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**First Hyland Greens Monthly Newsletter**

# December 2021



## **Your Hyland Greens Board**

Pam Moores, President, 2021

[president@hylandgreens.com](mailto:president@hylandgreens.com)

Open Seat, Vice President

[vp@hylandgreens.com](mailto:vp@hylandgreens.com)

Valerie Westmark, Secretary, 2021

[secretary@hylandgreens.com](mailto:secretary@hylandgreens.com)

Tyler Urruty, Treasurer, 2022

[Treasurer@hylandgreens.com](mailto:Treasurer@hylandgreens.com)

Allan Meers, Pools Chair, 2023

Open Seat, Greenbelts Chair

Kevin Murphy, ACC Chair, 2023

Linda Mollard, Activities/Social Chair, 2021

Chuck Smith, 2022

Sandy Owens, 2022

Johanna Zablocki, 2023

Brittany Barnett, 2023

Dave Glabe, 2022

## **January Board Meeting**

**Please join us for the First Hyland Greens Association Meeting to be held on:**

**Tuesday January 18<sup>th</sup> at 7:00 PM at a location To Be Determined or by Zoom Link. Please watch your email for the details. Remember there is no December Board meeting or January Newsletter.**

**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

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Westminster, CO 80020-3200

303-420-4433

Community Manager:

Mark Becker

[mbecker@msiho.com](mailto:mbecker@msiho.com)

720-974-4140

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

## **From the President December 2021**

The 2021 Annual Meeting is in the books! In addition to the 12 Board members, we had 16 community members in attendance part. Furthermore, 50 Proxy votes were collected and presented at the meeting. The Board would like to thank all of you who provided a proxy vote, and our neighbors who chose to join as at the Westminster Recreation Center (the cookies and brownies were outstanding!). Meeting minutes will be provided in the future, but there are couple of things I would like to share.

The first portion of the meeting was the budget ratification. Tyler Urruty presented our operating and reserve project budget, which included the increase in dues for 2022. The budget was passed unanimously so look for the new amount for the February payment. That bill will be received in January.

### ***DON'T FORGET TO PAY YOUR TRASH BILL DECEMBER 1!***

In addition, the newly procured management company was announced. LCM will be our management company starting January 1, 2022 and will be responsible for the next billing. Look for the new contact information on our website in early January; we produce a January newsletter and there isn't a December Board Meeting so please check the website or contact the Board if there is anything you need.

**STAY TUNED!**



**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**

**3117 W 127th Ave**

**\$540,000 SOLD**



**11873 E 111th Ave**

**\$402,900 SOLD**



**5 Walter Way**

**\$545,000 SOLD**

**6790 E 120th Dr**

**\$434,000 SOLD**



**11346 Jersey Dr**

**\$565,000 SOLD**

**3784 Quitman St**

**\$875,000 Active**



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

**Office 720-602-4211**

**Www.GallowayRealty.net**

**winner1726@msn.com**

Based on info from REcolorado Inc for the period 2/2021-11/30/2021. This representation is based in whole or in part on contents supplied by REcolorado Inc. REcolorado Inc does not guarantee, nor is it in any way responsible for its accuracy. Content maintained by REcolorado Inc may not reflect all real estate activity in the market.



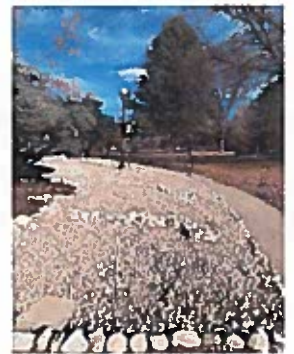
## *Holiday Season 2021*

Dig out your Lights, Santas, Rudolphs, Snowmen, Trees, Ornaments, Wreaths, Angels, Blow-Ups & HO HO HO Stuff!

Your HOA Activities Committee is going to have a panel of Judges drive our neighborhood on December 17th & 18th to choose three Homes to win gift cards for Best Decorations! No need to enter, the Committee will consider every house in the neighborhood decorated as entered! Light those lights, top the trees & deck the halls!

### **Update on the Rock Project:**

**Thanks goes out to Julie and Clayton Shaeffer, Linda Mollard, Mark Mischke and Bob Belden.**



# LETTER TO THE EDITOR

## \$5,000 Home Repair Grants Available to Support Westminster Residents in Need

Winter is coming...Is your house ready for the cold weather? Or do you know of a neighbor in need whose home could use a few repairs? The City's Emergency and Essential Home Repair (EEHR) Program provides up to \$5,000 in eligible home repairs to income-qualified, owner-occupied households in Westminster. The City has invested \$250,000 into the EEHR program which means we are able to serve hundreds of families, so please share this information with your friends and neighbors.

**Adams County residents should contact Brothers Redevelopment, Inc.**

- Phone: 303-685-4225
- Email: [hmr@brothersredevelopment.org](mailto:hmr@brothersredevelopment.org)
- Please ask to be an applicant for the Home Modification & Repair (HMR) program

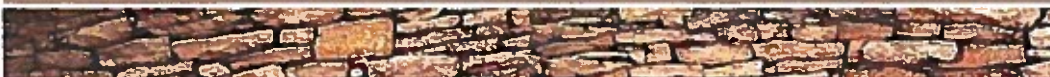
*Submitted by Johanna Zablocki*

*Photos and comments regarding the Rock Project courtesy of Chris Maloney.*

ask the board >>>

**Q:** Will there be a December Board Meeting?

**A:** No, First Hyland Greens does not have a Board Meeting in the month of December.



For every lamppost in Hyland Greens that is wrapped in Red Christmas lights on Christmas Eve, I will donate to Children's Miracle Network in the name of Hyland Greens. Together as a neighborhood, we can make a difference! - THANK YOU – Valerie Westmark



Every minute, 62 children enter one of our member hospitals for treatment.

Every 30 seconds, a RE/MAX agent helps someone find their perfect place.

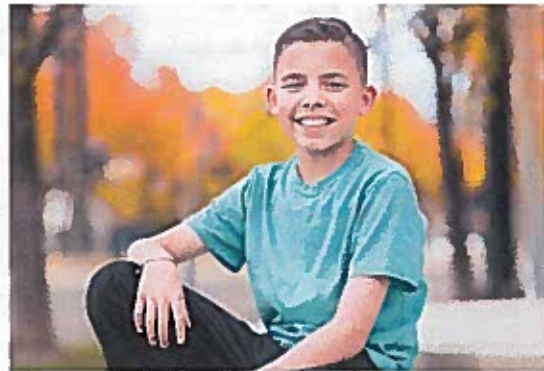


Donations help fund pediatric medical equipment and treatments, healthcare services and research.

Every dollar raised helps kids like Vinny get the care they need.



With a passion for the communities in which its agents live and work, RE/MAX has raised millions for sick and injured kids across North America.



## I am invested in Hyland Greens



The Miracle Home Program gives RE/MAX agents and offices the ability to make a donation to CMN Hospitals after each closed transaction.



Participations in the program not only does good for the community, but it also helps listings stand out with Miracle Home sign riders branding.



Together, we support kids!



# Covenant Corner

## SURPRISES, OR NOT

A surprise is defined as an “unexpected or astonishing event, fact, or thing.” Good surprises are enjoyable, bad surprises not so much. In our neighborhood you are surrounded by 490 of your neighbors, each of which I am sure would enjoy a good surprise as opposed to a bad surprise. Likewise, I doubt you would like a bad surprise. For example, if you chose to paint your house in yellow and pink stripes, that may be a less than good surprise for your neighbors. If your neighbor painted her house in yellow and pink stripes, that would be a less than good surprise for you.

Consequently, to head off the ramifications of bad surprises, the neighborhood has covenants and regulations that encourage harmonious and peaceful coexistence. And to ensure that you receive no bad surprises when you attempt to paint your house in yellow and pink stripes, or improve your property in other meaningful ways, here are the categories of regulations that will apply to your decisions:

- Fences;
- Outbuildings;
- Additions;
- Decks and Patios;
- Coolers and Air Conditioners;
- Driveways;
- Paint;
- Siding;
- Roofing;
- Antennae;
- Exterior Lighting;
- Pools and Hot Tubs;
- Skylights;
- Solar Panels;
- Vehicles;
- Signs.

Before you think this is an intrusive attack on your privacy, I suggest looking at it from the viewpoint of what your neighbor might want to do that would upset you. In other words, this list addresses exterior elements of the home that influences the neighborhood, your home, and my home.

At the present time, your guidelines/regulations are being updated to reflect changing government mandated regulations and laws in addition to adding improved clarity to the association guidelines and covenants. As these sections are completed, they will be published in this newsletter. The existing documents are available on the HOA website. Simply stated, if you know what the guidelines/regulations are before you start a project, that is a good thing and perhaps no surprise is the best surprise after all.



# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Innovative Real Estate

DECEMBER 2021



**Envision Home Team**  
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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.

BUYERS, SELLERS, MARKET CONDITIONS FINANCE

### SLOWING SALES CREATE OPPORTUNITY



After an astonishing 114 consecutive months of year-over-year home price gains, existing home sales eased two percent on a seasonally adjusted annual rate between July and August 2021. Have rising home prices finally become too much for homebuyers? Not yet. The median existing-home sales price rose 15% year-over-year, according to The National Association of REALTORS (NAR), largely due to a continuing dearth of available homes for sale. Existing supplies nationwide are at a meager 2.6 months on hand, which means that at the current sales pace, supplies would end quickly. Most impacted by slim inventories and rising prices are first time buyers who accounted for 29% of sales in August, down from 30% in July and down from 33% a year ago in August 2020. So, what does this mean for you – the homebuyer who may feel discouraged? Lawrence Yun, NAR’s chief economist, said that “potential buyers are out and about searching, but much more measured about their financial limits, and simply waiting for more inventory.” With winter approaching, housing sales tend to slow, especially with holidays pending. This affords buyers more opportunity to purchase a home “in the off season.” In addition, when buyers are pushed to their limits, they begin to withdraw from the hunt, leaving sellers with fewer showing and offers.

BERKSHIRE HATHAWAY  
HomeServices  
Innovative Real Estate

Family Friendships Celebrations

# HAPPY Holidays

THANK YOU FOR MAKING 2021  
A BLESSED YEAR!

Without you, we couldn't do it!  
We are truly grateful for friends, clients,  
and business partners like you!

We wish your family a most Blessed  
and Happy Holiday Season!

Many thanks for your friendship,  
business, and referrals over the years.

WITH BEST WISHES TO YOU,  
*Eric, Beth Ann, Wendy, Kent, and Gina*

ENVISION  
HomeServices

Health Grateful Love Experiences Whispers Thankful

NET 515 1 STAR REAL ESTATE AGENTS 31 YEARS IN A ROW BY FORBES MAGAZINE 2011-2021



# Hyland Greens Real Estate News That You Can Use!

Did you know that our Community is one of the most sought after Neighborhoods in all of Westminster? The low HOA fees, Community Amenities, lot sizes, overall square footage and location, make our Neighborhood in demand.

As a Resident, like you, this makes my heart full. We are building a great place for our kids and families, a fun community dynamic, and of course, building Real Estate equity. I love living here! If you know of anyone wanting to be our neighbor, please reach out to me. I do have some properties that will be coming on the market in the next couple of months that I would love to share with you.

So far in 2021:

- 19 Properties in Hyland Greens Have Sold.
- Average Days on the Market is 6
- Average Sales Price is \$642,000.



**New Property For Sale in the Neighborhood!**

Available to see mid-December.

**4 Bedrooms, 3 Baths, Upgraded and Wonderfully Cared for, \$650,000.**

Watch your mail for your invitation to my Open House with a Food Truck! See you then!

*Valerie Skorka Westmark*

*Mark of the West Real Estate*

*RE/MAX Alliance – (303) 981-0950*

**Do you know of someone who wants to be our neighbor?**



# final thoughts...

As we move forward into 2022 with the First Hyland Greens Newsletter, I wanted to make you all aware of a new feature. There will be a Letter to the Editor every month for an opportunity for Homeowners to submit comments and photos for the Newsletter to share with the community. The deadline for submission is the final week of the month. Please keep in mind there is not a Newsletter for January and we will resume in February.

Your Secretary, Valerie Westmark  
[valeriewestmark@gmail.com](mailto:valeriewestmark@gmail.com)



## In The Next Issue

Meet Your New Board

January Meeting Minutes

Spring 2022 Community Update

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. The community is in need of snow and ice removal. 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 [Kbever@msiho.com](mailto:Kbever@msiho.com) to be forwarded to the Secretary. We would love to support the community!

Name	Age	Phone	Comments
Ben & Emily Schwartz	17 & 15	303-905-6979	Pet/house sitting, dog walking, lawn & snow shoveling. Neighborhood references available.
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	12	303-718-9869	Pet/house sitting, babysitting, Mother's helper, dog walking & weeding.
Eliot Lindberg	14	303-718-9869	Bicycle Tune-Ups

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 most recent Meeting Minutes for more information and watch your email for updates – FHG Board



## December 2021 Hyland Greens Update

Tuesday December 7th – Pearl Harbor Remembrance Day

Tuesday December 21<sup>st</sup> – Winter Solstice

Friday December 24th – Christmas Eve

Saturday December 25th – Christmas Day

Friday December 31<sup>st</sup> – New Year's Eve



*Wishing you a Wonderful Holiday Season &  
a Happy New Year! Cheers to 2022!*

*Your Hyland Greens Homeowner's  
Association! Pam, Tyler, Valerie, Allan,  
Kevin, Linda, Chuck, Sandy, Brittany,  
Johanna & Dave*