

# HYLAND GREENS NEWSLETTER

OCTOBER  
2022

## FALL IN HYLAND GREENS

Hello Neighbors! Fall is finally here and it is one of the best and busiest times of the year in Hyland Greens. The Hyland Greens board is busy with a lot of end-of-the-year business and planning our final activities for the fall and winter.

For the Greenbelts, we are getting ready for winter which means completing the same types of tasks you are probably working on for your own home. Fall grass and leaf clean-up, shutting down the sprinkler systems, and making a plan for snow removal.

For Community Activities, we are eager to wrap up the year with the Pumpkin Patch event. This was a big hit last year, but we need help to make this event a success. **Check out the Activities Update on page 10 to see what is needed and how you can get in touch to help.**

We are also wrapping up work on the budget for the coming year and finalizing contracts with our vendors like Waste Connections who provides our Trash Collection service for the neighborhood. **The sign up period is starting this coming week, see page 7 for all the details on how to start or continue your collection service.**

Lastly, we are preparing for the annual meeting and board elections. We have several seats available on the Board this fall and we would love for you to join us. Joining is a great way to learn about our community, get involved in the neighborhood, and be involved in Decision Making. **If you are interested in sharing your time and talent see page 5 for more details.**



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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](mailto:president@hylandgreens.com)

David Glabe - Vice President, 2022  
[vp@hylandgreens.com](mailto:vp@hylandgreens.com)

Brian Sample - Treasurer, 2024  
[treasurer@hylandgreens.com](mailto:treasurer@hylandgreens.com)

Allan Meers - Pools, 2023

Bob Belden - Greenbelts, 2024

Kevin Murphy - ACC, 2022

Dane Ernsberger - Technology, 2022

Chuck Smith, 2022

David Carahasen, 2024



[lcmpropertymanagement.com](http://lcmpropertymanagement.com)

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Denver, CO 80210  
303-221-1117

Community Manager:  
Milagros Chavez  
[MChavez@lcmprpm.com](mailto:MChavez@lcmprpm.com)  
303-221-1117 Ext. 112

## Next HOA Meeting

The Next HOA Meeting will be held on Tuesday, October 18, 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](http://www.hylandgreens.org/newsletter)



## DATES TO REMEMBER

Saturday, October 8th	Fall Shred-a-Thon - Public Safety Parking Lot - 9110 Yates St
Saturday, October 8th	<u>Tree Limb Recycling - 10001 Alkire St</u>
Thursday, October 13th	Food Truck Night at Hampshire Park
Tuesday, October 18th	HOA Board Meeting
Saturday, October 22nd	Westy Fest - Downtown Westminster Center Park
Monday, October 31st	Halloween
November TBD	Hyland Greens HOA Annual Members Meeting
Tuesday, November 8th	Election Day
Thursday, November 10th	Food Truck Night at Hampshire Park
Friday, November 11th	Veteran's Day
Thursday, November 24th	Thanksgiving





## Food Truck Night

Our next Food Trucks night will be on

**Thursday, October 13 - 5p-7:30p**

We are expecting the **Smokin Bones** food truck and the **Sweet Cow Moomobile!**

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 through 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](mailto:newsletter@hylandgreens.com) using the subject line "Helping Hand".





# MARKET INSIGHTS

A look at the current real estate market.

ADAMS COUNTY SEPTEMBER | 2022

## **Valerie Skorka Westmark**

RE/MAX Alliance | Broker Associate

Call/Text: 303-981-0950

Office: 303-420-5352

valeriewestmark@gmail.com

MarkoftheWest.com



Inventory has gained a little weight recently with the number of homes for sale around 8% higher than last year. Homes are still selling in 30 days or less in most instances, however, sales are trending slower in number and lower in price.

Don't pull out the celebration confetti just yet though, because challenges remain for those jumping into this market. Seller or buyer is still facing less than normal inventory despite some gains in this area, as well as higher than expected sale prices, in some counties almost a 10% jump up, and fast turn-around on the most desirable offerings.

The high jump in the interest rates has also trended slowly downward, with a dip most notably in June, but will they sink to those previously low rates in the 2-3% range? It seems unlikely, especially as inflation photo bombs the picture of our current real estate marketplace. Yet, there are times when you just have to move whether for a job or family situation.

Case in point, take a look at the snapshot of August sales in Adams County. Those buyers who paid attention to their credit scores were able to snatch up 599 of the 807 homes that were available to choose from. Year-over-year numbers show this time last year, 811 homes were available to the pool of buyers thronging the marketplace.

The average sale price of \$545,897, as compared to last year's \$492,685 proved no match against the desire to own a home. These homes that sold and closed in August did so after an average of 22 Days on Market, an uptick from August 2021 when the average was 11 Days on Market.

### Stat Check

2021	2022
<u>New Listings</u>	
811	807
<u>Number of Units Sold</u>	
831	599
<u>AVG Days on Market</u>	
11	22
<u>Average Price</u>	
\$492,685	\$545,897

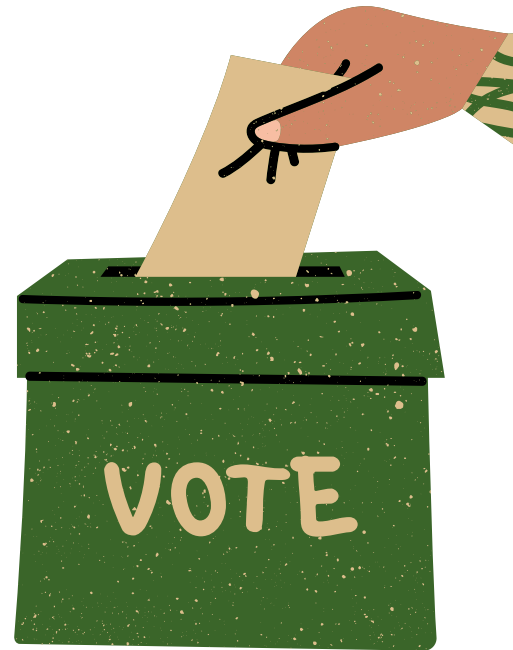
Some have wondered if paying all cash is the way to go to ensure a successful bid to purchase. Although cash sales are not a large enough percentage of sales taking place to affect the residential market to a significant degree, they are happening. These sales consist mainly of people who are selling in other regions of the country and choosing Colorado as their destination state. The greater number of them are more likely to take place in the fix-n-flip market, rather than the standard residential sale market.

We continue to see nice gains in the front range economy overall which fuels the continued strong demand for housing. As a buyer or seller, your best course of action will include a conversation with your local RE/MAX Alliance Associate to gain the specific data for the sale or purchase you desire. Strategies in securing the home of your dreams are shifting and your local real estate source is the first stop on the way to seeing those shifts work most effectively in your favor.

# Board Member Elections

At this November's Annual Meeting, there will be several Board member seats on the ballot. Volunteering on the Board of Directors is a great way to learn more about your community and become involved in the decision making. To serve on the Board of Directors a homeowner must be in good standing (i.e., current in paying their assessments with no unresolved violations of the Association rules). Board meetings are the third Tuesday of the month mostly by Zoom. Some business is also conducted between meetings via email.

If you'd like to be a candidate, please prepare a brief statement expressing your interest in serving in a board position and a little about yourself. Please email your information to [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com). Please submit this information by November 1, 2022. If you have any questions feel free to reach out through that email and we'll get back to you in hurry. Thank you.

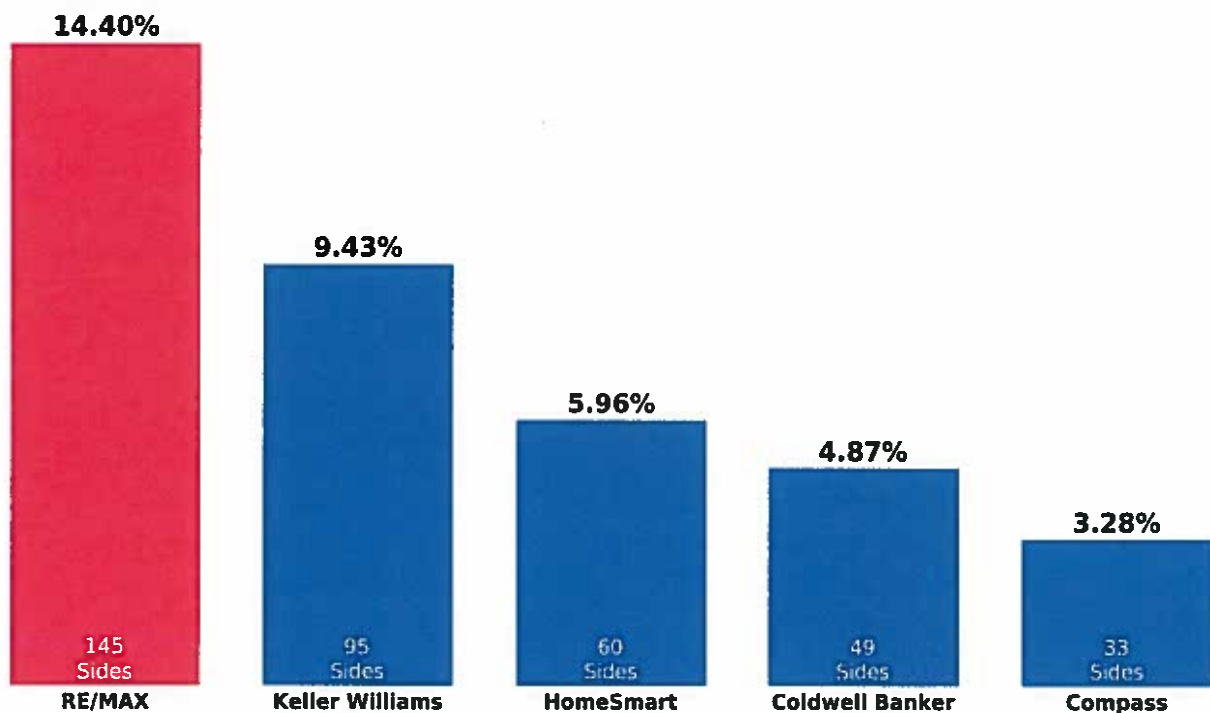




# #1 MARKET SHARE Westminster, CO

**1,007 total Listings SOLD**

July 1, 2021 - June 30, 2022



**RE/MAX: A VISIONARY NETWORK OF OVER 140,000 AGENTS AND A PRESENCE IN MORE THAN 110 COUNTRIES & TERRITORIES.**

This graph combines Multiple Listing Service (MLS) data consisting of "sold" listings (closed residential transactions) of all office locations and independent offices of each multi-office or franchise organization identified, which listings were sold by such organization itself, or with the aid of a cooperating broker, during the identified 12-month period for the geographic area indicated. Data may be aggregated from more than one MLS. MLS data is deemed reliable but is not guaranteed. MLS data may not reflect all real estate activity in a market. © 2022, RE/MAX, LLC. Each RE/MAX® office is independently owned and operated. 22\_304221



# NEIGHBORHOOD GARBAGE ENROLLMENT PERIOD BEGINS OCTOBER 1

Watch your mail for a bill from LCM, our management company, for trash service via Waste Connections in the next 10 days. Rather than enrolling/opting out of the service this year, we will be simplifying the process by billing every homeowner in our HOA for the annual Garbage fee.

- If you do not currently have or do not want to continue with the service, do nothing. The billed amount will be removed from your ledger in November when no payment is received.
- To receive garbage/recycle service through the HOA contract, you **MUST** pay the fee no later than November 1, 2022. **Payment must be made to LCM – they will not automatically take the payment as they do for the quarterly dues.**
- Anyone who has not paid their bill will be removed from the list of homeowners receiving service effective December 1, 2022.
- Existing homeowners who do not pay the garbage fee by November 1, 2022 will be unable to enroll again for the HOA rate until November 1, 2023.

Waste Connections has provided us with not only a competitive rate, but a rate lower than surrounding communities, and lower than what you can get on your own. Their customer service has been outstanding and the services they provide top notch. The Board has developed a great working relationship with this company.

Please note that the rate will increase more this year than you may be used to: the company delayed any increases during COVID, but have the need to apply contractual increases this year. The monthly rate is now \$13.75 or \$165.00 annually. The fee must be paid in full as billed.

Your HOA Board and our Management Company, LCM, will facilitate enrollment for the year and the annual payment. Homeowners who are experiencing problems or want to take advantage of a service such as a bulk pick-up, additional cart (trash can) or a roll off, are responsible for contacting Waste Connections and will be billed separately.

Remember you can access information regarding our garbage contract on the [hylandgreens.org](https://hylandgreens.org) website.

## WASTECONNECT™ MOBILE APP

Download the WasteConnect Mobile App and never miss your COLLECTION DAY again!

With the new WasteConnect™ Mobile App you can:

- Sign-up for waste collection Reminders
- Receive Service Alerts for collection delays
- Search how to properly dispose of materials

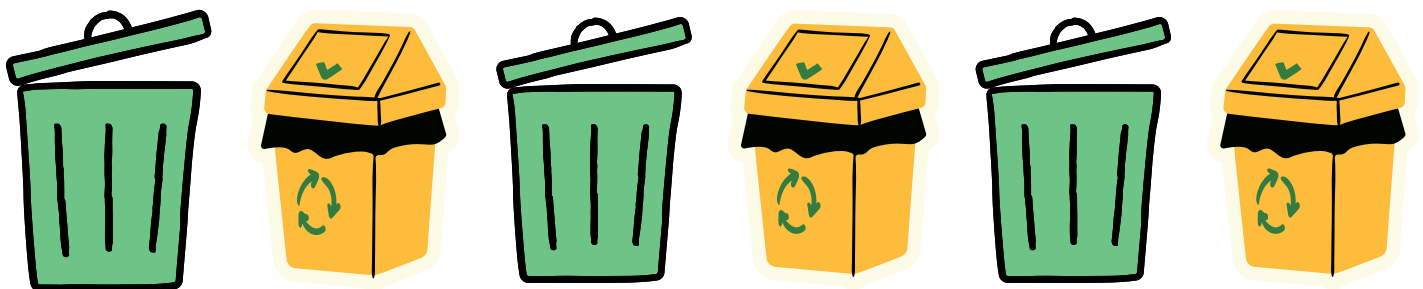


# WASTE CONNECTIONS DISPOSAL INFORMATION AND GUIDELINES

FIRST HYLAND GREENS HOA SPECIAL RATES, ON EXTRA CART RENTALS, LARGE ITEMS, AND EXTRA BAGS

Cart and service guidelines:

- Containers must be curbside by 7 am on your service day (Please do not block sidewalk.)
- Please note the drivers can be out until it gets dark
- Please leave at least 2 feet between containers
- Do not park personal vehicles within 10 feet of containers on service day
- Handles should be placed towards your house - Do not drill into, bolt or fasten anything to the cart
- Call Customer Service to schedule large item pick ups i.e. furniture, carpet etc. (there is an additional cost for anything outside the containers.) We will need at least 48 hours notice from your scheduled pick up day to place a work order.
- Trash should not be higher than the lid of the container or be placed on top of the lid
- Leaves and yard/grass clippings should be bagged and tied
- You can rent additional carts at \$3.00/month per cart. A \$15 delivery fee will apply when ordering our carts. We do require pre-payment on all requests of extra carts, and or extras trash, bundles, and bulk items to name a few.
- We charge \$2.50 per extra bag no heavier than 50 lbs., \$3.00/ extra cart customer rents, \$15/Large item must be no bigger than 4-6ft long and be an acceptable item, \$15/yd. extra bulky waste, and \$2.50/bundle of branches that need to be cut and bundled no larger than 4ft wide, and 4ft long, and \$2.50/bundled of cardboard outside the container.
- If you use your own carts purchased from other stores such as hardware stores we will service them, but are not liable if they break, because they are less durable than our Waste Connections containers.
- Trash should be bagged and tied - Do not pack materials tightly into cart
- Do not place the following items in the cart:
  - Hazardous or prohibited waste or materials such as motor oil, tires, batteries, herbicides, pesticides or acids. Dead animals, dirt, sod, brick, concrete or rock, hot ashes, coals or flammable materials such as solvents, oil, gas or liquid paint





Hyland Greens HOA Presents:

**2022**

# **PUMPKIN PATCH**

**SUNDAY, OCTOBER 30**

**2-4 PM**

**Small Pool Lawn Area by Tennis Courts**

**Come Enjoy:**

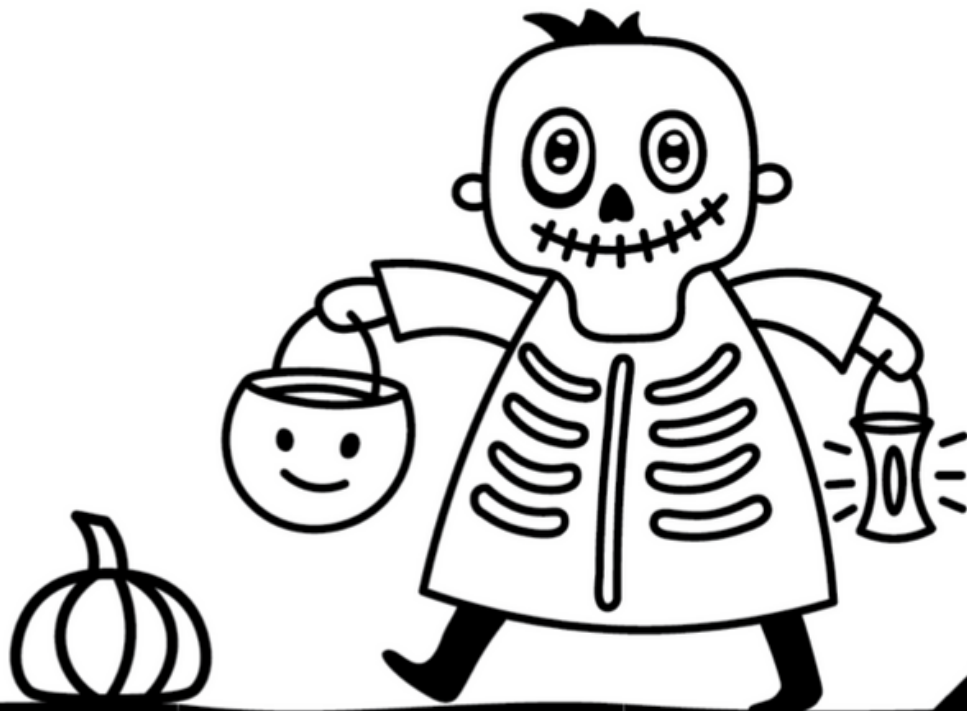
**Pumpkin Painting**

**Games & Prizes**

**Costume Contest at 3:30!**

**Trunk-or-Treat**

**Popcorn & Apple Juice**



# Activities Report

from Linda Mollard

It is sad that we had to cancel the Beans and Booze this year. The chili cook-off was a great and well attended event prior to Covid. We had to limit the entries to 22 due to time, space and organizing restraints. This year, after two big ads in the newsletter, we only had seven entries. This was not enough to have Four Noses Brewery come out. Somehow, we lost the enthusiasm for this event.

On the Hyland Greens Parent's Facebook Page, many of you say how wonderful our events are. You say how great this neighborhood is and how involved everybody is. I agree with you that the events are great, the trees are great, the food trucks are fun, the greenbelts are amazing, the Tot Lot is a hidden gem and most of the people are fantastic. Now the downside....we need more people to get involved to maintain it all.

I have been doing events for many years, but I must admit that I am not as young and agile as I used to be. I can no longer handle the physical demands of hauling tables and supplies to and from events. It is hard to set up early and stay till all the clean-up is done and then go put the equipment away. We need more people to get involved in order to continue with all of the events and beauty of our neighborhood.

The Board would love to create a Social Committee to take over some of these events. I would be happy to work with you and to pass on information from prior happenings. Some activities are very easy such as the Garage Sale which includes setting the date, getting the big yellow signs put up and taken down and put away after the sale. It also includes advertising the sale on Nextdoor, Craig's List, in our newsletter and anywhere else you can think of. It's one time a year but it could be expanded to an additional Fall sale if there was an interest. Our other events include the Easter Egg Hunt, July 4th, Summer Bash, Beans and Booze, and the Pumpkin Patch. We are not averse to new events if you have any great ideas. This year we had a Movie Night at the Pool. The Carahasens organized that, and they plan on doing it once a month in the summer of 2023. Email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com) to get involved.

I know that Hyland Greens East and RedLeaf have social committees that plan all their events, and I would hope that five or six of our creative party people in this neighborhood would step forward and take on some of these challenges. You don't have to be on the Board to do this.

NEXT EVENT: The Pumpkin Patch

As of the newsletter submission date I have had only four people volunteer to help. For this event we need someone with a truck to pick up the pumpkins, people to unload them by the tennis courts, people to man some game tables, popcorn machine, drink station, maybe the cotton candy machine and helpers where the kids paint the pumpkins. There is also a need for volunteers to set up and take down, clean up and put away after the event. If there's not more interest in this we will have to cancel this event, too.

And, speaking of the Board.... We need some new board members that care about this neighborhood. It is one Zoom meeting a month and some emails and some time to help out Hyland Greens to keep it the wonderful place it is. You learn a great deal about the neighborhood HOA and how it works and you might meet some new people. If you have questions about joining the Board just send an email to [\*\*hylandgreenshoa@gmail.com\*\*](mailto:hylandgreenshoa@gmail.com) and someone will get back to you promptly.

# TALKING REAL ESTATE



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Colorado Real Estate

OCTOBER 2022



**Envision Home Team,**  
**Eric and Beth Ann Mott, Kent Davis,**  
**Gina Bradshaw and Wendy Atkinson**  
**720-600-2375**  
**[info@envisionhometeam.com](mailto:info@envisionhometeam.com)**  
**[www.envisionhometeam.com](http://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.

## HOME BUYERS & SELLERS, MARKET CONDITIONS

## HOMEBUYERS CATCH A BREAK



If you've been discouraged about buying a home because the housing market is too competitive, you'll like the latest 2022 forecast update from [Realtor.com](https://www.realtor.com).

Inflation, higher home prices and higher mortgage rates are impacting affordability, which caused many homebuyers to move to the sidelines. In April 2022, existing home sales dropped 2.4% from March, and 5.9% year-over-year, partly due to mortgage interest rates crossing 5% for the first time in decades. Meanwhile, [home prices](#) in April rose 14.8%.

Home sellers are responding by putting more homes on the market in an effort to cash in before prices possibly begin to fall. Active listings, or homes listed for sale, are anticipated to grow 15% year-over-year in the second half of 2022. Home builders are stepping up production, too by about 5%, so buyers will have more inventory to choose from. Home sellers will have to become more competitive which will invite wait-and-see homebuyers back into the market. Housing sales volume for 2022 should be the second-highest in 15 years, even though a decline of 6.7% from 2021 is anticipated.

With [unemployment rate near 50-year lows](#), wage growth should rise 3.8%, and flexibility to work remotely, even out of state, will continue. First quarter data showed that 40.5% of Realtor.com [home shoppers viewed listings located outside of their current state](#), up from 33.4% in 2020.

That said, affordability will remain an issue for many homebuyers as home sales prices rise 6.6% and mortgage rates reach 7% by the end of the year.

## PROPERTY CORNER



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**720-600-2375**  
**[info@envisionhometeam.com](mailto:info@envisionhometeam.com)**  
**[www.envisionhometeam.com](http://www.envisionhometeam.com)**



### ACTIVE



**10337 E 55th Pl, #204**  
**Arvada, 80002**  
**2 Bedroom - 2 Bath**  
**Penthouse Condo**  
**Listed**  
**at**  
**\$450,000**

### ACTIVE



**12184 Bannock Cir #D**  
**Westminster, 80234**  
**3 Bed - 2 Bath**  
**Townhouse**  
**FHA approved**  
**Listed**  
**at**  
**\$390,000**

### ACTIVE



**5641 Taylor Lane**  
**Fort Collins, 80528**  
**3 Bedroom - 4 Bath**  
**Backs to**  
**Ptarmigan Golf**  
**Course**  
**Listed**  
**at**  
**\$1,050,000**



### ACTIVE



**1207 Joliet St**  
**Aurora, 80010**  
**3 Bed - 2 Bath**  
**Ranch**  
**Listed at**  
**\$385,000**





# Little Free Library Etiquette

By Maureen Quinlan

Anyone who has wandered through Hampshire Park has probably noticed the fun Little Free Library we have just at the west entrance of the park. Covered in Colorado license plates, this Little Free Library is able to weather the elements better than most and stands out as a recognizable piece of our neighborhood. Although you might see these cabinets with books all around you, we are still incredibly lucky to have one at the center of Hyland Greens.

The Little Free Library movement began in 2009 by Todd Bol in Hudson, Wisconsin. What started as a project to honor his mother has now expanded to include over 150,000 registered Little Free Libraries around the world. The expansion from one man's front yard to sharing books in nearly every imaginable community space was inspired by Andrew Carnegie, who at the turn of the 19th century funded over 2,000 public libraries. Your local public library stems from that idea and these days likely serves your community beyond just being a house for books. But what the public library can't do is be right around the corner, reflect what books a community is buying, or be open 24/7.

Little Free Libraries are a wonderful feature of a community. Meant to share books and increase book access to all, they are a lovely way to see what your neighbors are reading and to share your latest reads. But perhaps you've also been through our Little Free Library and not seen anything you might like, anything worth taking, or even worse, something that should probably be in the trash. So what does a successful and vibrant Little Free Library look like?

The best Little Free Libraries have a diverse collection of books for all ages. The books are in good condition. This means no water damage, no baby nibbles, no pet bite marks, no yellowed, musty pages, or anything old and unrecognizable. The best books to include are recently published titles, read maybe once or twice, with broad or niche interest. With lots of families in our neighborhood, children's books for all ages from board books to picture books to chapter books are fantastic to include.

If you want to be the ultimate Good Samaritan, you can even get books at a low cost at places like the Friends of the Westminster Library bookstore at College Hill Library, 2nd & Charles at Flatirons Mall, or a thrift store and stock our Little Free Library with good quality materials.

Now you might be asking, "But what should I do with my old books and magazines that I've been putting in the Little Free Library that you say I shouldn't put in there anymore?" The short answer: "Throw them away!" I will let you in on a little public library secret. We are constantly going through our collections and pulling damaged, dusty, and outdated items. We then recycle these items. You are allowed to throw away old or damaged books, DVDs, and magazines. In fact, please do! If that still sounds like sacrilege to you, you can donate them to the above mentioned places for second-hand books.



## LITTLE FREE LIBRARY ETIQUETTE, CONTINUED

Little Free Libraries, by the very nature of their name, are little. Their shelf space is limited, so filling one with old, moldy, or unwanted materials is a disservice to your community. I applaud you for decluttering, but please leave them out of our Little Free Library and help us fill it with materials we're all excited to see in there. And next time you walk through Hampshire Park, maybe you'll find your next great read!

### The Facts

- There are over 150,000 Little Free Libraries around the world
- Please only put newer, good condition books in the library
- DO NOT put in anything with water damage (mold is contagious to books), anything with baby or pet nibbles, or anything dirty, yellowed, ripped, or falling apart
- You are allowed to throw away old or damaged books, magazines, and DVDs
- Our Little Free Library always needs kids' materials

### For Further Reading

- The Little Free Library Book by Margret Aldrich
- Little Libraries, Big Heroes by Miranda Paul
- The Little Library by Margaret McNamara
- Nia and the New Free Library by Ian Lendler

Maureen has been a resident of Hyland Greens since 1992, and you might see her running the green belt with her Irish Setter Rooney. She is a Children's Librarian at the Green Valley Ranch branch library of the Denver Public Library. She has been working with books since 2016.



## 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 submissions for the November 2022 Newsletter are due by Saturday, October 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>

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





**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 SOLD**



**6219 E 141st Dr  
\$768,995 SOLD**

**1255 Northridge Dr  
\$975,000 U/C**



**14899 Syracuse Way  
\$637,500 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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# Draft Meeting Minutes

## First Hyland Greens Association

### Board of Directors Meeting via ZOOM

### September 20, 2022 7:00 - 8:30pm

**Meeting was called to order at 7:35pm with a quorum in attendance.**

Meeting started late due to the 2023 budget discussions the board had that started at 6PM.

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

**Homeowners Present:** Heather LaPuma

**Introduction of Guests**

Heather LaPuma was listening in for newsletter purposes.

**Secretary Report**

The August 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter. Articles needed regarded trash contract and the need for board members. Johanna Zablocki submitted her resignation from the board by email on Aug 18, 2022.

**Treasurers Report** Brian Sample (Absent)

**Manager's Report**

The HB1137 policy changes were discussed. They are posted on the LCM website and will be officially adopted on October 5, 2022. The neighborhood drive throughs and covenant violations will resume at that time using the new policies as guidelines. We need to find a volunteer to handle the post light inspections once a month. The tax and audit letter of engagement was approved for the 2022 tax return and audit.

**Architectural Control Committee** Kevin Murphy (absent)

**Greenbelts Committee** Bob Belden

Most of the sprinkler issues have been repaired and lawns are looking much better. Bob and some of committee members will begin repairing some rock issues on Sheridan that were caused when the new perimeter fence was installed. This is a process that will take time as work also has to be done along our fence and rock wall on 104th. Bob is researching companies to help with snow removal along those same areas this winter.

**Tech/Communications** Dane Ernsberger

Much of our website content is outdated so we will be revising and correcting information. Members of the board were asked to look at the website and pick an area that they can help with as this is an arduous task for just one or two people. The newsletter continues to look better and better.

**Activities** Linda Mollard

The Beans and Booze chili cook off was cancelled due to not enough chili entries. Seven entries were not enough to ask Four Noses Brewery to come out. If anyone can give us a way to get more interest in this event, we would like to know. Pumpkin Patch is in the planning stage. Volunteers are needed for planning. Unfortunately, if there is not an interest in putting on this event, it will be cancelled.



## Draft Meeting Minutes - Continued

First Hyland Greens Association  
Board of Directors Meeting via ZOOM  
September 20, 2022 7:00 - 8:30pm

### **Pools** Allan Meers

The small pool is closed and covered, and the big pool will be covered shortly. Approximately 21,000 visitors were at our pools this year. Issues with USA Pool Management will be going to our attorney. We are in the process of gathering bids to resurface one or both of the pools in 2023. The pool committee will be getting together over the winter to write more concise rules and regulations for use of our pools. These will be posted to the website before the 2023 pool season.

### **New Business**

We are going to reserve the big room at the rec center for the annual meeting in November. Information about this year's meeting will be available later after the date is confirmed.

Community trash enrollment info is coming out in the October newsletter and a bill shortly thereafter. If your yearly trash bill is not paid by November 1st, you will be unenrolled and your trash will not be picked up as of Dec 1st. These are firm dates. We were able to hold off two price increases in 2022 due to having a yearly contract in place. The 2023 cost will be \$165 for the year or \$13.75 per month. This still includes recycling every other week. The only people who will be able to sign up after November 1st will be new homeowners.

New board members to be elected at the November board meeting are needed. We will put an article in the newsletter.

### **Adjourned at 9 PM**

