

AFTER A 2 YEAR HIATUS IT'S FINALLY BACK...



2022 Hyland Greens Annual Easter Egg Hunt

Hampshire Park

Saturday April 16, 2022

11:00AM Rain or Shine

*Any changes due to severe weather will be updated on Nextdoor.com

Age Divisions

11:00AM 3 years and under

~11:03AM 4-6 years

~11:06AM 7-9 years

~11:09 AM 10-13 years

Please be present at 11AM or subsequent age groups will be released to hunt as the previous age group finishes



**The Easter Bunny will be
stopping by so don't
forget your
camera!**



HYLAND GREENS

April 2022 Newsletter

VOLUME 2022, ISSUE 3

2022-04-01

First Hyland Greens Homeowners Association

April HOA Meeting

The First Hyland Greens homeowners association has the monthly board meeting on the third Tuesday of the month. Please join us for our next board meeting to be held via Zoom link on:

Tuesday April 19th from 6:30 PM to 8:30 PM

Please watch your Email for an update with the Zoom link invitation. It will be sent out sometime the week prior.

Be sure and sign up, www.hylandgreens.com, and subscribe, to not miss any news!

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Your Hyland Greens Board

Pam Moores, Co-Pres/Sec, Projects 2024
Linda Mollard, Co-Pres/Sec, Activities 2024
president@hylandgreens.com
David Glabe, Vice President 2022
vp@hylandgreens.com
Brian Sample, Treasurer 2024
treasurer@hylandgreens.com

Allan Meers, Pools 2023
Bob Belden, Greenbelts 2024
Kevin Murphy, ACC 2022
Dane Ernsberger, Technology 2022
Chuck Smith 2022
Sandy Owens 2022
Johanna Zablocki 2023
David Carahasen 2024



LCM Property Management

lcmpropertymanagement.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

From The President

As we continue to see our neighbors struggle to deal with the aftermath of the Marshall fire that destroyed hundreds of homes, many Hyland Greens homeowners wondered what it would be like for us if the fire had continued to spread with that horrific wind. I myself am gathering those items I would want to grab and take with me if we were to be evacuated. A daunting task to be sure.

The question then came up from some of our residents about replacing their house and what will our cove-

nants allow? We have included the language taken from our articles of incorporation about that topic.

Included below is the current covenant language regarding building on your lot. The Board is conducting a lengthy reviews of the covenants and the rules that support them. One thing that will be added to this information is that the private residence cannot be more than two stories, as is the case in our neighborhood now. If any community member has other guidelines and/or restrictions as it

pertains to building on the lot you would like to see included in the next revision, please send it to president@hylandgreens.com. The committee will review and incorporate as appropriate to present to the Board. The community will then be notified of the final version and allowed to vote on changes made later this year or early next year.

Our thoughts and good wishes go to those affected by the Marshall fire with hope for brighter days ahead.

10-24-2007-Declaration-of-Covenants

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board..... The provisions of this Article shall not be applicable to Declarant with respect to any new construction by Declarant.

ARTICLE VI

RESTRICTIONS

(f) Each and every one of said Lots shall be used for **single family private family residence purposes only.** No construction whatsoever, other than one first class, private, single-family residence shall be erected. Garage or carports must either be attached to the residence as an integral part thereof or attached thereto by arbor or breezeway and shall conform to the architecture thereof. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any portion of the premises at any time as a residence either temporarily or permanently, except that Declarant may maintain a temporary building for construction purposes. No business or profession of any nature shall be conducted on any Lot. (h) Every principal residence constructed on a Lot shall have not less than 1,000 square feet of floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, basements, garages or carports) and shall have a garage or carport of sufficient size to house not less than one car; If a residence of more than one story is constructed, then the main floor shall have not less than 800 square feet of floor area devoted to living space.

Greenbelts Report

I'd like to begin by thanking our generous snow removal volunteers. Thanks to Dave Pollack and his awesome, shiny truck which we use to transport snow removal equipment, Matt McDonald for his relentless hand shoveling, and our "first out the door team", Julie and Clayton Shaeffer. I believe the volunteer snow removal

effort has been a huge success so far. Thanks also to Tim and Trudi Madigan, Jean Beall and other anonymous volunteers for filling the doggie dispensers and for those who use them so we may have "poo free" greenbelts. As a reminder to those homeowners whose property borders the greenbelts, please be aware of any rocks,

branches or other debris that may fall onto the sidewalks. We have several generations of homeowners who appreciate clean and safe sidewalks.

Thank you.
Bob Belden
Greenbelt Chair

TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

APRIL 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.

FINANCE, HOMEBUYERS

THE REAL MORTGAGE RATE – OR IS IT?



Advertised rates look tempting, but don't be fooled into thinking that's the rate you'll pay. You have to qualify to receive the best rates with excellent credit and work histories. According to BankofAmerica.com, interest rates are the annual cost of a loan to the borrower expressed as a percentage. The annual percentage rate or APR, is the annual percentage plus other fees, including mortgage insurance, many closing costs, discount points and loan origination fees. [The Federal Truth in Lending Act](#) requires lenders to disclose the APR in advertising and in loan agreements. When you apply for a mortgage loan, the APR will be listed in the loan estimate your lender is required to give you. ConsumerFinance.gov recommends that you get estimates from other lenders for the same loan, so you can compare fees. Compare the [loan estimates](#) by looking

at page one under loan terms. You'll find the APR on page 3 under "Comparisons."

APR comparisons are easiest to understand if you're applying for a fixed-rate mortgage. For adjustable rate loans or ARMs, APR estimates are based on the initial fixed rate period of the loan. While ARMs have rate-hike ceilings, the APR is much higher when interest rates rise during adjustment periods.

Lenders can charge consumers high or low interest rates, and they have flexibility in which fees they include or exclude in the APR, so compare interest rates and APRs carefully. If you don't understand the purpose of any fee, ask your lender to explain.

PROPERTY CORNER



We are here for you!
720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com



UNDER CONTRACT



17624 F 99th Ave
Commerce City, 80022
5 Bed - 5 Bath
Under Contract
In 5 Days
Listed at \$640,000

UNDER CONTRACT



11835 Wyandot Circle
Westminster, 80234
3 Bed - 2 Bath
Under Contract
in 4 Days
Listed at \$620,000

SOLD



2962 W 119th Ave
Westminster, 80234
2 Bed - 2 Bath
Listed at \$305,000
Under Contract in
5 Days
Sold at \$330,000

SOLD



244 Agate Way
Broomfield, 80020
4 Bedroom - 3 Bath
Listed at \$505,000
Under Contract in
5 Days
Sold at \$608,000

Trashy Update

One of the nice things about our neighborhood is its bucolic appearance. Mature trees, a babbling brook, well-trimmed bushes, and foliage grace the beauty of the homes. Unfortunately, this scene is marred by garbage/trash cans carelessly left out in violation of our existing covenants. While one might argue that trash cans are no big deal, the controlling covenants specify that trash cans, actually garbage cans, are to be hidden from view. Specifically, the covenant reads: All clotheslines, equipment, garbage cans, service yards, wood piles or storage piles shall be kept screened by adequate planting or fencing as herein permitted so as to conceal them from view of neighboring lots and streets.” The language is quite clear and requires no interpretation. If you can see your can from the street, it violates the covenant.

In the past, this covenant was sporadi-

cally enforced since it was customary for some owners to partially hide their cans behind the brick wall extension that some homes have. It has been rumored that this wall was to be used for the purpose of partially hiding cans; unfortunately, not all houses have this wall so there is little validation for this argument.

Most homeowners have responsibly hidden their cans from view and these efforts are appreciated. In some instances, your fellow homeowners have spent hard earned cash to construct a fence in front of their cans. However, a small number of homeowners have egregiously violated the covenant and it is quite unfair that those who abuse the covenants get a free pass. Consequently, your Board has directed the management company to enforce the covenant more accurately. You can easily ascertain if you comply by walking past your house and see if you can

see your can. If you can see your can, you need to do something about it.

Finally, if you get a notice from the management team, please don’t blame them—they’re just the messenger. Please hide your cans.



This is not an acceptable place to store your trash cans

What’s wrong with this picture?

Please pay attention to the road signs in our neighborhood. Cars and trucks have been parking in No Parking Zones and the police have been noticing. They do make more trips through our neighborhood in Spring



Update on 10121 Yates Court

The home that experienced a disastrous fire in July 2018 has remained empty and untouched for the past few years. As of Friday, March 25th, a company has started an environmental clean-up of the property.

Once completed, we are told that the owner will decide if they will sell or rebuild.

That is what we know, which means the safety issue will be mitigated and the yard scraped down at least two inches to assure the asbestos is mitigated.

More information to follow as we get it.

THIS IS THE NEW REVERSE MORTGAGE

Do you know anyone who could benefit
from the new reverse mortgage?

Eliminate Mortgage, Increase Cash Flow

A HECM does not require monthly mortgage payments. Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees.

Stand-By Credit Line

A retirement strategy where the homeowner uses the credit line as a bucket to draw from during bear markets.

Long-Term Care Protection

Set up a credit line and let it grow untouched, to use only if needed.

Emergency Back-Up

Set up a credit line to use only as needed.

Tenure Payments

Tax-free lifetime income stream, thereby reducing the need to make withdrawals from tax portfolios.

HECM for Purchase

Use the HECM to purchase a new home ("right-size"), and invest the difference for retirement.

Divorce Settlement

Use the HECM to buy out a spouse's portion of the home without selling or withdrawing funds from portfolio.

Buy Your Dream Home

Downsize, upsize or right size

Receive Monthly Income, Tax-Free

Preserve your assets and leave a larger legacy to your heirs.

Buy a Home that Meets Your Current and Future Needs with No Monthly Mortgage Payment

Must be a minimum of 62 years old to qualify.

Shana Judd

NMLS: 250580

Reverse Mortgage Specialist

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5445 DTC Pkwy., Penthouse 4

Greenwood Village, CO 80111

sjudd@mutualmortgage.com

MutualReverse.com/Shana-Judd



Valerie Westmark

Broker Manager

Realtor

P (303) 981-0950

400 S. Colorado Blvd., Suite 540

Denver, CO 80246

valeriewestmark@gmail.com

www.remingo.com



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First Hyland Greens Pools 2022

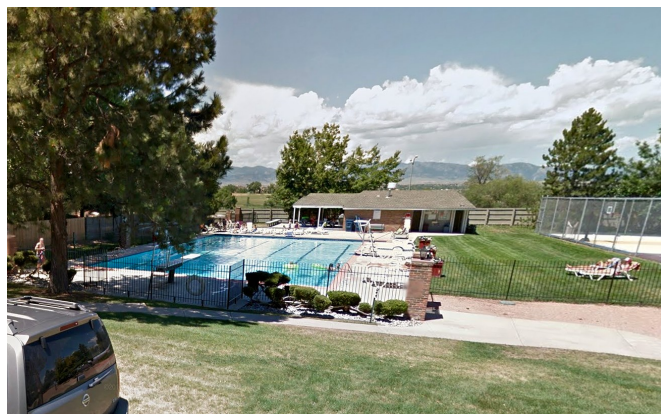
Our 8th Annual Polar Bear Swim and work day will be at the Big Pool on Saturday May 21 & Sunday May 22 from 12 noon til 2pm. It is actually a planned volunteer work day where we unpack furniture and get the aquatic spaces ready for the official pool opening, but while we are there, you are welcome to be the first swimmers of the season and take a chilly dip in the not-yet-heated Big Pool on Yates. We plan to have the wader pool heated as a warm-up pool for those who like a higher “recreational swim temperature”.

Our pools fully open on Saturday May 28, 2022 - the Big Pool on Yates is open from 10am to 8pm (9pm on Fri & Sat), and the Small Pool on 101st Circle is open from 11am to 7pm daily.

If you are interested in a “walking distance” summer job at one of our neighborhood pools, we run full and half-day (3pm shift change) shifts at both pools, and welcome neighbor-

hood residents who would like to join our pool management company in staffing our pools for the summer.

Details on how and who to call coming soon. Check the website.



**POLAR BEAR
SWIM
SATURDAY MAY
21, 2022**

**OUR POOLS
FULLY OPEN ON
SATURDAY MAY
28, 2022**

Tentative Food Trucks

Good News Everybody! We already have the tentative schedule for our second Thursday of the month food trucks! Here's how its currently looking:



- | | |
|------|---|
| 5/12 | La Rue Bayou
OG Burgers
High Point Creamery |
| 6/9 | Chile Con Quesadilla
Pile High Burger
ShortD's Coffee |
| 7/14 | Gyros King
Dude Bro |
| 8/11 | Pierogie Factory
MU Denver
ShortD's Coffee |
| 9/8 | Lucky Bird
J Street
Anne's a la Mode |

APRIL

NEWSLETTER

A LITTLE REAL ESTATE HUMOR



The Average Sales Price in Hyland Greens in 2022 has JUMPED to

\$745,540

And that is no laughing matter!

9994 Wagner Lane - \$680,000

10141 Wolff Street - \$693,000

4821 W. 102nd Avenue - \$744,700

4941 W. 101st Circle - \$785,000

9830 Xavier Court - \$825,000

Thinking of Selling? Let me help you, to not miss what could be your greatest opportunity. Your house is worth more than you might realize. I can help you!



Musical Chairs

of REAL ESTATE



BUYER'S MARKET:

THERE ARE 8 CHAIRS AND 5 PEOPLE PLAYING.

SELLER'S MARKET:

THERE ARE 5 CHAIRS AND 8 PEOPLE PLAYING.

TODAY'S MARKET:

THERE ARE 3 CHAIRS, 100 PEOPLE PLAYING
AND 1 CHAIR JUST SOLD.



VALERIE WESTMARK -

BROKER MANAGER + REALTOR

YOUR HYLAND GREENS NEIGHBOR &
NEIGHBORHOOD REAL ESTATE EXPERT

(303) 981-0950

VALERIEWESTMARK@GMAIL.COM



ACC Report

Hello Neighbors,

We'd like to share the ACC committee's purpose and role in the Hyland Greens Community. We hope this leads to increased community involvement from residents.

The committee's purpose is to make sure that exterior project(s) comply with the Architectural & Covenant Committee (ACC) rules and regulations. The purpose of rules and regulations is to keep Hyland Greens a wonderful place to live. Rules and regulations lead to a well kept neighborhood that residents can be proud of.

The ACC approves exterior projects. Projects that fall under the ACC committee review includes paint, siding, windows, and roof shingles. The HOA has lists of approved materials, roof shingles and colors. Occasionally, project materials or chosen colors don't fit within our guidelines and the committee must decline the request. For example, the committee frequently declines unapproved roof shingles.

The ACC's responsibility is to ensure that paint colors fit in well with the neighborhood. All exterior paint requests must include pictures of the paint color(s) and must identify what part of the house will be painted each color. This includes body, trim, gutters, shutters, doors, soffit and/or fascia. Residents must also submit materials such as decking, roofing, and fencing for approval. Submitting these samples with the request form will help us approve projects in a timely matter.

The ACC tries to be transparent. Residents must submit exterior project request(s) before project(s) are started. Multiple projects (for example, a new deck and paint) require the appropriate form for each project. After submission, the committee has 30 days to approve or decline. No work can be done before approval by the ACC committee.

To submit a project request residents must contact Milagros Chavez, the Hyland Greens property manager, at mchavez@lcmpm.com. Milagros can offer guidance on project requests, and will follow up with the ACC committee on the status of the project, and will communicate status updates to the homeowner. Homeowners should not contact the ACC committee or the HOA board about project approvals.

If homeowners begin a project without prior approval, the ACC will follow up. If residents do not then submit project requests and proceeds with their project(s), the HOA board may levy fines and penalties. The board does not want to have to do this.

Community involvement and awareness are very important to our HOA, and we need your help. Hyland Greens has close to 500 homes, and it is difficult for the board to check every home. If you are concerned about work you see in the neighborhood, and don't think it has been approved, please contact LCM at mchavez@lcmpm.com. Hyland Greens is a unique and special place to live, please help keep our community going strong.

Thank you,

Architectural and
Covenant Com-
mittee Members



March 2022 Meeting Minutes

First Hyland Greens Association

Board of Directors Meeting Minutes

March 15, 2022 6:30 – 8:30PM

Zoom

Meeting was called to order at 6:32pm with a quorum in attendance

Members Present: Pam Moores, Linda Mollard, Allan Meers, Bob Belden, David Carahasen, Chuck Smith, Dave Glabe, Dane Ernsberger, Kevin Murphy, Brian Sample and Sandy Owen. Johanna Zablocki was absent. Miagros Chavez and Merle Hoffman were there representing LCM Management.

March 2022 Meeting Minutes continued...

Five homeowners were on the call (Kathleen Dodaro, Ada & Jay Montague, Heidi Anderson, Mathew McDonald and Joe).

Meeting minutes from the February 15th, 2022 meeting were approved with one small change.

Brian gave the treasurer's report. There was nothing unexpected or out of the ordinary. R & W Associates was approved and contracted to perform our 2021 financial audit.

Milagros Chavez, community manager, reported on covenant violations. Many homeowners will receive violation letters about their trash cans being visible from the street and violations dealing with boats and visible trash. We discussed the status of fines assessed by MSI. Merle Hoffman brought us up to date on our collection attorneys and how that works. LCM will do some research with our HOA attorneys (Purvis and Payne) on what they suggest as a better way to collect past due amounts. We discussed the issue that was had with the first HOA homeowner payments to LCM.

Architectural control Committee Kevin Murphy

SmartWeb is working well for ACC reviewing of homeowners' requests for home changes. A brief discussion was held about artificial turf. No decisions were made.

Greenbelts Committee Bob Belden

The \$3500 that was approved for the purchase of a John Deere lawn tractor was revoked on to allow the same funds for a different brand as it has been hard to find a John Deere. Bob recognized the volunteers that have helped with snow removal. Their help has saved the HOA thousands of dollars.

Tech/Communications Dane Ernsberger

Technology is a work in progress. We have had a problem with our Hylangreens.com website. Please have patience with us. We are hoping we can find a resident who is a web designer and might help us.

Activities Linda Mollard

Linda reported that the Easter Egg Hunt preparations are well under way. Volunteers are needed for Saturday morning, April 16th to help lay out the eggs. Sandy and Linda will get together to discuss the budget for the Summer Bash and live band. You can always contact activities by sending an email to hylandgreenshoa@gmail.com

Pools Allan Meers

After looking at three bids, USA Pools was chosen to provide gate attendants for the pools. Allan was asked to get information into the May newsletter about pool rules and any other pertinent information.

New Business

Some of our agenda items have been pushed to future meetings due to lack of time tonight.

Old Business

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

Adjourned at 9:26 PM



I will sell your home for 4.5%!

Tammy Galloway

720-934-2532

**I have owned a home in Hyland
Greens for over 25 years!**



**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
\$800,000 U/C**



**1499 W 120th Ave #110 Denver CO
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winner1726@msn.com**

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First Hyland Greens

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. To submit additions or changes please email newsleter@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 newsleter@hylandgreens.com. All newsletter submissions are due by **April 25th, 2022**. We love to support the com-



WE'RE ON THE WEB!
WWW.HYLANDGREENS.COM

Hyland Greens Helping Hands:

Name	Age	Phone	Comments
Ben & Emily Schwartz	17 & 15	303-905-6979	Pet sitting, house sitting, dog walking, lawn & shoveling. Neighborhood references available.
Elijah Huang	14	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	12	303-718-9869	Pet/house sitting, babysitting, mother's helper, dog walking, and weeding
Eliot Lindberg	15	303-718-9869	Bicycle Tune-Ups
Marlaina Palm	11	303-570-7910	Pet sitting, dog walking, snow removal, leaf raking, house sitting

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

Hyland Greens Dates to Remember:

Friday April 1st — April Fools Day!

Saturday April 16th — Easter Egg Hunt

Tuesday April 19th — HOA Board Meeting

Monday April 25th — Newsletter submissions due

Wednesday May 4th — May the Fourth be with you!

Thursday May 12th — Food Trucks!

Saturday May 14th — Westminster Shred-A-Thon

Tuesday May 17th — HOA Board Meeting

Saturday May 21st — Polar Plunge at the large pool

Saturday May 28th — Pools Open!