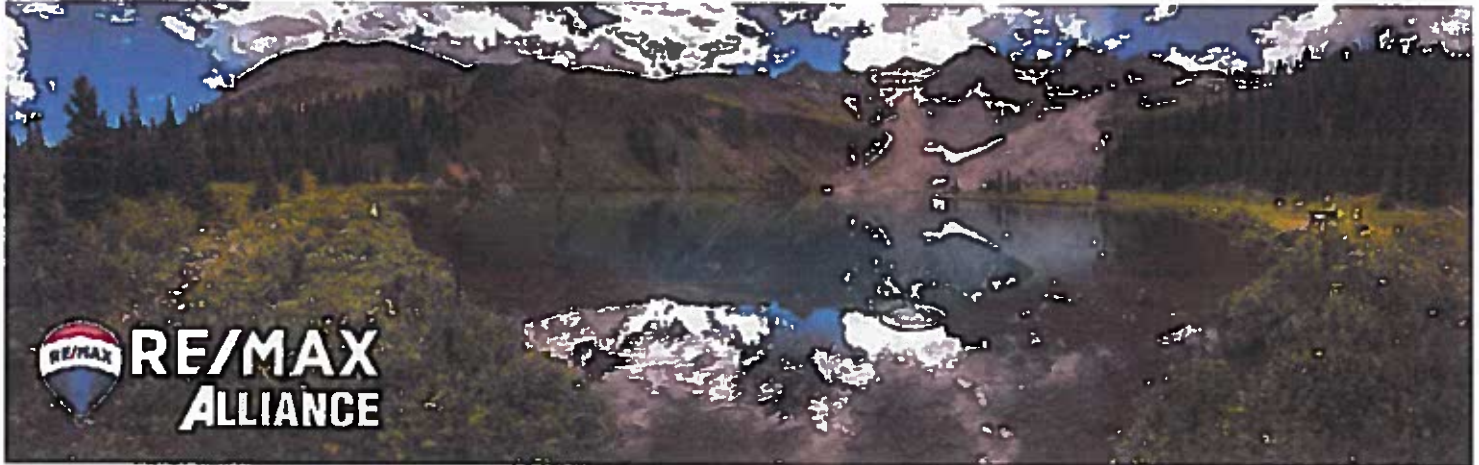


# MARKET INSIGHTS

*A look at the current real estate market.*

BROOMFIELD & WESTMINSTER JULY 1, 2021

**Valerie Skorka Westmark**  
RE/MAX Alliance | Broker Associate  
Call/Text: 303-981-0950  
Office: 303-420-5352  
ValerieWestmark@gmail.com  
ValerieHomesInColorado.com



The heat of summer gives rise mainly to cool thoughts; how to cool down! How to stay cool! How to keep your cool! And where do you want to be living before the new school year begins?

Several factors motivate people to make their move in the heat of summer and where they will send their children to school is one of those considerations. Some feel the pinch of too little space and seek larger pastures to accommodate growing families.

Others hear the echo of unused space and downsize to a more manageable living space now that the family has grown and moved on to their own homes. Recent surveys indicate that the biggest single factor in determining whether to stay in your current home or make a move is meeting changing family needs.

Making a profit is a very small percentage of reasons to sell a home you live in, yet the NAR consumer website found that 24% of those responding indicated plans to sell to take advantage of increased equity earnings thanks to current market conditions. Steady low mortgage interest rates and razor-thin inventory levels have created the almost perfect seller's market, influencing positive decisions to list a home for sale.

Speaking of listing a home for sale, another interesting survey revealed that which day of the week you choose

to put the house on the market could result in a higher sales price and less time to sell. Saturdays, Sundays, and Mondays were the bottom three with Thursday proving to be the best day, based on time and sales price data.

We didn't survey to know how many of the 421 homes available through June in Broomfield & Westminster were listed on a Thursday, but we do know the average Days on Market was 11. 310 sold and closed at an average sales price of \$621,412. Prospective buyers realize sweetening their offers get them the home they desire, evidenced by more than 50% of homes selling at above list prices. This is a significant increase from June 2020 sales prices which averaged \$506,091, and a trend that will most likely change when inventory levels increase.

## Stat Check

2020	2021
New Listings	
363	421
Number of Units Sold	
326	310
AVG Days on Market	
36	11
Average Price	
\$506,091	\$621,412

As the pandemic impact begins to recede, watch for a bit of a roller-coaster season in real estate, as buyer and seller find the new normal in pricing, affordability, and desired features. 80% of those in the market to purchase a new home listed space, privacy, and more usable outdoor area as the top three priorities they are focused on when making a move.

So, what are you doing this Thursday? RE/MAX Alliance Associates are available throughout Colorado to make your summer move as smooth and cool as possible!



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

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

Woodshack BBQ, Davy Jones Fryer, Brian's LIQ-CRÈME Alcohol Infused Ice Cream &

Dessert Stand

September 9<sup>th</sup> – Taste of Texas BBQ, Amore Pizza, Rats Woodshack BBQ, Go

Green Gourmet & Waffle Cakes



## 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.

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

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

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.



## Thank You to the Ed Varnett Family

The First Hyland Greens Board would like to offer sincere thanks to all of the Varnett Family for organizing and staffing the Wheels Parade for the neighborhood on the 4<sup>th</sup> of July. Ed Varnett lived in Hyland Greens many years ago. His daughter Catherine still resides in the home. Ed loved this community and he started the Bike Parade. He used family members and friends as the judges and he bought the ribbons that were given to all of the participants. After his passing, his family has continued the tradition. This parade has gone on for at least 30 years without a missed year, not counting last year. The parade has evolved into the Wheels Parade, where not only bikes are decorated but also strollers, scooters, wagons and battery operated cars, really anything with wheels! Catherine, we thank you and your family for continuing this tradition in honor of your Father Ed, and hope you keep it up for many years to come.







**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!**



**15052 Josephine**

**\$630,000 SOLD**

**Hyland Greens**



**11873 E 111th Ave**

**\$402,900 SOLD**

**12603 Tamarac St**

**New Build SOLD \$448,304**



**Gate N Green  
Broomfield**

**The Highlands  
Commercial/Residential**



**I Love Hyland Greens!  
Call me today for a Free  
Market Analysis!**



**1499 W 120th Ave #110 Denver CO**

**Office 720-602-4211**

**www.GallowayRealty.net**

**winner1726@msn.com**

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# A Note About Pool Safety

Pool rules are generally either for safety, or to be considerate of the other pool attendees.

No running on slippery decks, and don't do backflips are safety rules. They help lessen the chance of someone getting hurt.

No radios, no smoking, and no obscene language are in consideration of other families that are in that pool or shared recreation space.

The rule that parents/guardians need to accompany their children to the pool helps keep unsupervised kids from getting too rowdy, and staying in the water with your children who can't swim helps reduce the chance of an accidental drowning.

But a pool combines a number of things that don't go well together. Running on concrete pool decks can lead to skinned knees and elbows. Water cool enough for energetic lap swimming exercises can cause hypothermia in smaller children and less-active adults. Pool sanitizers need to be well-balanced so as not to affect the pool equipment or the swimmers in the water. Excessive sunlight can damage skin as well as pool equipment and furniture, and powered pool equipment needs to be properly installed and meet all standard safety requirements for operation in or near water.

You may see our pools as simply a body of clean clear water, inviting you to a refreshing swim on a hot summer day, but there are dozens of people and companies working behind the scenes to get it to that point. We have plumbers, boiler techs, electricians, maintenance staff, attendants, management companies, and many more professionals and volunteers working to get the pools open in the spring, operating through the summer, and closed in the fall.

Our recreation areas include pools, buildings, parking lots, fences, and more, so other professions that get called in to keep our pools operational for the summer include lawn companies, concrete workers, fencing and gate companies, communications companies, locksmiths, carpenters, metalworkers, painters, roofers, asphalt companies, accountants, legal staff, and even professional cooks and musicians for some of our summer events such as the upcoming "21st Annual (Luau) Summer Bash Band Event".

These professionals follow safety protocols and operational guidelines in their work, not just for their particular field, but also specifically when they do work on our pools. For instance, there are regulations that electricians follow when wiring up motors and other equipment that is in a potentially wet area such as a pool pump house. Our electricians make sure our pool areas are safe and up-to-code.

Other regulations can also apply to our pool companies who follow Red Cross guidelines when it comes to operating our pools safely. For the safety of yourself and others, please follow pool and common sense safety rules while visiting our recreational facilities.

But there is an important safety issue that is up to you - stay with your children in the water. Especially for kids who can't swim, parents need to be within arms reach, supervising and protecting them. For children who can swim, a nearby parent helps protect them against accidents, and can be fun time for both of you.

*Allan Meers, Pool Committee Chair*

## Ask the Board

**Q:** Where Can I Get Information?

**A:** [www.hylandgreens.org](http://www.hylandgreens.org)



The most common questions we receive are about Trash Service, Board Meetings, Rules and Regulations, Construction Approvals and Pool Keys.

Please go to the Community website for answers to all of your questions. Homeowners can set up their accounts to be on the Email list to receive the Newsletter, Monthly Meeting and Annual Meeting Notifications and other Community Information. Currently Pool Keys can be obtained from Linda Mollard. Linda can be reached at [lmollard1@gmail.com](mailto:lmollard1@gmail.com).



## Let's Give a Round of Applause to our Newest Committee Volunteers, Jess Painz, Social/Activities Committee and Jon Westmark, ACC Committee

Jess Painz has raised her hand to work as a Volunteer on the Social/Activities Committee, newly charied by Linda Mollard. Jess is looking for a few good people who would like to help her. If you have any ideas for events or activities for the neighborhood, just let her know and pitch in to help her. Jess will need help planning, prepping, setting up, help during events, tear down and putting away. We would love to see this Committee bring the neighborhood together after all that has been cancelled due to COVID. Jess, we appreciate your willingness to take this on. Jess can be reached at [jesscpainz@gmail.com](mailto:jesscpainz@gmail.com).

Jon Westmark is already known around the Community for his help and volunteering on various projects. Jon will be bringing decades of construction experience, as well as permit/approval experience, as a Volunteer on the ACC Committee. Thank you Jon for your willingness to offer your expertise and time to our neighborhood.





## What is it like to sell your house with me and my team?

"Valerie is very knowledgeable and wrote a very good contract for the sale of my house. She represented me very well. I had all my questions answered and felt it was a strong partnership. She ensured I met all my deadlines. I enjoyed working with Valerie she is a kind and thoughtful person. Thank you!" - Paula



*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 Valerie

**Q:** What are Interest Rates Doing?

**A:** They are Still Historically Low!

Currently a 30 Year Fixed Conventional Rate is at 2.99%. An FHA or VA 30 Year Fixed Rate is even lower at 2.75%. A 15 Year Fixed Conventional Rate is at 2.375%. A Jumbo Loan 30 Year Fixed Rate is at 3.25%. If you need a good recommendation for a Loan Officer, give me a call. I can help you. Valerie



*Thank you to all that  
came to my 2<sup>nd</sup>  
Annual Kona Ice  
event! Loved  
seeing all the kids  
have a great time!  
- Valerie*

## Why do I Love Living in Hyland Greens?

Well, I am sure like most of you, you might say, what's not to love? The pools, paths and courts, I love it all!

I love the diversity of living among original Homeowners at the same time welcoming in the new families with newborns. This truly feels like a well rounded Community that I cherish.

I love passing out the 4<sup>th</sup> of July flags every year. I am a Patriot at heart and this means so much to me.

I love giving treats to the kids, my Kona Ice Event, Food Truck Events and stay tuned for a Fun Fall Event coming soon!

If you know of someone wanting a home in our neighborhood, have them contact me. I know many that are coming on the market in the very near future.

**Valerie**

# 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

August Meeting Minutes

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	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 and weeding.

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

The Diving Board at the Big Pool has broken. A new one is on order, however, there is a 6 to 8 week backorder. The Diving Board unfortunately will be down for the Season. The FHG Board apologizes for any inconvenience.



## August 2021 Hyland Greens Update

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

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

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



# TALKING REAL ESTATE

**BERKSHIRE HATHAWAY**  
HomeServices  
Innovative Real Estate

AUGUST 2021



**Envision Home Team**  
Eric and Beth Ann Mott, Wendy Atkinson,  
Kent Davis and Gina Bradshaw  
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[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.

## HOMEOWNERS' ADVICE

## Top Reasons to Downsize in 2021



Moving out of your family home might not be an easy idea, but it could be one of the best decisions you ever make. There are many reasons why it might be time to downsize. Maybe the kids have flown the nest and the house feels unbearably empty, or maybe the maintenance of such a big property is starting to take its toll. Whatever it is that's making you question how much space you really need, downsizing could be the answer to your property problems. Maybe next year is the year you make your move!

**Live a simpler life** - There are many ways in which downsizing can simplify your life. The first one, and probably one of the biggest challenges you'll encounter when planning to downsize, is your stuff. You're moving all your belongings from a big house to a small house. It's unlikely that it's all going to fit!

**Have more family time** - Whether you're downsizing with the kids in tow, with a partner or on your own,

smaller homes are more sociable. Rattling around in a big house can feel lonely, especially if you live alone or with just one other person, even if you enjoy your own company!

**Move to pastures new** - Looking at smaller, more affordable properties might open up location possibilities that were previously way out of your budget. Highly sought-after locations like London, Oxford, Edinburgh and Brighton might have been far too expensive when you were buying a family home but can become affordable now you're downsizing. If you've always had a dream living location, why not give it a go?

Whether you are looking to downsize, upsize or renovate your existing space, we are here as a resource for you. Contact us with your real estate questions.

## WILL YOU BE PREPARED

*when it matters most?*

Wednesday, September 29th  
Hybrid Event

In Person or via Zoom  
The Ranch Country Club  
11667 Tejon Street  
Westminster, CO 80238

6:30pm  
Check in, Cocktails,  
Light Appetizers and  
Dessert Social to 6

7:00-8:00pm  
Presentation by Melissa Datta, Attorney

**RSVP:**

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



**BERKSHIRE HATHAWAY**  
HomeServices  
Innovative Real Estate

- Are you wondering if you should have an estate plan?
- Do you already have an estate plan or trust and want to know if you need more or if what you have is sufficient?
- Do you have questions about estate planning?

**JOIN US ON WED. SEPT. 29TH TO START PLANNING!**



[EnvisionHomeTeam.com](http://EnvisionHomeTeam.com)



## **Care Guide**

### **Signature Stone Privacy Fence**

- Keep landscaping pressure away from the fence. The bottom panels already have the most weight on them. Additional pressure may cause cracking/breaking. I.e., Do not use fence as a retaining wall.
- Do not let plants, particularly vines, grow on or near the fencing. They can grow through the panels causing separations and breakages.
- Do not hang heavy items from the fence, this could cause cracking/breaking in the panels.
- Do not drill into the fence. This can cause cracking and allow the introduction of moisture in the interior of the product which can lead to cracking and rusting.
- Do not tie trees or anchor anything to the fence posts. This can cause leaning in the posts over time.
- If the fence needs to be cleaned, a garden hose or power washer used at a reasonable distance are the preferred methods. A concrete cleaner with a mildly abrasive scrubber can be used to remove tough stains.
- Do not use harsh chemicals to clean the fence, as this may alter the coloration.
- Failure to comply with these guidelines may result in the forfeit of the warranty provided by Signature Stone.

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

**Tuesday July 20, 2021**

**CALL TO ORDER:**

The meeting was called to order at 7:27 PM by Pam Moores, Vice President. The Zoom Link initiated for this meeting had technical issues and the Board apologizes to Homeowners and Guests for any inconvenience. Board Members in attendance were Pam Moores, Tyler Urruty, Valerie Westmark, Kevin Murphy, Allan Meers, Chuck Smith, Sandy Owens, Linda Mollard, Johanna Zablocki, Shirley Wade-Haywurst, and Brittany Barnett. Board Members absent were Matt Brozovich, Jim Gilmer, Kathleen Dodaro and Jon Gebbia. Mark Becker and Angie McCoy were in attendance from MSI, along with another MSI representative.

Introduction of Guests; Ramon Martinez, David Glabe, Chris Maloney, Dane Ernsberger, Christine Hicsom, Jess Painz, Colleen Dufresne

**OPEN FORUM:**

- Mark Becker was introduced as the new Community Manager for MSI assigned to our community. Mark is new to MSI and is currently running two communities. Mark expects to have 5-6 communities total assigned to him soon. Mark will be the direct Community Manager for these communities. The ACC Committee will be meeting with Mark to get him up to speed on the Software program and the process currently used by First Hyland Greens and MSI for community approvals.
- There were quite a few Homeowners on the Zoom call (22) and the Secretary apologizes if your name was missed to be notated in the Minutes. The Secretary will recommend to the Board that Homeowners on the Zoom be introduced one by one so that all can be acknowledged. Next month the meeting will be in person and a sign in sheet will be used for Homeowners and Guests. Anyone attending on Zoom will be sure to be properly documented.
- One Homeowner present expressed concern over an incident that occurred over Father's Day at the Big Pool. This involved the removal of the Lifeguard stand with the use of power tools during Pool Hours. The Board sincerely apologized to the Homeowner and assured her that safety is a priority at the pools.
- Another Homeowner present stated that he is having a hard time keeping up with the maintenance of his lawn due to the number of rabbits in the neighborhood. The Homeowner asked the Board to keep this in mind when issuing violations for lawns due to rabbits. The Board noted his complaint.

- Another Homeowner present expressed concern over a vacant property next to his property that is causing rodent, spider, etc. infestation. Pam advised the Homeowner to get in touch with the City of Westminster to file a complaint. The Homeowner in question has been cited by MSI in the past.
- Jess Painz was introduced by Linda as a Homeowner that will be volunteering for the Social/Activities Committee in the near future.
- 4688 Hyland Greens Place & 10121 Yates Court Update:

(From an update to Council and City Manager's Office recently):

Code Enforcement opened a case on this property on 8/1/2019. Following efforts to facilitate some "good housekeeping" actions by the homeowner while several civil lawsuits awaited hearings in Adams County District Court, we engaged the Colorado Department of Public Health and Environment (CDPHE) in the hopes they could assist with enforcement or at least provide clear guidance on a reasonable path to resolution. That did not happen. As you are probably aware, CDPHE's designation of the site as a "major spill" and civil lawsuits involving the homeowner, contractors, subcontractors and insurance companies have stymied any progress. Following our efforts, we issued an administrative citation (fine) to the homeowner on 7/9/2020. He challenged our actions and requested an administrative hearing to cease further enforcement efforts. Around this time, we visited the homeowner in person and issued a summons to Municipal Court (8/31/20). Since August of last year, the Court has granted multiple continuances to the homeowner and pre-trial for the case has not yet occurred. Meanwhile, Code Enforcement prevailed in the Administrative Hearing and the Hearing Officer issued an Order on 10/14/20 that upheld our enforcement actions. We have levied additional administrative citations since then. Code Enforcement leadership has directed staff to continue to issue administrative citations, as quite frankly, that is the only practical administrative tool we have at the moment while we await the court case progress. The ultimate outcome in this case will likely be decided by Westminster Municipal Court and Adams County District Court (civil lawsuits), and a recent series of continuances have been filed that likely push the court case into March 2021. We await progress with the Court at this time. In addition, I provided the following response just a few weeks ago regarding both properties (not much new news here, but it is what we have to provide at this time while awaiting progress from our colleagues and their work at the Court): The property at 10121 Yates Court has been the focus of continued work by 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 good-faith 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 homeowner 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. With the case being now managed by the Westminster Municipal Court, further updates and any additional updates can only come from the Court. Additionally, further updates on the progress of this case will be provided only by the Prosecutor's Office or the Judge (or Municipal Court Staff) and not from Code Enforcement. Regarding 4688 Hyland Greens Place, Code Enforcement has addressed several property standards violations with the owner. Staff is maintaining this as an open case and the owner now has several



thousand dollars of administrative citations that can be re-instated if there are significant additional violations in the future. The homeowner communicated just this week that they have outlined plans to proceed with a full remodel of the home and the Building Division is supportive of the outlined approach. The homeowner's permits are still active. At this stage, Code Enforcement cannot force additional actions by the homeowner. Code Enforcement will continue actively working with the homeowner and checking in on the concerned property and will write additional property citations or fines as necessary.

#### APPROVAL OF PREVIOUS MEETING MINUTES:

- The June Meeting Minutes were approved by the Board in attendance. Linda Mollard abstained.

#### Secretary Report

- Content is due for the August Newsletter on or before July 26<sup>th</sup>. Discussion was had as to items that are needing to be added to the August newsletter for Homeowner's to take note.

#### Treasurers Report

- The recent financials, reserves and billing were reviewed. Past due balances were discussed, and it was noted that the trend for past due accounts was going down from May to June. The Annual Budget Meetings were discussed, and the dates set for August 4<sup>th</sup> and 11<sup>th</sup>, both starting at 7:00 PM and lasting about one hour. Homeowners are invited to attend, and this will be done with a Zoom link. The Board voted to transfer funds per Tyler's recommendation.
- All involved with the 4<sup>th</sup> of July were asked to get Tyler the receipts.

#### Manager Report

- Mark reported that currently there are 43 open violations. Mark will be out in the neighborhood on Friday and that Fridays are his drive through days for the community. Linda volunteered to drive with Mark in the community so that she can point out to him the habitual offenders.
- A Homeowner that was present wanted the opportunity to explain to Mark her neighbor on Hyland Greens Place. Kevin offered the Homeowner some explanation as to how the City of Westminster handles complaints, fines and liens on a property. The Board discussed how they will get Mark caught up on the two properties in the neighborhood that are frequently discussed, Hyland Greens Place and Zenobia Circle. Tyler assured the Homeowner that the Board is not wiping our hands of the situation, but the Board is trying to work through this as much as we are able to do. The Homeowner thanked Tyler and especially Matt for all he has done with trying to get results and answers from the City. Linda stated that the new covenants will have stricter penalties for violations and give the Board more power to do something if and when a situation happens again like these two properties, in the Community.

### Architectural Control Committee Report

- Kevin stated that he will work with Mark to get him familiar with our ACC guidelines. A Homeowner, Jon Westmark, has volunteered to work on the ACC committee with Jim, Kevin and the other Volunteer, Chris Traynor. Jon Gebbia has put his house for sale and may not be a part of the Board/Committee much longer. Jon was not in attendance to confirm this.

### Greenbelts Committee

- Kathleen was not able to attend the meeting but did provide this Greenbelt Report.
- It has been a very busy summer: Other than getting a new landscaping company on board the following was done as well:
  - Controller malfunctions in five zones
  - Irrigation issues at both the small and big pool
  - Irrigation damage caused by the fence construction
  - Various leaks and repairs
  - Removing a large patch of weeds at the top of the canal by the golf course
  - Removal of the lifeguard chair at the big pool (it was full of rust and not functional)
  - My husband manufactured hooks and Allan helped him install them for the pool nets at the big pool. They were laying on the ground and making mowing very difficult.
  - Xeriscaping island areas has begun. The dead plants were removed, and rocks have been put in place. Garden art is being reviewed.
  - Cattails were removed from the Canal area again and need to be kept under control. We have identified a pesticide that is safe.
  - It is unfortunate but Metco caused a lot of damage by not turning on the irrigation system and the spring snow removal project was very damaging as well.
- The Board discussed the rocks on the west section of the 101st island. It was noted by Valerie that Kathleen shared with her, that the landscape company did not charge the community to put in the rocks. The rocks were put in as a temporary fix, as this was better than the dead bush and weeds. Discussion was had about what to do with the islands in the future and it was decided it would be best to discuss this at the next meeting in August when Kathleen could be present.

### Pools Committee

- Allan complimented Leo Landscaping on how they are taking care of the pool grass and the weeds are gone. The Big Pool parking lot is now open. Allan stated that the Small Pool attendance is up 20% over last year and the Big Pool is up over 10% from last year. The total seating at the Big Pool is for 110 people.

- Allan brought up the possibility of new chairs being needed for the Big Pool, and it was discussed that possibly the same chairs that are at the Small Pool might be a good option.
- Discussion was had that Pool Safety would be addressed in the August Newsletter.

#### Activities Committee

- Food Trucks were discussed, and it was noted that two out of the six scheduled trucks for July did not show up. All efforts are being made to remind and confirm the trucks of the date and time. The current signs the HOA has for the Food Trucks to be placed in the Community, are for the wrong day of the week, Tuesday, and Food Trucks are on Thursdays. A reminder will be sent out to Homeowner's and posted on the Facebook Page as well to encourage participation.
- It was announced that Linda Mollard will be the Activities/Social Committee Chair and the new Volunteer, Jess Painz, will work in the capacity under Linda as the Chair, the same way we have other volunteers on the Board, like Chris Traynor, etc. The Committee needs a Board member as a Chair as there is a Budget involved.
- Sandy announced that the Band is ready for the Summer Bash. Discussion was had to move the event back to the Small Pool or keep it at the Big Pool. Sandy is going to meet with the Band and let them decide which venue they would prefer. Sandy is going to give Valerie a write up for the August Newsletter with all the details. There will be signs in the Community advertising the event for the Homeowner's.

#### New Business

- Discussion was had regarding the renewal of the trash contract in the neighborhood. The renewal is for 3 years and can be cancelled with notice. The Board did vote to approve the renewal of this contract with Waste Connections. For the September and October Newsletters there will be information to the Homeowners with the rates for opting for the Neighborhood Trash Service, if the Homeowners decide they want to switch in November.

#### Communication and Tech Committee

- Emails will be sent regarding Food Trucks and the Summer Bash. An Email will also be sent out regarding the two Annual Budget Meetings coming up in August.

#### Unfinished Business



- Discussion will continue regarding the new Covenants. The new Rules and Regulations Committee is needing to complete a Draft for review. This will be discussed at the August Meeting.
- Shirley shared a video from her yard of the perimeter fence with the Board. Shirley stated her and Matt did a walk around of the fence. There is a portion of the fence that is being corrected by the Retirement Community. Shirley stated Matt will speak more about the fence at the next meeting. Discussion was had to remind Homeowners that back to the new fence, that they do not own the fence. Pam suggested that we need a new rule to be added to the new Rules and Regulations, to the Homeowners that there will be no vines, nails, screws, etc. on the fence. It was asked of the Secretary to put a statement in the August Newsletter regarding this. It was also discussed that there are no extra fencing materials for the fence.

#### Executive Session

- Executive Session was conducted, after all Homeowners and MSI cleared the Zoom call.

#### Next Board Meeting Date and Time

August 17, 2021 at 7:00 PM at the MSI office. There will also be a Zoom link provided for the Homeowners.

#### Adjourn

Meeting adjourned at 10:05 PM