



The neighborhood garage sale is coming up in June! Get ready to sell, buy or both!

The large signs will be placed at the entrances in the days before and ads will be posted online to advertise.

Hyland Greens Neighborhood Garage Sale

Friday June 10, 2022

and

Saturday June 11, 2022

Food Trucks are rolling in for the summer...

Thursday May 12, 2022
~ 5:00pm-7:00pm
Hampshire Park



La Rue Bayou, OG Burgers,
High Point Creamery

The first food truck night of the summer will be Thursday May 12. The trucks are expected to arrive around 5:00pm. Come on down to the park, hang out with your friends/neighbors and purchase some dinner.

*Any known cancellations due to weather will be posted on Nextdoor and the Hyland Greens facebook page.

*Polar Plunge
@ the Big Pool
Saturday May 21, 2022*

*Come take a dip before the pool is heated
for the season!*



Pools Open for
the season

May 28, 2022



HYLAND GREENS

May 2022 Newsletter

VOLUME 2022, ISSUE 4

2022-05-01

First Hyland Greens Homeowners Association

May 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 on zoom or in person. An announcement will go out prior to **Tuesday May 17th from 6:30 PM to 8:30 PM**

We hope to see you soon!

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

May

NEWSLETTER

3RD ANNUAL HYLAND GREENS KIDS APPRECIATION EVENT!

SAVE THE DATE!

FRIDAY JUNE 17TH

3:00 TO 5:00

**HAMPSHIRE PARK! SEE ALL
THE KIDS THEN!**



I hope everyone has a wonderful Mother's Day. Remember this Memorial Day that Freedom isn't Free. I am thankful to all our military that have served. If I can do anything for you, I am just a phone call away. - Valerie



VALERIE WESTMARK –

BROKER MANAGER + REALTOR

**YOUR HYLAND GREENS NEIGHBOR &
NEIGHBORHOOD REAL ESTATE EXPERT**

(303) 981-0950

VALERIEWESTMARK@GMAIL.COM



Another Successful Easter Egg Hunt!



After a two-year shut down due to COVID, it appears the Easter Egg Hunt was a great success! The weather was perfect and there were plenty of kids and eggs for all. Over 3200 eggs were spread throughout Hampshire Park in dedicated areas for the four age groups:

0-to-3-year olds, 4-to-6-year olds, 7-to-9-year olds and 10-to-13-year olds. The Easter Bunny joined in for all the fun during the event and happily posed for plenty of pictures.

It takes a lot of time and effort to pull off an event of this size



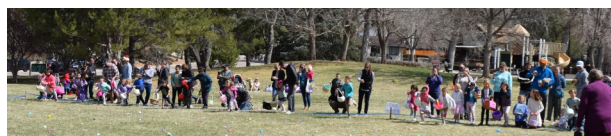
— it really does take a village - and we want to acknowledge the volunteers:

Bob Belden, Chris Maloney, Dane, Kinley and Cealey Ernsberger, Courtney Mollard, Gerry Mooney, Judy Quinlan, Michelle Morelli, Donna Jackson, Chuck Smith, Pam Moores, Kevin Murphy, the Scott Family, Jaimie Van Zandt, Linda Mollard, Earlene Carter, Alan Meers and Jason.



Thanks all of you for your assistance. Special thanks to Linda and Courtney Mollard for the hours and hours you spent stuffing those 3200 eggs, which also means shopping for such incredible deals on the great items, and giving up your house to do so!

You all are very appreciated.



Where does May the Fourth be with you come from?

Although the phrase May the Force be with you is usually attributed to Obi-Wan Kenobi, the Jedi Master at the heart of the original Star Wars movie in 1977, it is actually said by a minor character, General Dodonna, as he dismisses Rebel troops before their siege of the Death Star. It is later memorably repeated by Han Solo in a wry farewell to Luke Skywalker. The quote immediately became an iconic part of Star Wars in popular and fan culture.



In Star Wars, the Force is a powerful, pervasive, but invisible energy field Jedis harness for good and Darksiders manipulate for evil. Good characters may say May the Force be with you on parting as an expression of goodwill, à la some religious farewells like godspeed or peace be with you.

An early use of the May the Fourth date pun is popularly said to come in 1979. After British Prime Minister Margaret Thatcher was first elected, fellow members of her conservative political party took out a full-page ad in the London Evening News on May 4th reading: "May the Fourth Be With You, Maggie. Congratulations."

May the Fourth be with you made a second appearance in British politics on May 4th, 1994, when parliamentarian Harry Cohen made a joke using the phrase during a House of Commons discussion of national defense.

Popular use of May the Fourth be with you surged after May 4th, 2011, the first official Star Wars Day event at the Toronto Underground Cinema—meaning a pun, essentially, inspired what's now a full-on, worldwide observance of all things Star Wars every May 4th.

May the Fourth is sometimes followed by Revenge of the Fifth or Sixth (of May), another date-based pun on the 2005 Star Wars film Revenge of the Sith. On this day, fans celebrate villains from Star Wars rather than heroes.

THIS IS THE NEW REVERSE MORTGAGE

Do you know anyone who could benefit
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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.

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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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We're not the bad guys

At times, it is perceived by Hyland Greens homeowners, and particularly by those homeowners who have received a notice of violation of one of the community covenants, that the Hyland Greens Homeowners Association Volunteer Board Members are possibly unhinged, ruthless, power-hungry despots. As the vice president of the board, I assure you that we are none of the above although I personally have been suspected of being unhinged for years!

I am writing to clarify what the board does and why letters of violation are issued. The board, as you should know, are volunteers who manage the community assets and monitor adherence to the covenants by the 491 homeowners. We volunteer our time willingly and are happy to do so—most of the time. However, it does get frustrating when homeowners aggressively respond to letters sent out by our management company's representative.

Please understand that the letter is a notification of an alleged violation. We do not take the issuance of these letters lightly since we understand that the letter is typically never good

news for the recipient. Consequently, please understand that the board encourages the letter recipient to respectfully and politely reach out to the management company to discuss the matter. Additionally, since the Board meets every month, all homeowners are welcome to attend and voice their concerns. The Board is always ready to work with the homeowner to resolve any issues regarding alleged violations. Additionally, believe it or not, the Board isn't perfect, and we realize that we can make mistakes; therefore, if you feel that such is the case, please bring it to our attention in a courteous fashion so we can all work together to maintain the cooperative community that is Hyland Greens.

Also, keep in mind that the Board has no desire to make anyone's life difficult. The Board is part of the community, not independent from the community. You are encouraged to volunteer as board members, committee members, or in any way you feel you can assist in helping Hyland Greens continue to be the great neighborhood it is!

Dave Glabe, HOA VP

Here's to a great 2022 Food Truck Rally Season!!

Hello All,

The trucks want to send their appreciation for allowing food trucks to into your neighborhood. The food truck season starts soon so get ready!

A few reminders:

[Hand to Mouth Website Calendar Link](#)

The calendar lists the name of the community (no addresses), the trucks that are attending with their online ordering links or the truck's website.

Normally, there are some truck changes before the season starts and we expect cancelations will return to Pre-Covid frequency, meaning less-YAY!

Trucks are more likely to use remote service when there is inclement weather. You no longer have to post menus or links. No longer have to post truck changes.

*All changes will be on the website calendar. I will only text you if there are any changes **on the day of your event. IE. truck breaks down.***

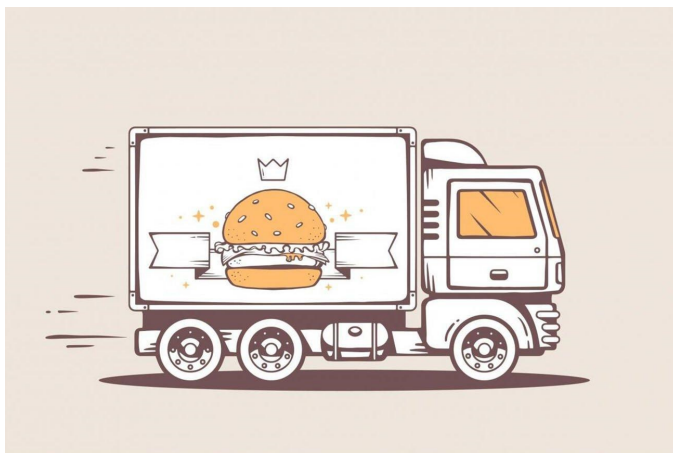
Food truck service is 5:00-7:30pm.

Thank you for working with Hand to Mouth Events.

Matt

Hand to Mouth Team

[Hand to Mouth Events and Food Trucks Website Link](#)



TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Innovative Real Estate

MAY 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

HOW IS THE BASIS IN REAL ESTATE IMPACTED UPON DEATH?



Many of our clients include real estate as part of their wealth and estate plan. This can include their primary residence and investment property(ies). Most are aware of the tax benefits of owning real estate and exclusions to capital gains with a primary residence along with a tax deferred option on a 1031 exchange for investment property.

There is an additional consideration and benefit if you are looking to pass that property onto your heirs. It is the concept of "Step Up Basis". "Step up" in basis is a strategy that is used for avoiding capital gains taxes when an asset is passed on to the heirs upon death. The heirs receive a basis in inherited property equal to its fair market value at the date of death. For example, if your basis in a property is \$100,000 and at the time of your death it is now valued at \$500,000, your heirs will

receive it at a stepped up basis of \$500,000. If your heirs, then sell the property for \$500,000 there should not be any capital gains.

If a property is gifted before the death of a taxpayer, then the step up in basis does not kick in for such property. Using our previous example, if you were to gift the same property to your heirs before your death and they decided to sell it for \$500,000, they would be subject to capital gains tax on the \$400,000 of capital gains (\$500,000-\$100,000).

We have great resources for estate planning attorneys and qualified CPA's for tax planning. Please reach out if you need a referral as the above are just examples and we highly suggest you consult qualified experts in the field of law and taxation for more specific information specific to you.

PROPERTY CORNER



We are here for you!

720-600-2375
info@envisionhometeam.com
www.envisionhometeam.com

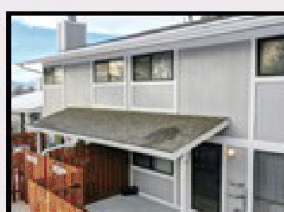


SOLD



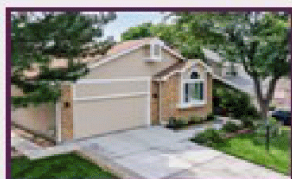
244 Agate Way
Broomfield, 80020
4 Bedroom - 3 Bath
Listed at \$585,000
Under Contract in
5 Days
Sold at \$608,000

SOLD



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

UNDER CONTRACT



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

UNDER CONTRACT



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

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 back-flips 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, electri-

cians, 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) 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.



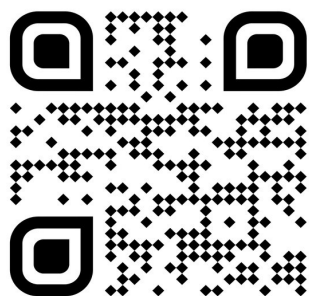


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APPLY**



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US04**

- **Full & Part Time Hours**
- **Learn Future Life Skills**
- **Flexible Schedules**
- **No Experience Necessary**



**WE HIRE
VETERANS
AND SENIORS**

Pool Monitors Needed!

APPLY TODAY!

WWW.GOLIFEGUARDING.COM

Letter to the Editor —Hyland Hills Elections

May 3 is a big day for Hyland Hills Park and Recreation District – it is election day. But many of us didn't know until we started seeing signs around the area for 3 candidates who have never served on the Board. I then started investigating and talking to other homeowners in the District about why that is a big problem. What I learned from others who have been doing the research is very concerning and leads me to believe it is time for new people and new ideas.

I will not advise you who to vote for, but I really hope you will consider going to the MAC on May 3rd to vote. It is time for those of us who live in Hyland Hills District to let the Board know we care about where our tax dollars are spent. We would like to see more money spent on our recreation facilities including the golf course, and competition for the bid for the restaurant at Hyland Hills held for years by

the Cianco's. Wouldn't it be great to meet up with neighbors for dinner over there? If they were open?

Please consider voting on May 3rd! You can review the Board and Candidates list here: <https://www.hylandhills.org/board-of-directors/notice-to-electors/>. In person voting will be held at the MAC at 3295 W 72nd Ave, Westminster, CO 80030.

Dave M



Letter to the Editor —Hyland Hills Split Rail Fence

HYLAND HILLS PARK & RECREATION DISTRICT
IS
PLANNING ON REPLACING THE SPLIT RAIL
FENCE ON THE GOLF COURSE
WITH

**A PLASTIC VINYL THREE-
RAIL FENCE!**



**IF YOU DON'T WANT A PLASTIC FENCE
BEHIND YOUR HOUSE --VOTE FOR
WARREN BLAIR,
MARGARET GUTIERREZ
PAUL PAGE**

VOTE ON MAY 3, 2022

The Polling Place is at MAC: 3295 W. 72nd Avenue, Westminster, CO 80030
www.hylandhills.org/board-of-directors/notice-to-electors/

2022 Candidate List

Below are the 2022 Hyland Hills Parks & Recreation District Board of Director Candidates for this year's election Tuesday May 3rd, 2022 in ballot order.

- Paul Page
 - ppage@bestforhylandhills.com
- Randy Swanson
- Warren L. Blair
 - w.blair@comcast.net
 - 303-957-6925
- Margaret Gutierrez
 - mgutierrez@bestforhylandhills.com
- Robert W. Jones
 - rwjllj@gmail.com
 - Cell 720-299-3967
- Max J. Math
 - maxmath@comcast.net
 - 720-469-6733
- Donald C. Ciancio II
 - dciancio33@gmail.com
 - 303-356-0112

Dave G.



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**



**17388 E 103rd Pl
\$525,000 U/C**

**8323 E 132nd Dr
New Build U/C \$810,835**



**6219 E 141st Dr
\$768,995 U/C New Build**

**12944 Grant Cr W #C
\$400,000 U/C**



**11346 Jersey Dr
\$565,000 SOLD**

**3784 Quitman St
\$750,000 SOLD**



**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 2/2021-5/22. 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.

April 2022 Meeting Minutes

First Hyland Greens Association

Board of Directors Meeting Minutes

April 19, 2022 6:30 – 8:30PM via 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 Johanna Zablocki. Milagros Chavez was there representing LCM Management.

Four homeowners were on the call: Dennis Anglund, Clayton and Julie Shaffer, Morgan McKay and Kelan Hauppman.

A discussion was had with the homeowners who called in about trash can violations. The Board understands that we had been lax in enforcing recently but the management company has been directed to renew enforcement. Pictures will now be sent with violations.

Meeting minutes from the March 15th, 2022 meeting were approved.

Brian gave the treasurer's report. There was nothing unexpected or out of the ordinary. The 2020 and 2021 draft audits were submitted by R&W Associates and accepted. The 2021 tax return has been filed.

Milagros Chavez, community manager, reported on covenant violations. Letters went out to many homeowners about their trash cans being visible from the street and violations dealing with boats and RV's. We discussed the status of fines assessed by MSI. Mike Weiss with LCM joined the meeting to provide information on fines, interest and late fees. The 2nd quarter dues notices are due to go out in the next few days. The Board is continuing to study the policy for charging interest on late payments until we get a better understanding of the situation.

Architectural control Committee Kevin Murphy

A discussion was held about hiding trash cans and whether any modifications need approval. We also discussed if standards should be set. No decision was made until further information and research is obtained.

Greenbelts Committee Bob Belden

Bob informed us that we have moved from Leo's Lawn service to LMI. The contracted price is the same. Bob is happy with this change as the person now in charge previously ran our lawn maintenance crews for 8 years and knows our neighborhood very well. LMI immediately went to work on back flows and should have sprinklers on in about a week.

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. Heather LaPuma has agreed to take on the newsletter starting in June. She has more experience with designing and putting the newsletter together.

Activities Linda Mollard

A brief recap of the egg hunt was given. It appeared to be a success. The next events were mentioned. (See Dates to Remember). The garage sale is in June followed by the 4th of July event. You can always contact activities by sending an email to hylandgreenshoa@gmail.com

Pools Allan Meers

USA Management will be providing the gate attendants this summer. We discussed some of their services to include but not limited to swim lessons. You will see some changes at the big pool as new furniture has been purchased. It was decided that the age for going to the pool without being accompanied by a parent will be 16 years old starting this pool season, reduced from 18 during the COVID restrictions. Pool party rules and reservations were discussed as well as reasons to remove a household's pool privileges. These guidelines are being refined and will be posted on the website and at the pools.

April 2022 Meeting Minutes continued...

Violence, drunkenness and/or egregious behavior could cause your household to lose pool privileges as well as having a balance due to the HOA for dues or other charges to include fines.

New Business

Sandy Owens has resigned from the Board and we would all like to thank her for her contributions during her time on the Board. Our past two summer bashes were a huge hit thanks to Sandy and her connection with bands in the Metro area.

We are planning to hold our May board meeting in person at the Grille at Legacy Ridge golf course. Homeowners - watch for more information sent via email blast in May. Dave Glabe presented information about Hyland Hills golf course's plan to replace their split rail fence that abuts Hyland Greens homeowner's property. The Hyland Hills Board has approved the replacement material to be a white plastic 3 rail fence; Hyland Greens has joined with Hyland Greens East in asking them to use something other than white as we would prefer the split rail. Dave also informed us that the Westminster PD asked us to advise our residents about derelict vehicles and those that are not properly plated. This also pertains to parked cars that are not moved according to city laws.

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

Adjourned at 9:47 PM

First Hyland Greens

Hyland Greens residents age 18 & under can offer their services to Hyland Green Homeowners. 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 **May 23rd, 2022**. We love to support the community



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
Hailie Rosauer	12	720-731-7179	Babysitting (CPR certified and babysitting boot camp completed), dog walking, snow removal

Hyland Greens Dates to Remember:

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!

Monday May 30th — Memorial Day

Thursday June 9th — Food Trucks!

June 10th & 11th — Neighborhood Garage Sale

June 16th & 17th — Trash service Roll-offs

Tuesday June 21st — HOA Board Meeting

Monday July 4th — Bike parade and pool party

Thursday July 14th — Food Trucks!

Tuesday July 19th — HOA Board Meeting