

Hyland Greens 4th Annual Beans and Booze Chili Cook-Off



**Bring your muffin
tin or small cookie
sheet to hold your
sample cups*

**Bring money and
ID to purchase
Booze*

BEANS A N D BOOZE



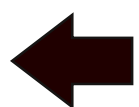
September 24, 2022
~5:30pm-8:00pm
@ The Sports Court



We are currently planning on having 4 Noses Brewery
selling their brews so please bring money and your ID!



We need your entries to make this event a success!
Please see next page for additional information and how to enter





4th Annual Beans & Booze Chili Cook-off

September 24, 2022

Entrants:

Chili Cook-off Rules:

1. All entrants must **RSVP** to hylandgreensHOA@gmail.com by Sunday September 18, 2022. **Day of entries will not be accepted.**
2. Any form of **homemade** chili can be entered (*green, red, white, spicy, no bean etc...*) **Soups or stews will not be accepted.**
3. A single submission consists of at least one large crockpot of chili (*please bring chili **already warm**, we will not be able to plug in crockpots*)
4. A person may enter more than one submission provided that the submissions are different in some way (*green and red or beef and chicken etc...*)
5. Please **drop off** chili between **5:00pm and 5:15pm** at sports court on day of event
6. If there are any toppings that are essential to your chili please provide them in ready to serve form.

We need your entries to make this event a success!

**Just like in previous years we will have prizes
for the winners!**

Attendees:

1. We will start handing out voting tokens around **5:30pm**
(*kids may taste but will not be able to vote*)
2. We will declare a winner before **8:00pm** so please vote as soon as your done tasting
3. Please bring **photo ID** and **money** if you plan on purchasing alcoholic beverages from **4 Noses Brewery**
4. Please bring a muffin tin or small cookie sheet to help hold your samples. They are are both more secure then a plate.

HYLAND GREENS NEWSLETTER

SEPTEMBER
2022

TRASH AND RECYCLING FEES TO BE MAILED IN OCTOBER

It is that time of year again when your HOA Board is busy preparing the budget, getting ready for the annual meeting, and renewing service contracts for 2022. Included in all of the planning is the billing of the annual trash and recycling service which will begin a new plan year December 1, 2022. The new rate is still being discussed and will be in the October newsletter.

In meeting with the HOA representative for Waste Connections, they pride themselves in customer service and going the extra mile for their HOA customers. For example, if you have a large item to be picked up, schedule at least 48 hours in advance of your weekly pick up and pay the fee, which is reduced to \$15.00 for an item no larger than 4-6 feet in length (i.e. couch, mattress, table etc.). This is a \$30 savings over current prices.

This year we will be billing every homeowner in October for the trash service. If you do not wish to take advantage of the great rate and service Waste Connections offers, please submit the document included in the bill stating you wish to not participate. For everyone who will continue to use the neighborhood service, or wishes to add the service, you will need to pay the annual fee by November 1st. If a timely payment is not received, that homeowner will be removed from the enrollment list and will forfeit the opportunity enroll for the 2023 year of service. The next opportunity will be November of 2023.

Watch your mail for a bill for your trash collection, which will include the ability to cancel at that time if you choose not to continue with Waste Connections. For those not currently taking advantage of the great pricing for this service, you are able to enroll by November.



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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, September 20, 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, September 5th | Labor Day Small Pool Closes |
| Thursday, September 8th | Food Truck Night at Hampshire Park |
| Saturday, September 10th | <u>Tree Limb Recycling - 10001 Alkire St</u> |
| 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 |
| Saturday, October 8th | Fall Shred-a-Thon - Public Safety Parking Lot - 9110 Yates St |
| Thursday, October 13th | Food Truck Night at Hampshire Park |
| Saturday, October 22nd | Westy Fest - Downtown Westminster Center Park |
| Monday, October 31st | Halloween |





Food Truck Night

Our next Food Trucks night will be on **Thursday, September 8 - 5p-7:30p**

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](#)

Food truck nights will continue into the fall with more scheduled for October-December!

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 | 15 | 720-450-1795 | Pet sitting, house, sitting, snow removal, lawn mowing Neighbor-hood references available |
| Ellie Huang | 12 | 303-921-6770 | Babysit (CPR certified & babysitting bootcamp completed), yard work, and baking - Neighborhood references available |
| Anthony Cobb | 15 | 720-380-5651 | Pet sitting, dog walking, lawn mowing & snow removal |
| Edith Lindberg | 13 | 303-718-9869 | Pet/house sitting, babysitting, and dog walking |
| 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".



Sold! Let Me Help You Sell Yours!

\$780,000

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

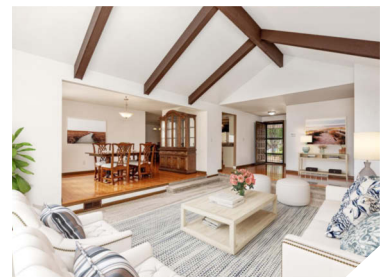
This property sold in record time, in fact, less days on the market than the Westminster average right now.

If you are considering a move, consider calling me to interview to be your Agent.

I live in Hyland Greens, and I know the Real Estate market. Pricing your property exactly where it needs to be, and preparing your property for sale, are critical right now in today's market.

I would love to meet with you and see how I can help you achieve your Real Estate Goals.

Valerie



3
BEDS



3
BATHS



3,000
SQ. FT.



Valerie Skorka Westmark, 5STAR, ABR, MRP
Assistant Managing Broker
(303) 981-0950
valerie.skorka@remax.net
www.valeriehomesincolorado.com

RE/MAX Alliance
5440 Ward Rd, Ste 110, Arvada, CO 80002
(800) 541-6376

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ACCESS WESTMINSTER - SERVICE REQUESTS

Are you curious about Westminster City Code and Enforcement? Or do you need help with a problem on your block or at Hampshire Park (city-owned)? The [Access Westminster](https://www.cityofwestminster.us/accesswestminster) site is one of the best ways to get information and help from the City of Westminster for issues.

Changes to state law which affect how HOA associations can issue notices will make the city's enforcement of city code more important moving forward. Most of the rules for property maintenance in the Hyland Greens HOA Rules and Regulations align directly with the city code. If you have a concern about a particular property's adherence to the city code, you can review the city code regarding a particular issue, and if you want to report a problem, submit a request to the Access Westminster site.

Hampshire Park is city-owned and the city is responsible for its maintenance. Some examples of requests that you can make in Access Westminster for the park are things like broken play equipment, trash or bodily fluids clean up, and graffiti clean-up. Most issues with park maintenance are resolved within a day.

Access Westminster allows you to find answers to commonly asked questions and to submit a new issue or request. An account is not required to search topics. To submit a request, select "New Issue" on the Access Westminster menu bar or navigate to the appropriate topic and select the "make a request" link at the bottom of the page. You will be asked to create an account upon submission of your request. This allows us to communicate with you and allows you to track your requests.

To make a request, go to <https://www.cityofwestminster.us/accesswestminster> or search for "access westminster".

The screenshot displays the 'Access Westminster' website. The top navigation bar includes the 'Access Westminster' logo, a 'View Knowledgebase' link, and a 'Sign in' button. Below the navigation bar, there is a section titled 'Other - Code Enforcement' with a 'CHANGE TOPIC' button. The main form area contains a text input field for 'Enter issue location or drag red marker on map', a text area for '* Describe your problem or question in detail', and a file upload section with a camera icon and the text 'Drag image(s) here, or click to select file(s)'. To the right of the form is a map of the Westminster area, showing various locations like 'Adventure Golf & Raceway', 'Walmart Supercenter', 'H Mart Westminster', 'Lightshade Dispensary', and 'Shaw Heights'. A red pin is placed on the map to indicate the issue location. The map also shows 'Lake Arbor Fairways' and 'FAR HORIZON'. At the bottom of the map, there are links for 'Keyboard shortcuts', 'Map data ©2022 Google', 'Terms of Use', and 'Report a map error'.

TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Colorado Real Estate

SEPTEMBER 2022



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

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

HOMEBUYERS, HOME SELLERS

RETIREMENT MORTGAGE



Do you or a family member own their home outright or with a very small mortgage? How can you access your equity without selling or increasing your monthly expenses? What if your current home no longer best serves your needs (too big, too many stairs, etc)? How can you downsize and potentially avoid monthly mortgage payments?

If you or a family member are age 62 or older, you have a financial tool available to you in the form of a Home Equity Retirement Mortgage (H.E.C.M) or Retirement Mortgage. Besides giving you the ability to refinance and pull out your equity, you can also purchase a new home.

Besides the age requirement, there are other conditions for this type of mortgage including that the home is your primary residence, you own it outright or with only a small mortgage balance and it is in good shape. While you can eliminate a monthly mortgage payment, you are still responsible for taxes, insurance and regular maintenance.

Just like any other financial tool there are pluses and minuses to a Retirement Mortgage. We are hosting a Retirement Mortgage information seminar this month.

Join us on Saturday, September 23rd @10am MDT either in person or via ZOOM. See the details below and RSVP today.

**Saturday,
September 24, 2022**

Hybrid Event
In-person or via Zoom

Metro North Building
11990 Grant St - Suite 500
Northglenn, CO 80233

9:45am - 10:15am
Check In, Light Brunch Nibbles,
Beverages

10:15am - 11:30am
Presentation by Renatta Anderson,
Fairway Mortgage, NMLS#1267012



Retirement Mortgage

Upsize or Downsize into your dream home with
a Home Equity Conversion Mortgage (HECM)

What is important to you?

- Having no mortgage payment?
- Moving closer to your family and friends?
- Ranch style home with no stairs?
- Low maintenance yard work?
- Purchasing a home in a senior living community?

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

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME

*Voted Five Star Real Estate Agents 12 Years In A Row By 5280 Magazine 2011-2022

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**BERKSHIRE
HATHAWAY**
HomeServices

Colorado
Real Estate

BABYSITTING

By David Glabe, Vice President

When I became the vice president of the Board of the Hyland Greens Homeowners Association, I looked forward to giving back to the community and the neighborhood. After nine months on the job I have discovered amazing things, some positive and exciting, some not so much. And a few truly disappointing.

On the positive side, I never realized how many volunteers gave their time, and finances too, to keep the neighborhood running. We have a lot of grass, trees, shrubs, and flowers. It is true that we hire a landscape company to keep the grass cut and the shrubs trimmed in the common areas, but there is more that is done by volunteers. As a homeowner, you know that maintenance is a continuous process and that's what the volunteers do—provide continuous maintenance at no cost to the homeowners.

Your pools consume an incredible amount of time to keep them in operable condition; this time is provided by volunteers. Pool opening in the spring just doesn't happen. Spring cleanup is a huge job after the winter's impact to the pool, water, pool deck, pumps, motors, lighting, bathrooms, and surrounding pool grounds. You benefit from your generous neighbors.

Other volunteers organize the fun activities that you enjoy, volunteers publish the monthly newsletter, while your board works with the management company to ensure that the neighborhood is in compliance with state and city codes. Presently, the Board is incorporating the requirements of the recently enacted HOA laws into our covenants.

As you know, one of the responsibilities of the Board is to enforce the covenants, rules, and regulations in the neighborhood. This is where the babysitting comes into the discussion. I cannot understand why homeowners do not take care of their properties, in accordance with the covenants of the community, and the city codes. Our covenants are not onerous nor necessarily restrictive for a residential neighborhood. More bewildering is the requirement that we actually have to send out multiple violation letters because homeowners refuse to fix the cited violation. Nowhere was I told when I accepted the position of vice-president, that I was to babysit homeowners who couldn't behave like adults. With the new law, the HOA will incur additional mailing and legal costs just to send additional reminders to homeowners who don't want to comply with rules. The board members have a duty to the homeowners. As a homeowner, you have a duty to your neighbors. Please help us keep Hyland Greens the community we expect it to be.



MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER AUGUST | 2022

Valerie Skorka Westmark

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

Office: 303-420-5352

valeriewestmark@gmail.com

MarkoftheWest.com



Recent data from the National Association of REALTORS® reveals real estate sales are trending downward over the last several months. The talk is about recession - is there or isn't there? Even as sales numbers decline, the time a home spends on the market is still well under 30 days. Homes are selling FAST, not slow.

Fewer homes available to choose from, plus concerns over rising mortgage interest rates are impacting the housing market in very interesting ways. In fact, the interest rate hike combined with rising home prices has led to less competition in the marketplace. That, along with a 2% increase in the last two months of inventory levels, which have been a plague to the marketplace for several years, has not extinguished the flame of desire to own a home. A slowing economy has not slowed the real estate market - 90% of homes are selling within 30 days or less.

"Due to rising interest rates, overall home sales will decline in the US this year," NAR Chief Economist Lawrence Yun said. "Foreign buyers, however, are likely to step up purchases, as those making all-cash offers will be immune from changes in interest rates."

Those cash buyers include a large number of our own citizens who are simply selling property with high equity return and buying for cash at lower prices, most often in a different state. Americans are migrating substantially at this time.

Colorado has always been a favorite destination in the past.

The sales statistics in Broomfield & Westminster support the idea that we remain a destination state. Of the 341 homes that were available for sale this July, 192 sold and closed within an average of 14.5 Days on Market. Sale prices reveal excellent equity gains still enjoyed by sellers, as average sales price for July was \$682,807 compared to last year's average of \$604,299.

Stat Check

| 2021 | 2022 |
|-----------------------------|-----------|
| <u>New Listings</u> | |
| 380 | 341 |
| <u>Number of Units Sold</u> | |
| 319 | 192 |
| <u>AVG Days on Market</u> | |
| 9.5 | 14.5 |
| <u>Average Price</u> | |
| \$604,299 | \$682,807 |

For our local buyers who aren't selling high elsewhere, allowing them to consider a cash purchase of their forever home, our best advice is to pay attention to your credit score. That score is high on the list of factors that determine the mortgage rate you'll pay on a home loan, and how much your monthly mortgage payment will be. This can save you thousands of dollars over the life of your loan. Data shows a borrower with a credit score between 760 and 850 would pay nearly \$300 a month less than a borrower with a score below 640 for the same house. Over the life of a 30-year fixed-rate loan, that adds up to just over \$100,000. In other words, a lot of money.

Affordability is fluid right now, with many market changes following a trail of rapid ups and steep downs. Getting your credit score in the best possible condition, along with enlisting the aid of your local RE/MAX Alliance Associate, puts you in a very good position to make a great move toward owning your own home. It's also one of the best ways to market a current home for sale at the best price and fewest stresses on the way to a successful closing.

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.



Dog-A-Pool-Ooza
2p-6p - Sun, Sept 11
Big Pool

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**](mailto: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**](mailto:mchavez@lcmpm.com). For more details about advertising and to see current pricing please visit: [**https://hylandgreens.org/newspolicy**](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

August 16, 2022 6:30 - 8:30pm

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

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

Homeowner on the call: Heather LaPuma

Introduction of Guests

Heather La Puma was present in for newsletter purposes.

Secretary Report

The July 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter. Articles needed regarded trash contract, B&B, Dog Swim and Code Enforcement.

Treasurers Report Brian Sample (Absent)

Brian provided a written report. Nothing is out of the ordinary. Budget meeting is set for Sept 14th, 6 PM at Linda's house. Milagros will put the basic budget together for board review and changes. Reserve suggestions were received from Dave C., Bob B, and Linda.

Manager's Report

The violations report was in the board packet. A discussion was had about future monitoring and how letters might be changed. There was a discussion regarding the new policies required due to HB 1137 and the impacts to the work done by LCM and potential updates to the process. More to follow on that.

Architectural control Committee Kevin Murphy

SmartWebs was down for one weekend. Homeowners need to realize that the ACC has 30 days to respond to a request and cannot give approval immediately after request is made.

Greenbelts Committee Bob Belden

Monster Tree Service just dealt with six trees. The next project will deal with trimming other trees. We are having an issue with the sprinkler zones that start at the big pool. LMI is working on it, but it is complicated. This may be due to some digging the city did on Sheridan. Backflows were inspected.

Tech/Communications Dane Ernsberger

More of the website has been updated by Heather and is looking great and working better.

Activities Linda Mollard

Summer Bash was going great until the rain and lightning rolled in causing it to shut down early. We will review this event for next year considering the cost and the number of people present. Our first movie night at the big pool will be Aug 20th. Beans and Booze is Sept 24th, and the Pumpkin patch will be Oct 22nd or 29th. This event needs volunteers and it would be great to have a coordinator for it.

Draft Meeting Minutes - Continued

First Hyland Greens Association
Board of Directors Meeting via ZOOM
August 16, 2022 6:30 - 8:30pm

Pools Allan Meers

We have had continuing issues with USA Pool Management and missed shifts of pool attendants so will finish the season without pool attendants. We had a chlorine issue at the small pool that has been taken care of. The broken steps at the deep end of the small pool will be repaired after the pool is drained. The broken step on the big pool diving board has been noted and is being worked on.

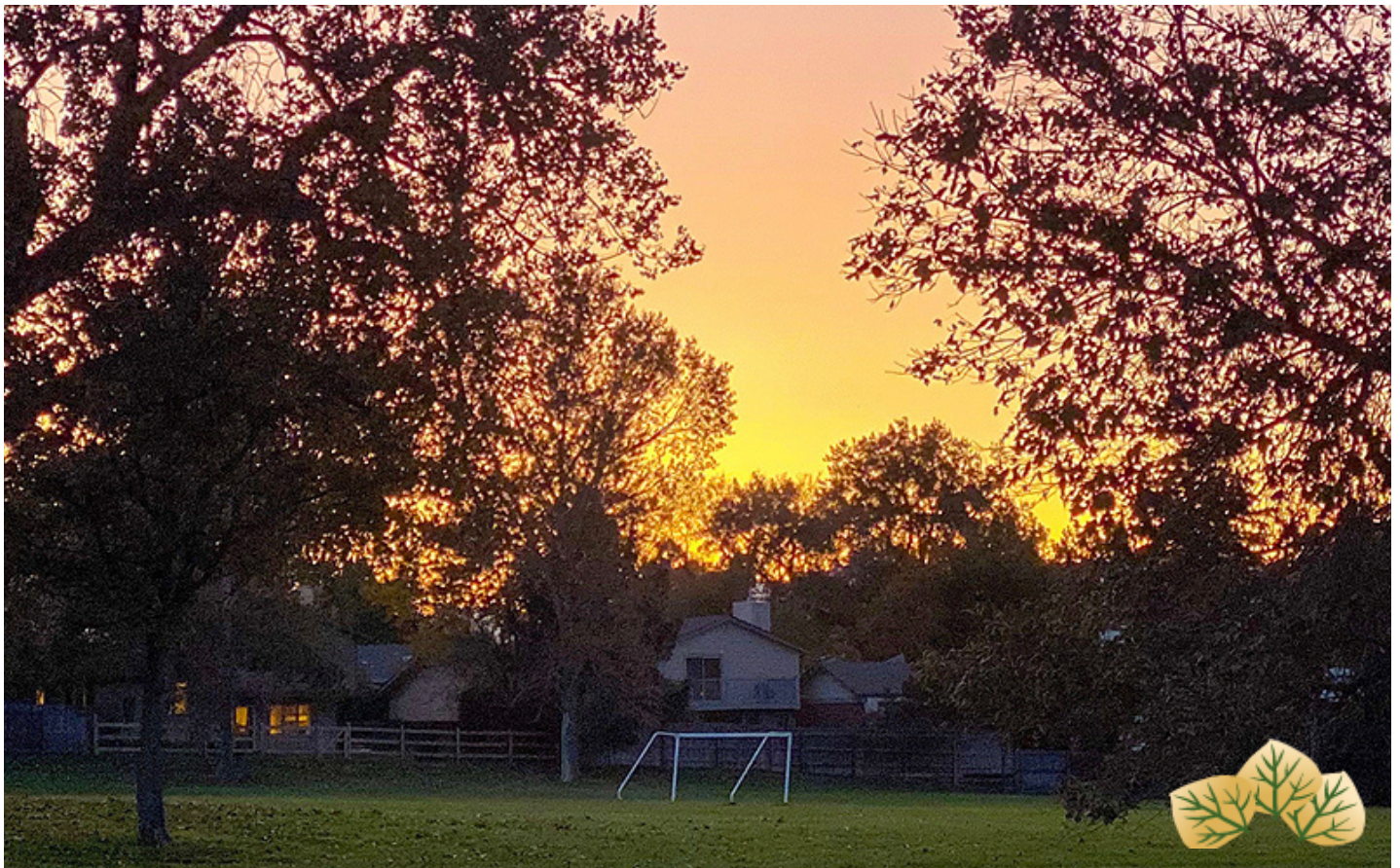
New Business

Information on trash removal for next year was discussed. Info will go to homeowners in the September, October and November newsletters. There will be a price increase, but it will still be a great price. Payment for the 2023 year must be received by November 10, 2022, to continue service. If not received by the date stated, the trash removal will cease, and the homeowner will not be able to sign up again till November 2023.

Executive Session

Attorney issues were discussed.

Adjourned at 9 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!**



**15052 Josephine
\$630,000 SOLD**

**1392 S Akron Ct
\$598,999 ACTIVE**



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

**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
\$411,000 SOLD**



**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**

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