

HYLAND GREENS NEWSLETTER

DECEMBER
2022

WINTER SNOW REMOVAL

Snow season is here and we are thankful that we've already seen a few snowfalls in the city this Fall. Here's a few friendly reminders about snow removal in our neighborhood.

- City of Westminster Snow Removal Policy requires snow to be cleared from walkways when 2" of snow falls.
- Snow should be removed within 24 hours from when the snow stops falling.
- Hyland Greens has contracted for snow removal when 2" falls along the walkways that we are responsible for.
- The neighborhood is responsible for shoveling along 104th and along Sheridan adjacent to our fence lines. We also have snow removal along our green belts.
- Greenbelts clean-up is done by neighborhood volunteers and the snow removal company when larger equipment is needed.
- Please leave the stakes along the path and remind your children to leave them. These guide our snow removal machines during heavy snowfall.

Thank you, and happy Winter, from the Hyland Greens Greenbelt Team!



LAMP POST REMINDER

In our Official Development Plan (ODP) with the City of Westminster, every house in our subdivision is required to maintain a postlight to be lit from dusk to dawn.

As we approach winter solstice and it is getting dark sooner, please check to make sure your postlight is working properly.

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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

Dane Ernsberger - Technology, 2022

Chuck Smith, 2025

David Carahasen, 2024



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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, January 17, 2023 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

Saturday, December 3rd	<u>Westminster City Hall Holiday Lighting Ceremony.</u>
Thursday, December 8th	Food Truck Night at Hampshire Park
Sunday, December 18th	Hannukah Begins
Sunday, December 25th	Christmas Day
December 25 - January 24	Christmas Tree Recycling -City Park Fitness Center Lower Lot





Food Truck Night

Our next Food Trucks night will be on

Thursday, December 8 - 5p-7:30p

We are expecting the **Dem Boys** 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](#)

This is the final food truck night of 2022. Stay tuned for Food Trucks to start up again in Spring 2023.

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	16	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".



DECEMBER

In First Hyland Greens

Valerie Westmark – RE/MAX Alliance – (303) 981-0950



Please join me in supporting Children's Miracle Network. Every year on Christmas Eve my family and I drive the neighborhood and count the posts. For every post that is decorated in all red lights, counts as a donation to Children's Miracle Network. For the past 4 years a generous sized donation has been made in the name of First Hyland Greens to this wonderful organization. If you would like to learn more about my affiliation with this, I am happy to share. Listing your Home for Sale with me also qualifies your property as a Miracle Home and a donation is made on your behalf to CMN upon closing. Together we can help provide life changing care for a child in need. I thank this community so much for their support.

Wishing you a wonderful Holiday Season!

The 5th
Annual
Christmas
Eve
Light the
Lamp Post
for
Children's
Miracle
Network is
here!



The Longer Your House Is On The Market, The More It Costs You!

Pricing your home to sell can save you money over the long run. Property taxes, hazard insurance, HOA, utilities, and mortgage interest **are items you pay and never get back!**

Below is a look at how much keeping your home on the market for 30, 60, 90, or 120 days will approximately cost you.



Asking Price: **\$750,000**

	30 days	60 days	90 days	120 days
Interest	\$1,315	\$2,630	\$3,945	\$5,260
Taxes	\$569	\$1,138	\$1,706	\$2,275
Insurance	\$267	\$533	\$800	\$1,067
Utilities	\$300	\$600	\$900	\$1,200
HOA	\$75	\$150	\$225	\$300
Total Holding Costs	\$2,525	\$5,051	\$7,576	\$10,102


**All numbers are estimates only. Please obtain final numbers prior to closing.*



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Title fees and rates provided by
 CHICAGO TITLE

Pumpkin Patch Recap

from Linda Mollard

The Pumpkin Patch was a success. It was a beautiful sunny day with just a little nip in the air. 80 pumpkins were spread out on the grass in front of the tennis courts and the kids selected the best one. They then painted their pumpkin. We had popcorn and apple juice. Maureen Q and her Junior Youth Group had chopped apples with toppings. Our kids could then stop at tables for tattoos or to play some games. There was ring toss, bean bag toss, Guess How Many, spin the wheel for a prize, squash bowling and a red Solo cup puzzle.

We want to thank Kristen Duskey, Johanna Zablocki, Katherine and Cameron, Donna Jackson, Rachel Kennedy and her husband, Bob Belden, Darlene and her husband and Katherine. A special thanks to Maureen Quinlan and her Junior Youth Group and to a teenager named Riley who kept the painting area running smoothly. She was amazing. My biggest thanks to Ada Stepelton for helping organize this (and hopefully heading up this event next year). If I missed your name I am very sorry. It gets hectic.

Hyland Greens Holiday "Best Lights" Award

The holidays are a wonderful time of year in the Hyland Greens neighborhood and one of the best parts is the number of homes which decorate with lights to bring festive cheer to Hyland Greens.

The Hyland Greens HOA Board will be driving through the neighborhood on Dec 17th and 18th to view houses and will select a house for a "best lights" award. We can't wait to enjoy all the lights! Thank you to everyone who helps make our neighborhood look the best!



Local Santa Sighting

Kokopelli Brewing Company will be offering a Breakfast with Santa on Saturday, December 10 starting at 10am.

For reservations, call 303-284-0135



TALKING REAL ESTATE



**BERKSHIRE
HATHAWAY**
HomeServices
Colorado Real Estate

DECEMBER 2022



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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

2022 MARKET RECAP



As we wrap up 2022, here is a brief recap of the real estate trends in Hyland Greens. Looking back to one year ago, November 2021, the Average Days on Market (DOM) were 7, the Average Sales Price was \$735k and the List to Sales Price Ratio was 104%, meaning homes were selling for @4% above their list price.

The first 6 months of 2022 saw a continuation of our hot sellers market with Average DOM increasing to 14, the Average Sales Price up to \$769k and the List to Sales Price Ratio jumping up to 107%.

Over the summer and fall we saw a big pull back in buyer demand due to rising interest rates and inflation. That coupled with increasing inventory has slowed down the real estate market. We are seeing a return to a more normal market with buyers having some negotiating power in the process.

In the last 5 - 6 months the Average DOM are now at 18 for Closed transactions and 41 for the Active inventory of homes in Hyland Greens. The Average Sales Price has dropped to \$699k and the List to Sales Price Ratio is now at 96%.

If you are looking to maximize your profit it is important to prepare your home for sale with staging, minor improvements and professional photography. If less hassle is your goal we have connections to investors and strategies for an as-is sale. At Envision Home Team we are here to assist you with your most valuable asset.

Contact us today with your specific questions and concerns.

All Of Us At Envision Home Team
Wish All Of You



Your Hyland Greens Real Estate Experts



I will sell your home for 4.5%!

Tammy Galloway

720-934-2532

**I have owned a home in Hyland
Greens for 30 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
\$950,000 SOLD**



**14899 Syracuse Way
\$637,500 SOLD**

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



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Based on info from REcolorado Inc for the period 3/2022-10/10/22. This representation is based in whole or in part on contents supplied by REcolorado Inc. REcolorado Inc does not guarantee, nor is it in any way responsible for its accuracy. Content maintained by REcolorado Inc may not reflect all real estate activity in the market.

Draft Meeting Minutes

First Hyland Greens Association

Board of Directors Meeting via ZOOM

November 15, 2022 6:30 - 8:30pm

Meeting was called to order at 6:31 PM

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

Introduction of Guests

Andy Sheldon regarding a violation, Emily Warr regarding an ACC approval, Heather LaPuma for the newsletter, Rich Osner as a listener, Denise Spellman with fee and website issues and Kurt Ronsen about LMI leaf removal. All topics were discussed.

Secretary Report

The October 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter.

Treasurers Report Brian Sample

HOA finances are strong and ahead of budget. At this point expenses are under what was budgeted. We still have end of year bills due for landscaping and have to consider what the cost of snow removal might be. We are \$2k under budget for utilities and we were under budget for pool management.

Manager's Report

Covenant violations were discussed. On the last drive thru, only eight trash violations were observed. We are going to try to send those homeowners an email to better explain the fines and what the covenants state. We still have one RV situation that has to be remedied. We are waiting to get the final numbers for those signed up for our community trash service. We discussed what is needed from LCM for the annual meeting.

Architectural Control Committee Kevin Murphy

Kevin Murphy informed us that the Architectural requests have slowed down now that summer is over.

Greenbelts Committee Bob Belden

Bob and Clayton removed the snow from W 104th as is required by our agreement with the city. Our lights on the entrance sign on 104th were vandalized. Bob is in the process of replacing them. We also had an issue with one on Sheridan, This is the first issue with them in almost 4 years. LMI was able to get the bulk of our leaves raked up and removed prior to the rain and snow

Tech/Communications Dane Ernsberger

Dane and Heather will get together to help us get the website more updated.

Activities Linda Mollard

The Pumpkin Patch event was a big success. We had 80 pumpkins for the kids to paint. We served apple juice and popcorn and had some games, tattoos and the like.

Pools Allan Meers

Dave Carahasen is doing more research on resurfacing of the pools. We hope to do the small pool in 2023. Allan said all pools functions are closed and winterized and water is turned off.

New Business

The Annual Meeting is November 17th in the big room at the rec center. The meeting starts promptly at 7pm. Sign in will start at 6:45 pm We have to be out of the rec center by 9pm. We need to ratify the budget first then have our meeting to elect board members, give committee reports and have open discussions.

Adjourned at 8:16 PM