



Please Join Us For

HYLAND GREENS

ANNUAL



4th OF JULY CELEBRATION

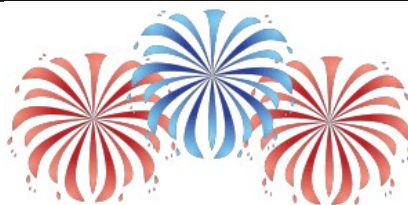
09:00AM-Children's Parade staging and judging begins at small pool parking lot
09:45AM-10:00AM Parade from small pool to big pool with Westminster Police and Fire
11:00AM- 01:00PM- Food and Snow Cones available (*while supplies last*)



Children's Parade sponsored by Ed Varnet's family- Children are invited to decorate their wheels (bikes, trikes, wagons strollers etc...) with their best Independence Day motif and meet at the small pool parking lot for ribbons. Westminster Police and Fire will then lead the parade of participants over to the big pool. (**The fire truck will not be present if there is an emergency**)

Food- For \$1.00 you can purchase a plate which includes a hot dog, potato chips, and a drink. \$1.00 Nachos will also be available. Snow Cones are free!

Events- Dive contests
Diving for money for the kids



HYLAND GREENS NEWSLETTER

JULY 2022

Mid-Summer Greenbelts Update

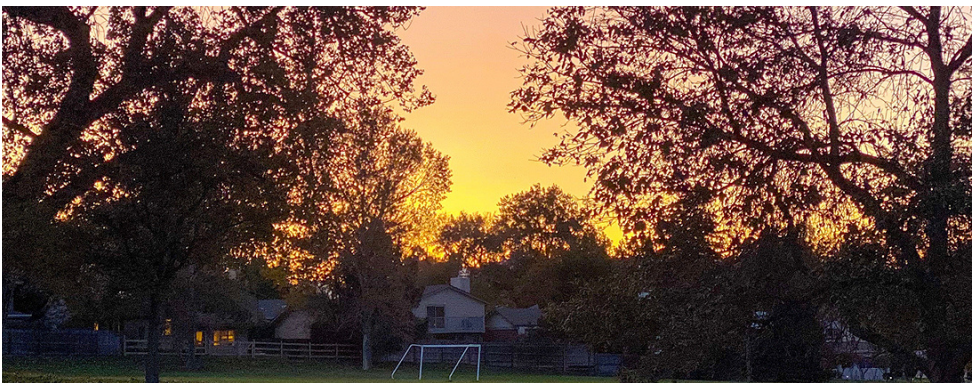
After a few late snows and some damaging winds which delayed landscape maintenance, the greenbelts are now looking good. We are eyeing certain dry patches that can be xeriscaped and would appreciate any input. All entrances to Hyland Greens are in the process of being landscaped. Trees and shrubs throughout the community will continue to be pruned and/or removed as necessary.

An important reminder to homeowners who live on the greenbelt. It is your responsibility to remove limbs and shrubbery that fall from your trees or shrubs onto the greenbelt. The landscape company is not responsible for their removal nor are the volunteers on the greenbelt committee. Limbs and shrubbery from your property that are found on the greenbelt will be placed against your fence or wall. Please dispose of them through your trash collection.

We'd like to give a big shout out to our volunteers; Jean Beall (weeding and flower gardens), Tim and Trudy Madigan and Donna Jackson (doggie bag dispensers), and Julie and Clayton Shaeffer (litter removal, rock projects and more).

And finally.. to all homeowners who pick up their pet's poo on the greenbelt and beyond, thank you, thank you!

- Bob Belden



In This Issue

Food Truck Night - Page 3

Helping Hands - Page 3

Letter from the President -
Page 5-6

Homeowner Letter - Page
6

Summer Activities - Page 6

Covenants Corner - Lights
and Lamposts - Page 8

Fall Garden-in-a-Box -
Page 10

May HOA Meeting
Minutes - Page 11



Hyland Greens Board

Pam Moores - Co-President and Secretary, 2024

Linda Mollard - Co-President and Secretary, 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



lcmpropertymanagement.com

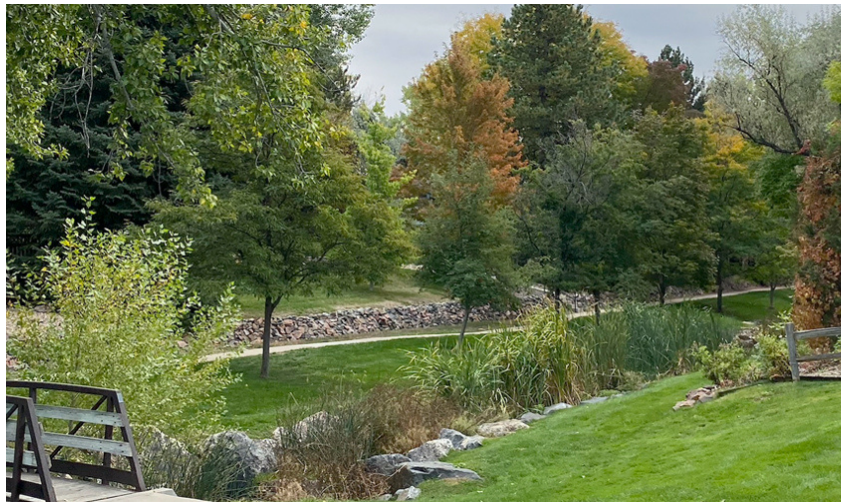
1776 South Jackson Street Suite 300
 Denver, CO 80210
 303-221-1117

Community Manager:
 Milagros Chavez
MChavez@lcmpm.com
 303-221-1117 Ext. 112

Next HOA Meeting

The Next HOA Meeting will be held on Tuesday, July 19, 2022 at 6:30pm on ZOOM. Information will be sent ahead of the meeting for access instructions.

Stay up-to-date with the neighborhood news and announcements by signing up to receive emails at www.hylandgreens.org/newsletter



DATES TO REMEMBER

Monday, July 4th	Independence Day Celebration, Bike Parade and Pool Party
Saturday, July 9th	<u>Tree Limb Recycling - 10001 Alkire St</u>
Thursday, July 14th	Food Truck Night at Hampshire Park
Tuesday, July 19th	HOA Board Meeting
Thursday, August 11th	Food Truck Night at Hampshire Park
Tuesday, August 16th	HOA Board Meeting
Saturday, August 13th	Hyland Greens' Summer Bash
Monday, September 5th	Labor Day
Thursday, September 8th	Food Truck Night at Hampshire Park
Tuesday, September 20th	HOA Board Meeting





Food Truck Night

Food Trucks - Thursday, July 14 - 5p-7:30p

We are excited for another food truck season. Join us on Thursday, July 14. We are currently scheduled to have trucks from Dude Bro Taco, Gyros King, and High Point Creamery.

Trucks are expected to arrive around 5pm. So bring your blankets and chairs to Hampshire Park and spend an evening with your friends and neighbors. Trucks are subject to change, so check the calendar from Hand to Mouth Events for any changes, linked here:

[Hand to Mouth Events Calendar](#)

Hyland Greens Helping Hands

Name	Age	Phone	Comments
Ben & Emily Schwartz	17 & 15	303-905-6979	Pet sitting, house sitting, dog walking, lawn & shoveling. Neighbor-hood references available.
Elijah Huang	14	303-921-6770	Pet sitting, house, sitting, snow removal, lawn mowing Neighbor-hood 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 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".



TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Colorado Real Estate

JULY 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.

TRENDS, HOMEBUYERS, INTEREST RATES



HOUSING SALES TAKE A BREATH

If you've been anxious over being able to buy a home, you'll like the latest news from the National Association of REALTORS (NAR) and the Mortgage Bankers Association (MBA). In February 2022, existing home sales were down 2.4% from one year ago and down 7.2% from the month before. Supplies of unsold homes totaled 870,000 units, up 2.4% from January, but remain 15.5% lower than a year ago (1.03 million.) The supply is 1.7 months at the current sales pace, up from 1.6 months in January. The median existing-home sales price rose to \$357,300, up 15.0% from a year ago (\$310,600), marking 120 consecutive months of year-over-year price increases. This is the longest-running streak on record, according to NAR. Rising interest rates are conflating with rising home prices, impacting new home construction and sales. With mortgage interest rates a full point higher than they were a year ago, new home purchase applications were down for the third consecutive month. Sales were the lowest in seven months at 791,000 units. Mortgage applications for new home purchases decreased 3.9% year-over-year in February 2022. The good news is you may be able to get a proverbial foot in the door soon.

Envision Home Team Invites You To Our

Ice Cream Appreciation Party

Sat. July 16, 2022
2:30pm - 5:00pm

Ranch Park
11899 Tejon St., Westminster, CO 80234



Come enjoy a scoop or two on us. We will be providing the Sweet Cow ice cream truck and fun activities for our guests as an appreciation for your friendship and support through your business and referrals. So bring your lawn chairs or blankets and come hang out for a while.



RSVP:

info@envisionhometeam.com
720-600-2375

Please Bring A Friend As We Love Making New Connections



Beth Ann Mott, REALTOR®
Eric Mott, REALTOR®
Gina Bradshaw, REALTOR®
Kent Davis, REALTOR®
Wendy Atkinson, RE Consultant



***VOTED FIVE STAR REAL ESTATE AGENTS 11 YEARS IN A ROW BY 5280 MAGAZINE 2011-2021**

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EnvisionHomeTeam.com

FROM THE PRESIDENT: BUSY SUMMER IS UNDER WAY

It has been a very hectic month since Memorial Day. So much has occurred and we think we need to give the homeowners a full report. It must start with HOA 101.

The First Hyland Greens Homeowners Association (HOA) is composed of 491 homes. Each home has a 1/491 percent interest in this neighborhood. Every homeowner was provided a copy of documents prior to closing on their home. Every year in November the homeowners have an annual meeting in which those attending elect Board members to represent their interests. Your Board consists of volunteers who are your neighbors. They do not receive pay or a break on dues. They must submit home plans to the ACC. They get a letter from the management company if they leave their trash cans out. The members of your Board have a fiduciary responsibility to this community and they do their best to spend your dues wisely and carefully. They set a budget for the next year in October, and they get as many bids as possible to get the best bang for your buck. You, as homeowners, have a fiduciary responsibility to the community as well. Your duty is to maintain your property as well as HOA owned assets (greenbelts, pools, tennis courts, tot lot, etc.).

Now let me tell you about the past month. We had a great garage sale weekend. Our pools opened on time but not perfectly ready. The pool maintenance company was a bit behind due to the late snow. We had issues with pool access devices (fobs and cards) not working properly. The company hired to provide pool attendants hadn't hired enough people yet and they had issues with their computer systems. Shortly after opening the motor for the big pool went out which closed the big pool. Within 20 hours we had the pool open again by buying a 5 HP motor to use as a back up while our 7.5 HP motor is being rebuilt. The \$1500 5 HP pump and the yet-unknown cost to rebuild of the 7.5 HP pump is an unexpected expense. On June 9th, someone left a very unpleasant mess in the big pool men's room.

Our pool maintenance company charged us \$95 to clean up this mess. On June 20th, someone left us a similar mess. On June 15th, the large dumpsters were delivered and by the morning of the 17th they were over filled. We had put the info in the June newsletter on what should not be put in the dumpsters and that they shouldn't be filled above the top. The over filling caused a delay in their being pulled out. A blast was put out that volunteers were needed to help remedy this situation and several homeowners stepped to plate to help out. This situation cost the HOA about \$700 that is not in the trash budget. While removing the overflow, empty cardboard boxes as well as boxes of magazines both with neighborhood addresses were found. These could have gone with the bi-weekly recycle. There was so much yard trash, branches, limbs and leaves that could have been bundled and gone out with weekly trash. The purpose of the dumpsters was to allow homeowners to dispose of big items that are expensive to have removed. We expected sinks, old furniture, grills, window frames, big tree stumps and oversize limbs, but your entire backyard of bushes, branches and limbs were not expected.

This is the third time where we had issues with over filling and Board members having to climb up on the top of the dumpsters to rearrange trash so the dumpsters could be removed. It is under consideration that this is the last time that the HOA will bring in the roll-off dumpsters. We need to thank the Dave Carahasen family, Chris Maloney, Bob Belden, Clayton and Julie Shaffer for climbing up and moving the trash so the dumpsters could be removed. Dennis Angland, Dave Pollack and Steve Schwartz also volunteered.

From the President, cont.

In addition, we want to express our appreciation to Jean Beall, Donna Jackson, Dave Boepple and John Van Royen (moved but came back to help) for their assistance with other matters. To those of you who are working on your yards keeping the weeds pulled, trimming your bushes, planting flowers, mowing the grass and stowing your trash cans, thank you for taking pride in your home and your neighborhood! The Board is also very appreciative that you are submitting your Architectural Control requests for changes to the exterior of your home: paint, windows, siding, roof, solar panels, and driveways to name a few. Maintaining the integrity of the neighborhood and the value of our homes is critical and we thank those of you making the effort! It takes a village or neighborhood to keep our fabulous community as wonderful as it is.

Homeowner Letter to the HOA

Hello from Deanna Inman, Hyland Greens Resident at 9960 Yates, I wanted to thank you & the architectural committee for our roofing approval. The roofing material we requested was a newer upgraded version of the one that had been previously approved by the architectural committee. It was beneficial to us because we were able to get a better quality roof installed.

I felt this was worth mentioning because our son who resides in a neighboring HOA also needed a new roof & was unable to get approval to use a better roofing material. The architectural committee had an approved list of roofing choices, however, it had not been upgraded for several years. It was unfortunate for him because he could have had a better quality roof installed.

It's nice that our committee members realize that newer & better materials come on the market & are willing to consider them for Hyland Green homeowners. Thank you.

Hyland Greens Summer Activities

Independence Day Celebration

The favorite annual event for Hyland Greens Homeowners!

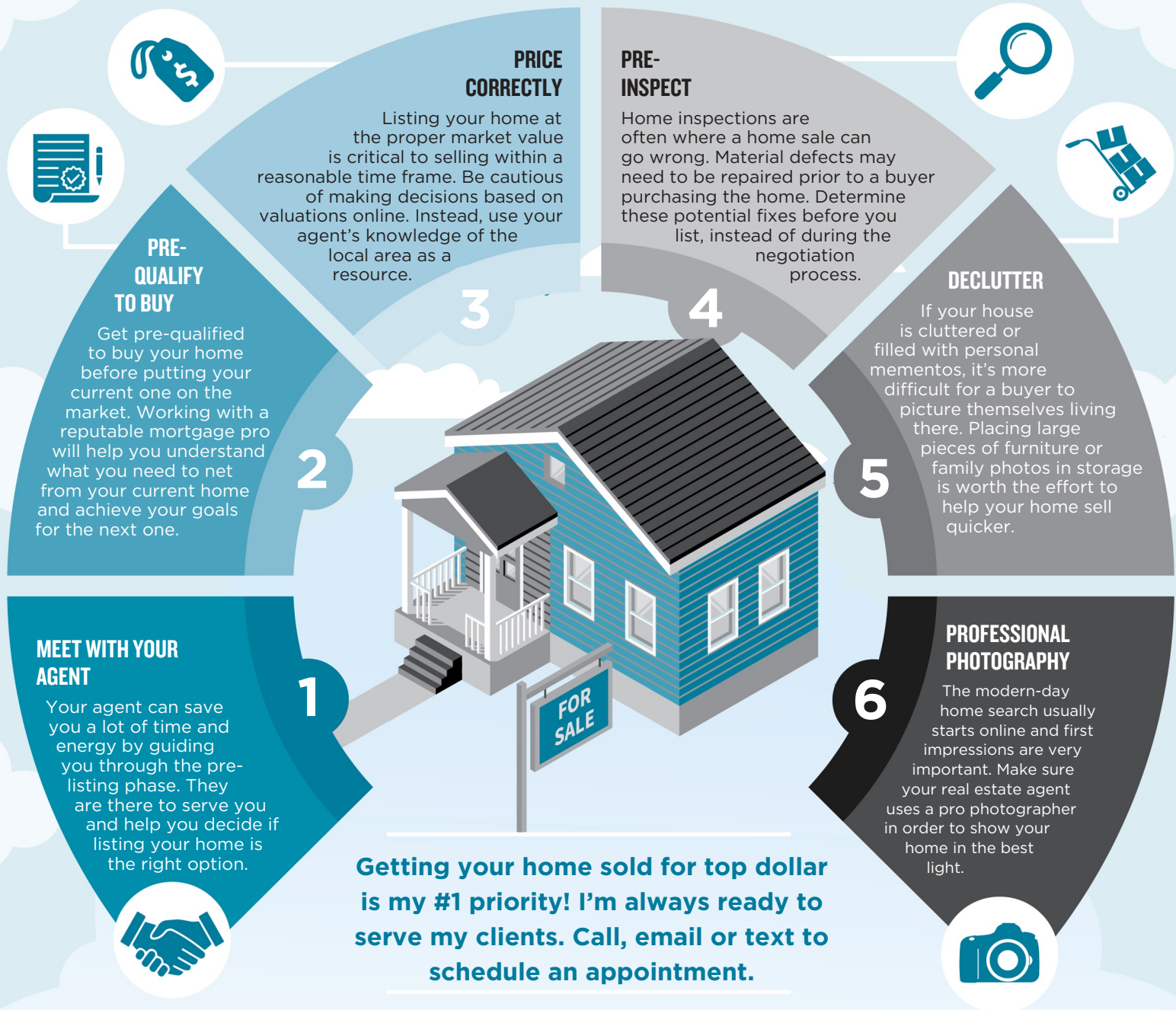
Join us for our Fourth of July Celebration with our annual bike parade which leads to lunch, snow cones, and water fun and games at the Big Pool. See the flyer at the front of this newsletter for all the details.

Hyland Greens End-of-Summer Bash

Mark your calendars for **Saturday, August 13th** when we will hold our End-of-Summer Bash! Join us for live music from Deja Blu band at the Small Pool where you can cap off your summer with a bang! We are finalizing all of the details for the year's event. So be sure to check back in on the August Newsletter where we will have all the final details.



6 Tips Before SELLING YOUR HOME



**VALERIE
SKORKA WESTMARK**
Broker Associate - Management Team

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LET YOUR LIGHT SHINE-BUT NOT TOO MUCH

Thomas Edison introduced the first practical light bulb in 1879. Since then, lighting has become so ubiquitous that it is difficult to imagine what life would be like without lamps and lights. In fact, while lighting is beneficial in countless ways, it can also be intrusive and annoying. Consequently, your Covenants specify what is required, what is acceptable and what is not.

Did you ever wonder why every property in Hyland Greens has a post light in the front yard and why the Association requires it? When the neighborhood was developed, the city agreed not to demand streetlights on every corner and street. In return, the city required that each house have a post light as a replacement for streetlights. This created the inviting, serene, aesthetically pleasing environment that we have, as opposed to the jailhouse prison yard appearance that some neighborhoods have.

Article VI(1) of your Covenants specifies that: "Each residence shall maintain at least one electric post light between the house and the street, which said light shall be operated by a photo-electric cell or other automatic device so that it will be lighted automatically during hours of darkness." While not specifying the candle power or more familiarly, the wattage of the light, it is reasonable to conclude that the light should be sufficiently bright to light the way in front of your residence. Of course, it shouldn't be too bright in that it is blindingly obnoxious to other residents. In other words, a surplus World War II searchlight is unacceptable, which brings up the flip side of residential lighting, that is too much lighting.

Your covenants restrict additional exterior lighting so as to not allow you to unduly aggravate your neighbors. The Covenants state: Other exterior lighting in addition to that specified above may be installed, subject to the following guidelines:

1. The overall physical appearance of the light standard shall match that of existing post lights.
2. The fixture and light source shall be selected and installed so as not to disturb occupants of neighboring residences. In general, this will require a size and design that provides relatively low light level and carefully controlled lighting pattern.

When selecting exterior lighting (your HOA doesn't care what you do inside the house) here are a few more guidelines for your consideration:

1. Post lights should be maintained so that plant and other materials do not obscure the light source;
2. When other post lights are installed between the house and the street, the physical appearance of any other post lights shall match that of the existing post light;
3. Any other exterior light fixtures should be installed so the light source does not disturb occupants of neighboring residences;
4. Orient motion sensor lights so as to not turn on the lights from any movement on the public way, including sidewalks and streets; in other word, the sensor should only activate when movement occurs on private property.

Hopefully, this description of exterior lighting in Hyland Greens hasn't kept you in the dark but rather has been enlightening and sheds light on what is permissible and what is truly illuminating!



MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER JUNE | 2022

Valerie Skorka Westmark

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MarkoftheWest.com



Buying a home, whether it be your first time or the third, is always an exhilarating, emotional and hopefully deeply satisfying experience. Especially for those who have been in the marketplace longer than a few months; who are very familiar with trying to find that perfect forever home while coping with the fierce competition.

Hold steady, because there are signs that the frustratingly low inventory in the housing industry may be over. Recent trends, such as cultural, social and economic situations, show that change has already been initiated. Those low inventory levels that have been artificially driving home sale prices are slowing down.

The most recent change with rippling effect are increases to mortgage interest rates. Higher rates have a lot to do with holding down further high jumps in prices while possibly spurring greater sales this past May.

As home buyers in the Broomfield & Westminster marketplace discovered, although qualifying for a loan got a tad harder, the average mortgage payment was offset by the lower sale price. Leading to 299 sold and closed homes in May from the 382 inventory available just in time to enjoy Memorial Day picnics in the new backyard.

Last year, May saw 310 sales from an inventory of 318. The changes taking place now most likely won't be

reflected in inventory and sales figures for another few months.

However, with the residential construction increases, consumers found the heady feeling of homes to choose from for the first time in months! On average, inventory reduced within 18 Days on Market, compared to 21 in May 2021.

Plans to move are in the works for a continuing record number of people according to a recent report. Average sale prices this past May of \$661,571, increased from \$581,462 May 2021, are not proving any discouragement in carrying out those plans.

The trend that started in early 2020, where remote working conditions relegated commute factors to the back seat of priorities, continues today. New statistics show over 32% of those considering a home purchase are looking outside and away from past commuting time and distance concerns for work.

As we move into the summer sale season, contact me for the most up-to-date, relevant real estate information to help you make your best selling and buying decisions. With local data you have the inside track on sale prices, selling time frames and marketing solutions to reduce the stress of moving and increase the satisfaction quotient of your next move.

Stat Check

2021 2022

New Listings

318 382

Number of Units Sold

310 299

AVG Days on Market

21 18

Average Price

\$581,462 \$661,571

Fall Garden-in-a-Box on Sale Now

Garden-In-A-Box makes it easy to get a great looking garden by including plant-by-number maps, seasonal maintenance tips, and watering recommendations along with the starter plants to help your low-water garden thrive year after year. Fall is an excellent time for planting water-wise perennials. The plants establish quicker and, with lower air temps, generally take less water to get established.

Visit Resource Central for available kits.

<https://resourcecentral.org/gardens-2/shop/>



About the Hyland Greens Newsletter

The Hyland Greens Newsletter is created each month, February-December, as an informational resource for residents of Hyland Greens HOA in Westminster, CO.

If you would like to submit a letter to the editor for consideration to be published in the next month's issue, please submit your letter to newsletter@hylandgreens.org.

All newsletter submissions for the August 2022 Newsletter are due by Friday, July 15.

Ad space is available in the next issue of the Hyland Greens Newsletter. Please submit advertisement requests to mchavez@lcmpm.com. For more details about advertising and to see current pricing please visit: <https://hylandgreens.org/newspolicy>

Advertisement in the Newsletter is not an endorsement for products or services.



Draft Meeting Minutes

First Hyland Greens Association

Board of Directors Meeting via ZOOM

June 21, 2022 6:30 - 8:30pm

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, Brian Sample and Johanna Zablocki. Kevin Murphy was absent. Milagros Chavez was there representing LCM Management.

Four homeowners were on the call: Brendan Kennedy, Clayton and Julie Shaffer, Morgan Bilger and Heather LaPuma.

Introduction of Guests

Brendan Kennedy attended to discuss a violation, Morgan Bilger was welcomed as a new member of the ACC committee, Heather LaPuma and the Shaffers were just listening in.

Secretary Report

The May 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter and who was writing what.

Treasurers Report

Brian reviewed the May Financials. Nothing is out of the ordinary. Brian reported that he had done research on the phone and internet plans that we have for the pools and that we currently have the best pricing he could find.

Architectural control Committee - Kevin Murphy (Absent)

A quick discussion regarding unapproved shingles and the problem with multiple items on one ACC request. Owners need a separate sheet for each request. Multiple requests on one form slows down the approval process.

Greenbelts Committee - Bob Belden

Bob is looking for a new Arborist. It is not an emergency, so the search is ongoing. The greenbelts are looking good, but he is working on a few dry or over watered spots. We are having a small problem with homeowners that back to the greenbelts and throw their branches into the greenbelts. We will be dropping them back into the homeowner's yard.

Tech/Communications - Dane Ernsberger

Dane is working on a newsletter policy update. Website is coming together and when done will have a great new look and be user friendly. If anyone knows anyone who wants to advertise in the newsletter please have them contact us at hylandgreenshoa@gmail.com

Activities - Linda Mollard

Plans for the July 4th event are progressing. As usual, volunteers are needed to help set up, serving and clean up. The Summer Bash is set for August 13th and the band is DejaBluBand.com. You can always contact activities by sending an email to hylandgreenshoa@gmail.com. The roll offs this year were a big problem. A discussion will be held at a later date as to whether we sponsor them again.

Pools - Allan Meers

Pools opened as planned. A leak was fixed in the ladies room at the big pool By Dave Carahasen and another leak in the pump room of the small pool was fixed by Allan and Bob. We have some lights out in the big pool so the discussion was had to either keep the 12 volt or go back to the 110's. On June 6th the motor for the pump at the big pool failed. We had to shut down the pool but were back open in 20 hours. We purchased a 5 HP motor to get us by while our 7.5 HP motor is being rebuilt. Allan reported that we were fully staffed with the pool attendants.

Executive Session

The board adjourned to executive session to discuss some homeowner financial matters.

Adjourned at 8:49 PM



I will sell your home for 4.5%!

Tammy Galloway

720-934-2532

**I have owned a home in Hyland
Greens for 29 years!**



**27708 E 10th Dr
\$597,450 SOLD**

**1392 S Akron Ct
\$586,000 SOLD**



**17388 E 103rd Pl
\$575,000 SOLD**

**15104 Xenia
\$787,000 U/C**



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

**12944 Grant Cr W #C
\$411,000 SOLD**



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

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



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