

HYLAND GREENS NEWSLETTER

AUGUST 2022



HYLAND GREENS' SUMMER BASH!

Join us for the Summer Bash on Saturday, August 13th at the small pool. Bring your chairs or blankets and a picnic dinner. Come listen to live music by the Deja Blu Band. Performance time is from 6 to 9 PM. The pool itself will be closed but the bathrooms will be available. Kokopelli will be there with some of their brews and Liqui-Crème will be returning with their delicious, boozy ice creams for adults and some other treats for kids. Get together with friends and neighbors to have a good time.

Are you interested in helping with set up or clean up for this event? Please contact us at hylandgreenshoa@gmail.com for details.

AUGUST 20 - MOVIE NIGHT AT BIG POOL

Come down to the Big Pool on Saturday, August 20th where we will be hosting a Movie Night. Splash and relax in the pool while enjoying a family friendly film. Film selection and start time will be shared closer to event.

In This Issue

Food Truck Night - Page 3

Helping Hands - Page 3

July 4th Wrap Up - Page 5

Beans and Booze - Page 5

Greenbelts Update - Page 7

Pool Season Update - Page 7

Covenants Corner -
Vegetative State - Page 8

Westminster Adventure
Pass - Page 10

July HOA Meeting Minutes -
Page 11-12



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

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@lcmprpm.com
 303-221-1117 Ext. 112

Next HOA Meeting

The Next HOA Meeting will be held on Tuesday, August 16, 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

Thursday, August 11th	Food Truck Night at Hampshire Park
Saturday, August 13th	<u>Tree Limb Recycling - 10001 Alkire St</u>
Tuesday, August 16th	HOA Board Meeting
Saturday, August 20th	Movie Night at the Big Pool
Monday, September 5th	Labor Day Small Pool Closes
Thursday, September 8th	Food Truck Night at Hampshire Park
Sunday, September 11th	Big Pool Closes Dog Swim at the Big Pool
Tuesday, September 20th	HOA Board Meeting
Saturday, September 24th	Beans n' Booze Chili Cook-off





Food Truck Night

Food Trucks - Thursday, August 11 - 5p-7:30p

We are excited for another food truck season. Join us on Thursday, August 11.

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

AUGUST 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.

Market Shift in the 2nd Half of 2022

BUYERS, SELLERS, MARKET CONDITIONS, FINANCE



The Denver market is up almost 6 times the inventory from January with nearly 6,000 homes for sale as of July 2022. On average we are sitting at just over 1 months' worth of inventory. Showings are also down to a fourth of the activity from the peak of the market around Superbowl weekend. Our market is seasonal with a run up of prices in the spring, then a withdrawal during the summer followed by a leveling off as you move into the last quarter of the year. This year our spring market jumped out quickly and the cooling off started earlier in May.

Hyland Greens is also experiencing an increase in inventory averaging about 2 months' work of inventory. In the 1st quarter of 2022 homes were selling for an average of 7% above list and that declined to only 3% above list in the 2nd quarter of 2022. While still good news as a seller, the additional inventory and decreased buyer demand is starting to normalize what had been an extreme seller's market.

We are here as a resource for you with all things real estate in Hyland Greens. Please reach out if you have specific questions or concerns..

**PROPERTY
CORNER**



We are here for you!

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



COMING SOON



Arvada, 80002
2 Bedroom - 2 Bath
Skyline Estates
Condos

ACTIVE



16280 Avalanche Run
Broomfield, 80023

6 Bed - 5 Bath
Anthem
Listed
at
\$1,000,000

UNDER CONTRACT



6009 Yarrow St #E
Arvada, 80004
3 Bedroom - 3 Bath
Located Near
Old Town Arvada
Listed
at
\$320,000



UNDER CONTRACT



497 Murfield Circle
Louisville, 80027
Land Lot
In
Marshall Fire Area

JULY 4TH CELEBRATION WRAP-UP AND THANK YOU

from HOA Board Co-President and Secretary Linda Mollard

The 4th of July Celebration was a success. The kids started at the small pool parking lot with the annual Varnet Family Wheels decorating contest. They then followed the fire truck to the big pool where the fire truck sprayed the kids down on the play court. We served over 280 hotdogs, brats and Italian sausage along with about 60 trays of nachos. We had bags of chips, drinks and watermelon. We didn't count how many free snow cones were served. There were games and water balloon antics on the play court, diving for coins in the big pool and the belly flop and dive contests.

There are so many volunteers to thank. Let me start with the Mollards, the Ernsbergers, the Meers, the Thistles, the Palms, Donna Jackson, Justin Young, Steve Schwartz, Renee Teague, Earlene Carter, Candace Chain, Tony Cobb, Bob Belden, Chuck Smith, Jim McElroy, Dave Carahasen and the Varnet Family. I can guarantee I forgot some and for that I am sorry. It was a bit hectic. I thank you all. A little bit of your time made for a great event for all who attended. Just a reminder...we can always use volunteers.

PLANNING BEANS AND BOOZE CHILI COOK-OFF

We put a request for feedback on the Hyland Greens Parents page on Facebook to see if there was an interest in holding the Chili Cook-off this year. We found out there was. We have set the tentative date for Saturday, September 24th. There are still a few more pieces that must fall into place before we absolutely confirm that date. We are still working to line up the Booze part, but 4Noses seems interested in participating.

Here are the basics. We only have space for 20 entries, so if you want to enter, let us know ASAP at hylandgreenshoa@gmail.com to reserve your spot. Your entry must be a chili (red, white or green). Your chili entry will have a number so most tasters have no clue who made which chili. Adult tasters get to vote for their best chili. There are prizes and a great trophy for the winner. The winner also gets bragging rights for a year. So please pencil us this in on your calendars and keep an eye out for more information in the September newsletter.



This Ranch Sold in Just 13 Days!

\$785,000

5092 W 98th Pl
Westminster, CO 80031
Listing ID 7393860

Stunning RARE Ranch style floorplan in highly desirable Hyland Greens. This home has been wonderfully updated, features a wide-open layout with vaulted ceilings character and room for all. Enjoy cooking and entertaining in the most spacious kitchen you can imagine, where entertainment flows. Two living spaces, one with a gas fireplace and leads you outdoors with custom, upgraded patio doors to a beautiful stamped concrete patio with views of the community pool. Enjoy relaxing and soaking it all in. The primary bath shower is a complete dream, oversized and very well done. Main floor living at its best with a main floor study, private with French Doors off of the foyer. Laundry is a snap with your main floor laundry location. The unfinished basement offers so many options for you, additional rec space, workout room, craft room, workshop, additional bedroom, complete with an egress window. all your choice. Lots of storage space in the basement and crawl space. Highly maintained, amazingly clean and in complete move-in condition. All appliances are included. Newer HVAC, newer garage door, freshly painted garage and newer roof. High attention to detail. Incredible neighborhood with two community pools, sport court, tennis courts, private playground, trails and greenbelts. Easy access to Denver or Boulder, many amenities very close by.



3
BEDS



3
BATHS



3,000
SQ. FT.



Valerie Skorka Westmark, 5STAR, ABR, MRP
Assistant Managing Broker
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SUMMER 2022 HEATS UP

With temperatures staying in the 90's everyday, issues with dry grass areas, sprinkler system glitches and trees and bushes showing signs of stress, the green belt team is keeping very busy. Our HOA maintains 375,000 square feet of grass. It is a daunting responsibility.

Thirty-two sprinkler heads were raised 4" on our two islands in W. 101st Ave. All of our 108 sprinkler zones are being checked and adjusted to give us optimal coverage. At some point you might want to watch your sprinklers to see if they are coming up high enough to truly cover your lawn. With time the grass and dirt will begin to "grow up" around the heads so that they don't spray as much as they were meant to cover. With diligence and the welcome afternoon showers we should see greener greenbelts. While adjusting and repairing sprinkler heads we are compiling a list of areas that might be xeriscaped or re-landscaped in the future for better use of our water.

We have hired Monster Tree Service to take on our second round of tree maintenance. We would like to find a tree company that serves the HOA well and might be a good resource for our homeowners. In a future greenbelts report we'll tell you how many trees the HOA has to maintain.

We would like to thank our volunteers. Tim and Trudy, Donna Jackson and Courtney Mollard help with keeping the dog poop stations in bags. Gene and Matt notify the HOA of all thing's greenbelt related. They let us know if they think something needs some extra attention. They walk their dogs and keep their eyes open. We do appreciate any input, observations and concerns from any residents that see conditions that get overlooked. If you see something, please report it to hylandgreenshoa@gmail.com.

POOL SEASON HOURS INTO SEPTEMBER

As the summer season is coming to an end, and school goes back into session, the HOA will be working to keep our pools open throughout August and into September.

The Small Pool on 101st is open 11am-7pm until Labor Day, September 5th.

The Big Pool on Yates is open 10am-8pm (9pm Friday and Saturday) until Sunday Sep 11th.

As a reminder, for your safety, you may not be in the pool when lightning or thunder is present or expected in the area. Our private pools are for residents only, and their guests who must be accompanied by a resident. Please have and show your pool key when entering the pool area and may be asked to show a proof of address. Residents must sign-in when visiting the pool.

Our 10th-Annual Dog-A-Pool-Ooza Swim-With-Your-Dog-Day will be held from 2pm to 6pm on Sunday, September 11 at the Big Pool on Yates.

VEGETATIVE STATE

from HOA Vice President, Dave Glabe

Vegetation kind of grows on you. You plant a bush and before you know it the thing has taken over the house. But you never realize how big it has grown because it takes its time growing.

If it grew 20 feet overnight, you would notice that. But when it takes 20 years to grow 20 feet, well, it just doesn't seem to be noticed. Then one day you realize that the bush actually grew. We have that problem right here in Hyland Greens. It's what is politely called mature landscaping by realtors. The mature landscaping can be pleasing to the eye but too often it's rather unpleasing, or even displeasing. While a well-trimmed mature Maple tree is a delight to see, one that looks more like a bush is not so delightful. Same holds true for shrubs and bushes.

Fortunately, weeds are quite obvious, and it appears few folks like them. Even the city doesn't like them. The city of Westminster limits weed height to 12 inches which means that if you are cultivating obnoxious weeds, you had better make sure they are less than 12 inches tall. As long as we are on vegetational height, while weeds can grow to the majestic height of twelve inches, not so for grass, according to the city. Grass must be groomed when it reaches 6 inches.

Getting back to trees and shrubs, and particularly shrubs, what is attractive and beneficial for the neighborhood, can be quite subjective. Like haircuts, some homeowners like the short cut while others prefer the longer look, although there is no question that the mullet is out! So, what is a homeowner to do? Here are a few suggestions: If the shrub, or tree, hangs over the sidewalk or street, cut it. If the UPS truck is whacking the limbs on the tree, cut it. If the shrubs require clearance lights, cut them. In fact, the covenants require that any shrubs along your property line are limited to a height of 6 feet. That seems reasonable. Walk across the street and take a look at your property. Is it attractive to you? If your house were for sale, would you buy it?

Frankly, our neighborhood is starting to look a little unkempt, messy, and disheveled. Cutting a few branches, whacking a few weeds, and cutting your lawn doesn't take much effort. If you don't have a saw, let me know, I'll loan you mine.



MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER JULY | 2022

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Financial trends play a major part in determining the standards lenders will apply in approving mortgage loans. However, other factors come into play, though to a lesser degree. Length of employment, savings history, debt to income ratio, age of debt, past repayment history, current income as well as income growth history all combine in the approval process along with the value of the property to be financed.

Mortgage qualifying requirements are not a fixed element, so blanket statements of affordability in the housing industry are also not a given. Home prices and mortgage interest rates weigh heavily in determining whether securing a mortgage will be easy or difficult. However, these other factors do weigh in the decision, and these elements a buyer has some control over.

We've spoken many times in past Insights about shifts taking place, shifts we see coming and shifts that may occur if A or B happens in the economic climate. Supply chain concerns, a more recent development, are affecting affordability, employment, and personal income, but to what extent that will shape lender requirements has not fully emerged yet.

Almost 57% of homes sold in the first two quarters of this year were considered affordable, thanks to rises in personal income over last year. This made purchasing a new home a little easier for our Broomfield & Westminster residents.

Even with the recent price and interest rate rises, of the 350 homes available for sale, 229 sold and closed at the start of this summer season. These sales took place after an average 10 Days on Market, closing at an average sale price of \$693,983.

Stat Check

2021	2022
<u>New Listings</u>	
409	350
<u>Number of Units Sold</u>	
301	229
<u>AVG Days on Market</u>	
9.5	10
<u>Average Price</u>	
\$619,459	\$693,983

As buyers continue the trend of departing denser populated areas in favor of suburbs, year-over-year averages still see increases, which hopefully inspires sellers to enter the market in stronger numbers. June 2021 average Days on Market were 9.5, with an average sale price of \$619,459 for the 301 sold and closed of the 409 that were on the market. Now that daily commutes are less of a factor in home-buying decisions, expect to see the shift away from inner-city and crowded suburbs remain on an upward trajectory.

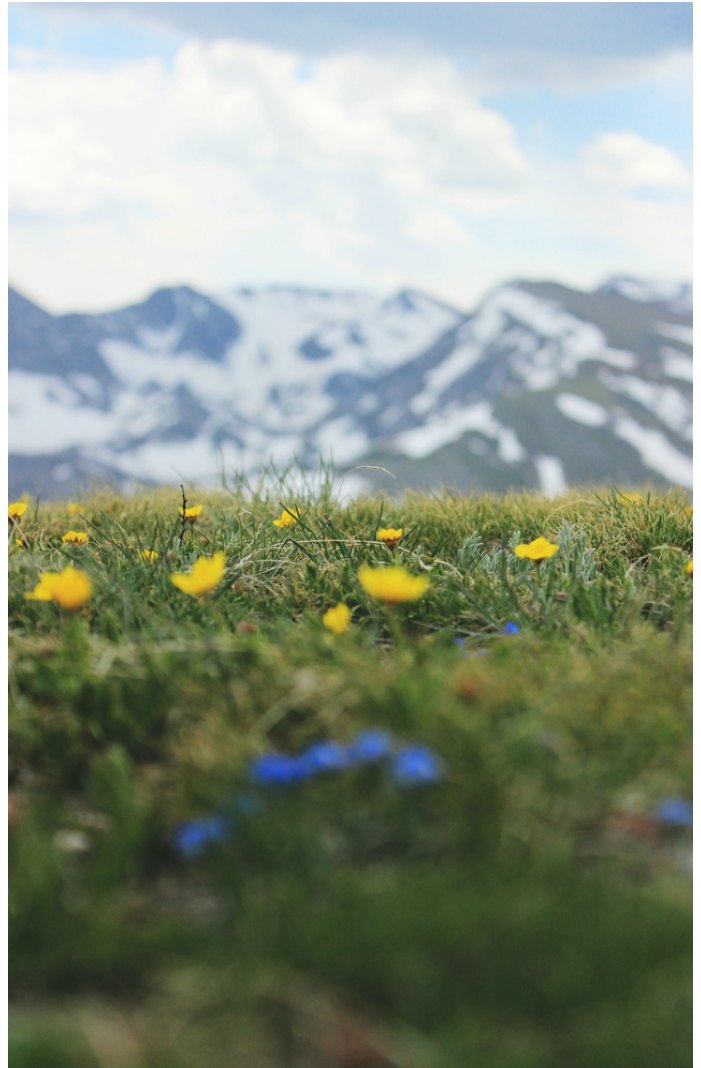
Attention to those financial considerations is still the best plan to bring home purchase dreams into focus. A debt-to-income ratio of about 28% settles you in a comfortable position of qualifying approval for a mortgage at the lowest available interest rates. There are considerations for first-time buyers and rates for those with less than stellar credit scores. Budgeting for those home buying aspirations is specific as every personal budget differs. Contact me with any questions you might have about the market today. I can help you begin this most exciting journey of home ownership!

Cap off your Summer with Adventure Pass at Westminster Library

Are you looking for something to do with the waning days of summer vacation? Check out the Adventure Pass program where you can "borrow" a pass from the City of Westminster Library to visit cultural and recreational attractions in our community. Passes can be booked by anyone with a valid Westminster Public Library card. With the exception of the Colorado State Parks pass, all passes are virtual. When you book a reservation, you will receive an email confirmation that includes a link labeled "View Pass Info." The page that displays after you click/tap that link is what should be presented at the ticket desk.

Find out more at:

<https://www.cityofwestminster.us/AdventurePass>



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

July 19, 2022 6:30 - 8:30pm

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

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

Two homeowners were on the call: Heather LaPuma and Jen York

Introduction of Guests

Heather La Puma was listening in for newsletter purposes and Jen York was just interested.

Secretary Report

The June 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter and who was writing what. The board voted on and passed a motion to change our insurance broker to Pat Wilderotter. Milagros will get the paperwork moving to get the change in motion.

Treasurers Report Brian Sample

Brian reviewed the June Financials. Nothing is out of the ordinary. Brian reported that the water and sewage bills are up a bit from this time last year. The boards annual budget meeting is being planned for Sept 14th or 15th. Final date to be determined. Board members were asked to submit their capital improvement recommendations by the end of July.

Manager's Report

The violations report was in the board packet. We will be doing two drive throughs prior to August 8th. Dave G wanted to talk about the overall deterioration of the neighborhood. He was noticing many more houses with lawn, weed and dead plant matter issues and wondering how or what can be done to improve this problem. Violation letters continue to go out where covenant issues are concerned.

Architectural Control Committee Kevin Murphy

Kevin told us Morgan Bilger has joined his ACC committee. We thank her for volunteering. Kevin also told us that the largest category of improvement requests is roofs at this time. The committee is working on adding new approved materials to the website.

Greenbelts Committee Bob Belden

Bob informed us that we are having some sprinkler issues and that LMI (landscape company) is working on it this week. Sprinkler heads must be raised. Our HOA lawns are suffering from this severe heat. He advised us that the HOA maintains 375,000 SF of lawn, 108 sprinkler zones and approximately 2700 sprinkler heads. The board approved \$3800 for some tree work that must be done.

Tech/Communications Dane Ernsberger

Website work is continuing. Heather showed us the new advertising rates for the newsletter. They will be posted on the website. If anyone knows someone who wants to advertise, they can be sent to the website or emailhylandgreenshoa@gmail.com. Heather corrected the link on our website to get to the ACC request documents.

Draft Meeting Minutes - Continued

First Hyland Greens Association
Board of Directors Meeting via ZOOM
July 19, 2022 6:30 - 8:30pm

Activities Linda Mollard

Linda reported that the July 4th event was a success. The next event is the Summer Bash at the small pool. The band will be Deja Blu Band. Kokopelli will be there with some of their brews and Liqui-Crème will bill there again with their liquor infused ice creams. It was just decided that we will hold Beans and Booze will return. The date is set for September 24th. Get your chili recipes out. The cook off is limited to 20 entries so if you are interested, email hylandgreenshoa@gmail.com

Pools Allan Meers

We have had continuing issues with USA Pool Management and missed shifts of pool attendants. Linda sent an email to USA and is waiting for a response. It was decided that the small pool will remain open until Labor Day without attendants after the kids go back to school. The big pool will remain open until September 11th and will close with the annual Dog Swim. We had an issue at the small pool when a floatation tube filled with glitter broke. We are still finding glitter in the filters and on the bottom of the pool.

New Business

The board approved a motion to pay our attorney's office \$350.00 to write some new policies regarding a recently passed state law to keep our HOA in compliance with that law.

Adjourned at 8:25 PM

