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Greenbelts update



First Hyland Greens Monthly Newsletter

February 2022

Your Hyland Greens Board

Pam Moores, Co-Pres/Sec, Projects, 2024

president@hylandgreens.com

Linda Mollard, Co-Pres/Sec, Activities, 2024

secretary@hylandgreens.com

David Glabe, Vice President, 2022

vp@hylandgreens.com

Brian Sample, Treasurer, 2024

Treasurer@hylandgreens.com

Allan Meers, Pools, 2023

Bob Beldon, Greenbelts, 2024

Kevin Murphy, ACC, 2022

Dane Ernsberger, Technology, 2022

Chuck Smith, 2022

Sandy Owens, 2022

Johanna Zablocki, 2023

David Carahasen, 2024

February HOA Meeting

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

Tuesday February 15th from 6:30 PM to 8:30 PM

Please watch your Email for an update with the Zoom link invitation. Be sure and sign up, www.hylandgreens.com, and subscribe, to not miss any news!



First Hyland Greens Managed by:

[LCM Property Management](http://www.lcmpm.com)

1776 South Jackson Street Suite 300

Denver, CO 80210

303-221-1117

Community Manager:

Milagros Chavez

MChavez@lcmpm.com

303-221-1117 Ext. 112

TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

FEBRUARY 2022



Envision Home Team,
Eric and Beth Ann Mott, Kent Davis,
Gina Bradshaw and Wendy Atkinson
720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com

Envision Home Team offers resources and skills that assist you every step of the way during the process with communication, negotiation and the latest technology. Our knowledge of the industry positions you for a successful transaction.

HOMEBUYERS, TRANSACTION

OUTLOOK FOR HOUSING 2022



Housing was one of the strongest sectors of the economy for 2021, but rising interest rates and inflation are causing many to wonder if sales will continue as strong in 2022.

Lawrence Yun, chief economist for the [National Association of REALTORS](https://www.nar.realtor), believes housing sales volume will decline in 2022 but will still outpace pre-pandemic levels, based on continuing demand from homebuyers. [Goldman Sachs economists predict](https://www.goldmansachs.com) that home prices will climb another 16%, reports [Houwzer.com](https://www.houwzer.com). Yet, Corelogic has lowered its forecast from 2.2% to 1.9%, according to [Fortune.com](https://www.fortune.com).

[Fannie Mae is predicting](https://www.fanniemae.com) that mortgage rates will rise to an average of 3.4% next year, while the [Mortgage Bankers Association believes](https://www.mortgagebankersassociation.com) rates will rise to 4%. If a buyer puts 20% down on a \$500,000 home, they will have a monthly payment of \$1,682 at 2.98%. At 4%, the monthly payment would be \$1,910.

[Fortune.com](https://www.fortune.com) points out that the Federal Reserve predicted 1.8% inflation for 2021, but inflation reached 6.2% in October – the highest rate since 1990. So, should you buy a home or wait it out? Economists can't agree on their outlooks, but housing is a terrific hedge against inflation. Ask yourself what you can afford and go from there.

**WEDNESDAY,
FEBRUARY 23, 2022**

Hybrid Event

In-Person or via Zoom

The Ranch Country Club

11887 Tejon Street
Westminster, CO 80234

6:30pm

Check in, Cocktails,
Light Appetizers and
Dessert Selections

7:00-8:00pm

Presentation Troy Vigil, CPA

QUESTIONS ABOUT THE 2021 TAX LANDSCAPE?

Wondering about ways you can legally reduce your tax bill?

This FREE class will be covering:

- Important Tax Changes for 2021
- Strategies to legally reduce your tax bill
- Update on potential Tax Changes for 2022

RSVP:

info@envisionhometeam.com

720-600-2375



Beth Ann Mott, REALTOR®
Eric Mott, REALTOR®
Gina Bradshaw, REALTOR®
Kent Davis, REALTOR®

Wendy Atkinson, Real Estate Consultant

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME

*Voted Five Star Real Estate Agents 11 Years In A Row By 5280 Magazine 2011-2021

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Greenbelts Report

We would like to welcome Bob Belden as our new greenbelts chair. He is a 17 year resident with a degree in Forestry and has been volunteering in the community for 13 years. He is always looking for help for special projects so please let him know if you have some time to spare.

Some of his volunteer projects have been to design, place and maintain the 13 doggie dispensers you see on the greenbelts. This would not be possible without the volunteer efforts of several other homeowners. Thank you, thank you!

He and a former homeowner, John VanRoyen, remodeled and built the Tot Lot at the north end of Hyland Greens on the footpath. The Tot Lot is designed to give children a clean space to play, so please... no dogs allowed.

The main entrance will be prepped for spring planting as well as upgrades to the other entrances. Tree limbs and dead trees will be addressed in the near future.

Please email hylandgreenshoa@gmail.com if you have any questions or concerns.



Christmas Lights Winner

The Jerry Torkleson home at 4780 W 103rd Ct. and the home of James and Catherine Hurrell at 5130 W 99th Ct. were the winners of the Christmas light contest. Each home received a \$50 gift card to Target. Both homes mentioned buying more or updating current lights. We want to thank all of our homeowners who put up lights to make our neighbor sparkle through the holidays. It was very hard to choose only two winners. We hope you will all light up your homes next Christmas so we can do this again.

On a more serious note....

Christmas has passed and January is over. Please take down your holiday decorations.

Hyland Greens help wanted..

We are looking for people wanting to help with the newsletter publishing

First we would like to find a person who can create a user friendly layout that can easily be updated monthly. We want to be able to pass this form on to whoever puts the newsletter together.

If you are interested in putting the newsletter together, we would love to hear from you. We would get the content and ads to you and you would need to lay everything out and have it ready to be sent to the homeowners two days prior the end of the month.

If interested or if you want more information please email: hylandgreenshoa@gmail.com



MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER JANUARY | 2022

Valerie Skorka Westmark

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

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ValerieWestmark@gmail.com

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Join us as we take a quick look back before moving into what's to come in 2022. Throughout the year, we experienced incredibly fast turn-around times from market to sold status. In fact, on average, over 80% of homes were selling in less than 30 days. Starter homes became as much a challenge to find as getting an offer to purchase accepted was! Buyers wrote love letters to accompany their purchase offers, offered higher price levels, hoping to sway sellers to accept their bid over the competition.

Home sellers saw some of the greatest equity gains in some of the shortest time frames, thanks mainly to a mix of high buyer demand and inventory levels that never quite made it past the 2-3 months mark.

Specifically in the Broomfield and Westminster real estate marketplace, December 2021 saw 132 homes available with 234 selling and closing by the end of the month. These homes sold in an average of 18 Days on Market, at an average sale price of \$608,914. It may not seem fair to compare those statistics to December 2020, which saw homes close within 24 Days on Market, at an average sale price of \$512,597, considering the pandemic was in full play for most of that year. However, a close look at the numbers reveals that although Covid-19 affected almost every area of life, the real estate market stood strong and steady.

Turning our sights to the New Year full of hopeful possibilities, we see several trends emerging. Mortgage interest rates remain a major player in dictating the direction the 2022 market will take. Early indicators are that demand will remain strong, and equity gains, though slowing their pace, will continue upwards. How proposed mortgage interest rate increases will inform those trends, we will have to wait and see.

We predict that the criteria that drive the constant adage; "location, location, location" is seeing significant changes that will come into sharper focus as the year progresses. While work-from-home hasn't become the constant norm as yet for the majority of the working population, the buying decisions are showing definite signs of moving away from the standards of "proximity to work and family" and more toward less dense, more open outdoor space living conditions.

The same appears to be true for the features most desired by buyers in the marketplace as well. Priorities are shifting; and even though bath and kitchen areas remain #1 and #2 concerns on the list, what they want from those rooms is different. We don't just want a larger bathroom, we want a bathroom decked out like a spa, that makes us feel pampered. We aren't just looking for kitchens with high functionality, we also want kitchens that don't cut us off from the rest of the life happening in the home.

Home office accommodations have squeezed out finished basements and formal dining rooms, taking the #3 spot on most want lists. As you contemplate the sale of a home or the purchase of one, you'll want to give close attention to lifestyle changes you may have already or may be experiencing. Those changes will affect your Need/Want list for buying. For the seller, it should affect your marketing action decisions. For either buying or selling, preparation should begin with a frank discussion with your local RE/MAX Alliance associate to make the best-informed decisions.

As changes continue to take shape, we'll keep you updated on all the 2022 real estate market particulars that affect all of us as we move about our daily lives.

Stat Check

2020 2021

New Listings

139 | 132

Number of Units Sold

248 | 234

AVG Days on Market

24 | 18

Average Price

\$512,597 | \$608,914

Covenant Corner: *Hiding in the Bushes* by DH Glabe

Landscaping is like artwork in that beauty is in the eyes of the beholder. Here, in the gorgeous neighborhood known as Hyland Greens, gracious mature landscaping accentuates the beauty of the homes. Majestic trees exceeding sixty feet in height, shadowing over lovely lawns, bushes, and shrubs, greet visitors who marvel at the botanic delights. Imagine what happens to this magnificent scene when it is disrupted by straggly bushes, unkempt lawns, weeds, dead limbs and poorly trimmed trees. Obviously, what happens is that all the efforts of homeowners to keep their homes attractive are diminished when only a small number of neighbors are inconsiderate and don't take care of their properties.

When Hyland Greens was developed, it was recognized that attractive landscaping was essential to maintaining the desirability of the neighborhood. Consequently, the covenants include requirements pertaining to landscaping: "The landscaping of each lot shall be maintained by the Owner in a good, neat, attractive, and well-kept condition, whether xeriscaped or turf, which shall include but not be limited to, lawns mowed, hedges, shrubs, and trees pruned and trimmed, and weeds and debris removed."

This obligation is straight-forward and well written. It doesn't specify the type of shrub or flower, nor does it specify quantity, variety or any restriction to each homeowner's tastes and preferences. All it requires is that each of us keep our yards maintained in a "well-kept" condition.

Simply stated, we all have to keep our lawns cut (if you have a lawn instead of xeriscaping), the trees pruned, and the bushes trimmed. If you have a sidewalk in front of your house, first look down it. Does any of it hang over the sidewalk? If so, trim it back. Then take a walk on it. If you get hit by a low-hanging branch, cut it off. Look down and see if any ground cover is encroaching on the walk which could become a tripping hazard, impediment to roller skates and skateboards. Check your trees to make sure there are no branches hanging low over the street that can hit cars and trucks. Branches should be trimmed high enough so the trash truck can drive under, in other words about 15 feet above the street.

Unfortunately, landscape upkeep is not a one-time activity. As you well know, the fascinating thing is that you cannot see your bushes and trees grow, so your landscaping just grows on you. (I couldn't resist saying that.) That means you have multiple opportunities throughout the year to enjoy nature and keep your property looking good.

The next time you come home to beautiful Hyland Greens, stop and smell the flowers. Stop and appreciate your landscaping and your neighbor's landscaping. Be thankful for the neighborhood we live in and the fortunate opportunity we all have to keep our properties and neighborhood beautiful, not only for ourselves, but also for our neighbors.

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. The forms are also available from LCM. The forms, once completed, need to be submitted to LCM. 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 Milagros at LCM with any questions. LCM's contact information is on page one of this newsletter.

Thank You for Coming to my Latest Open House!

It was so fun meeting so many of my neighbors at the Open House I conducted at 9994 Wagner Lane. Sharing a slice of Pizza from Amore Pizza, talking Real Estate, getting to personally know the people in my community, what could be better? This property welcomed in a new Homewoner that I know will love living here!. Multiple offers were received and this one Sold in just one weekend. If I can help you obtain solid Real Estate results like this, please do not hesitate to call me. I would love to help you.



*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) 981-0950

ValerieWestmark@gmail.com



Ask Valerie

Q: What is the Average Price of a Home in Hyland
A: Greens?
\$658,000



Thank you to all that decorated your lamp posts in red Christmas lights on Christmas Eve! My family and I loved seeing the lights. A sizeable donation has been made to Children's Miracle Network in the name of Hyland Greens. I appreciate your support.
- Valerie

Why do I Love Living in Hyland Greens?

Well, I am sure like most of you, we might say, what's not to love? The pools, paths & 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 4th 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, at my Kona Ice Event, Food Truck Events & of course Halloween! Christmas spirit this year was off the charts amazing!!

If you know of someone wanting a home in our neighborhood, have them contact me. I will keep an eye out for their new home!

Valerie

January 2022 HOA Meeting Minutes

January 18, 2022 6:30 – 8:30PM

Meeting held over Zoom

Meeting was called to order at 6:33pm with a quorum in attendance

Members Present: Pam Moores, Linda Mollard, Allan Meers, Bob Belden, Brian sample, David Carahasen, Dave Glabe, Kevin Murphy, Sandy Owens, Johanna Zablocki and Dane Ernsberger. Chuck Smith was absent. Miagros Chavez was present representing LCM Management.

Two homeowners were on the call (Mary Kelly and Jim).

Meeting minutes from October 19, 2021 meeting were approved with one small change.

2020 Annual meeting minutes, not approved at the November annual meeting as they were not sent to homeowners in the annual meeting packet, were approved. We needed 26 votes to approve and we had 34 votes represented at this meeting by both in person votes and proxy

Milagros Chavez, our new community manager, representing LCM Property Management was introduced to the board and board members introduced themselves to her.

Resignations from Tyler Urruty, Brittany Barnes and Valerie Westmark were recognized. All their hard work was acknowledged and appreciated.

New officers were elected as follows: Pam Moores and Linda Mollard will be Co-Presidents/Secretary, Dave Glabe as Vice President and Brian Sample as Treasurer.

Brian gave a brief Treasurer's report which covered November as we are still getting December info from MSI. Now that he is officially Treasurer, Brian will be able to fully review financials and train with our previous treasurer. He will be able to get more info to give us a more in-depth report in February.

Milagros gave a Manager's report on the status of the transition from MSI to LCM. She addressed covenant violations and monitoring answered questions and advised us that first quarter dues billings were about to go out. The LCM website for First Hyland Greens Homeowner's Association (FHGHA) will be up and running no later than February 1st, as stated in the letter sent to homeowners in December. She had questions about trash service as she is receiving calls from homeowners; because MSI was responsible for the 2021 billing. LCM will refer all questions to the Board for follow-up. LCM will get a better billing system out for November, 2022.

Architectural Control Committee Kevin Murphy, Chris Traynor and Bill Westmark

They are working on the transition from MSI to LCM for requesting and responding to requests from homeowners. To complete that transition, they are requesting the history from MSI.

Greenbelts Committee Bob Belden, Chris Maloney and Gloria Fisher

The Board acknowledged the email bid/vote on hiring JusTrees to do some tree trimming and reaffirmed the vote at this meeting. The current landscape contract with Leo's expires in May so they will be getting bids. Bob suggested and will look into less costly snow removal and the possibility of the HOA purchasing a 4 wheeler so we can do some of our own snow removal.

Tech/Communications Dane Ernsberger

Dane is in the process of updating info on our Hylandgreens.com website. He is looking into cloud storage for all our committee documents where the entire board would have access.

Pools Allan Meers, Chuck Smith and David Carahasen

The committee is looking into pool companies and bids for pool attendants for 2022 pool season.

New Business

Committee assignments were made. We had a brief discussion on the trash service and what to do with those who did not pay by the due date.

Old Business

A brief discussion to bring new board members current on updating of covenants and rules and regulations.

Adjourned at 9:03 PM

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 newsletter@hylandgreens.com using the subject line "Helping Hand". Send all advertisement requests to MChavez@lcmpm.com to be forwarded to the newsletter editor. We are wanting to add a letters to the editor section to the newsletter, please send to newsletter@hylandgreens.com. All newsletter submissions are due by **February 21st, 2022**. We love to support the community!

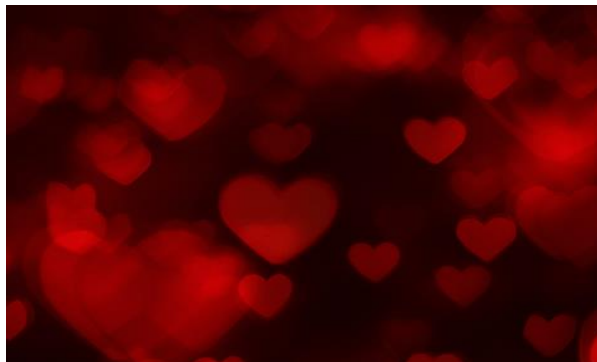
In The Next Issue

February Meeting Minutes

Upcoming Spring Activities

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 up to date County guidelines. Please refer to the most current Meeting Minutes for more information and watch your email for updates – FHG Board



Hyland Greens Dates to Remember

Tuesday February 1st – Quarterly dues are due to LCM

Thursday February 10th – Late assessments start

Monday February 14th – Valentines Day

Tuesday February 15th – HOA Board meeting

Sunday March 13th – Daylight Savings Time, spring forward

Tuesday March 15th – HOA Board meeting

Saturday April 16th – Easter Egg Hunt

Weekend of Friday June 3rd & 4th – Neighborhood Garage Sale



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

12603 Tamarac St

New Build SOLD \$448,304



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



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