

HYLAND GREENS NEWSLETTER

FEBRUARY
2023

WELCOMING A NEW YEAR

Happy New Year Hyland Greens' Neighbors,
As we welcome a new year, the Hyland Greens' HOA Board is busy at work, kicking off new projects and preparing our neighborhood for another wonderful year.

- Neighborhood business is conducted on the Third Thursday of the month at the HOA Board Meeting. We hope you will consider joining us for a meeting, held on zoom, to learn more about how our neighborhood operates.
- Though pools are closed for the winter, the work of preparing to open them for Summer 2023 has begun.
- Planning for the 2023 Activities schedule is under way. We've set the date for the Easter Egg Hunt and Food Trucks with more plans on the way!

We look forward to all that the new year has in store and wish you and your families a wonderful and prosperous year.

Holiday Best Lights Award Winner

Congratulations to the winner of the 2022 holiday light display, James and Katherine Hurrell at 5130 W 99th Court. They won a \$50 gift card to Walmart.

There were so many wonderful displays this year. Thank you to everyone who decorated their homes for the holiday season. To choose a winner, three homeowners drove the neighborhood and turned in their top three choices for best lights. The Hurrell house was the only one that was on all three lists.



In This Issue

Food Truck Night - Page 3

Helping Hands - Page 3

Covenants in a Nutshell -
Page 5-6

November Meeting Minutes -
Page 9



Hyland Greens Board

Pam Moores - Co-President and Secretary, 2024

Linda Mollard - Co-President and Secretary, Activities 2024
president@hylandgreens.com

Dane Ernsberger - Vice President, Technology and Communication, 2025
vp@hylandgreens.com

Brian Sample - Treasurer, 2024
treasurer@hylandgreens.com

Allan Meers - Pools, 2023

Bob Belden - Greenbelts, 2024

Chuck Smith, 2025

David Carahasen, 2024



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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, February 21, 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

Tuesday, February 21

HOA Meeting on ZOOM

Tuesday, March 21

HOA Meeting on ZOOM

Saturday, April 8

Hyland Greens' Easter Egg Hunt



Food Trucks to return Summer 2023



Thank you to everyone who made the Food Truck nights in 2022 a success. We are happy to share that we will continue to have Food Truck nights in Summer 2023. Our confirmed dates for this coming season are:

May, 11 2023

June 8, 2023

July 13, 2023

August 10, 2023

September 14, 2023

We look forward to seeing you in May!

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".



TALKING REAL ESTATE



**BERKSHIRE
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Colorado Real Estate

FEBRUARY 2023



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.

HOMEOWNERS, HOME BUYERS, HOME SELLERS

HOUSING OUTLOOK 2023



What will the new year bring for homebuyers, homeowners and home sellers? Lower or higher home prices? Higher or lower mortgage interest rates? Or a continuation of the overheated pandemic-inspired housing market?

There's no question that the blistering housing market of the past three years was hard on homebuyers. By October 2022, the average mortgage interest rate for a 30-year fixed is 7.24%, more than double the 3.22% level in January 2022.

According to Fannie Mae, the combination of high inflation, monetary policy tightening, and a slowing housing market is "likely to tip the economy into a modest recession in the first quarter of 2023."

Many economic forecasters believe housing prices will decline, but that homebuyers shouldn't fear buying during a declining market. Morgan Stanley predicts a 7% dip in home prices for 2023 that would return housing prices to where they were in January 2022 – 32% higher than prices were in March 2020 when the pandemic began. Economists with Goldman Sachs and Moody Analytics are predicting 5% to 10% declines in home prices, based on lack of homebuyer affordability, slowing housing sales, fewer mortgage applications and a looming recession, however mild.

BusinessInsider.com reports that the Federal Reserve's overnight rate hikes have raised mortgage interest rates, pushing affordability to new lows, but that a recession could bring interest rates down again. That combined with softer homebuying demand due to inflation and sellers lowering their prices would make spring and summer 2023 great times to buy a home.

PROPERTY CORNER



We are here for you!

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



ACTIVE



4300 Falcon Drive
Fort Lupton, 80601
4 Bedroom - 3 Bath
3,545 Square Feet
On 3 Acres
Listed at \$675,000

ACTIVE



497 Muirfield Circle
Louisville, CO 80027
Coal Creek Ranch
Improved Land
Backs to Greenbelt
Listed at
\$375,000

UNDER CONTRACT



16280 Avalanche Run
Broomfield, 80023
6 Bed - 5 Bath
4,998 Square Feet
Corner Cul - De - Sac
Listed at \$960,000



UNDER CONTRACT



9037 County Rd 57
Keenesburg, 80643
4 Bed - 2 Bath
3,080 Square Feet
On 9 Acres
Listed at \$645,000

Covenants in a Nutshell

Covenants – the guiding principles of our neighborhood, supported by published rules. The following is a quick, easy to read version, but is by no means comprehensive. Homeowners are bound by the covenants of the First Hyland Greens Homeowner's Association when you accept the deed to your home.

Each Lot (homeowner), by accepting the deed, agrees to pay annual dues, charges, and any special assessments. Non-payment of assessments may cause the HOA to bring an action of law against the Owner personally and/or a lien against the property.

The Association (HOA Board) has the right to charge fees for the use of our recreational facilities. They also have the right to suspend your voting rights and your use of the recreational facilities for up to 60 days due to any unpaid assessments and/or any infractions of its published rules and regulations.

You are required to obtain approval to make any changes to your building, fence, wall, or other structures on your lot. This includes color, material, shape, height, and location. Changes are to be submitted in writing to the HOA Board, who will process the request within 30 days of all information being received. If the request is denied, the work cannot be completed as proposed.

Restrictions:

Common areas are open to all but subject to Rules and Regulations.

Every lot shall be used for single family residence purpose only. No room or rooms may be rented or leased, and no paying guests shall be quartered in any residence. The entire house may be rented as a single unit to a single family as a long-term rental only.

No business or profession of any nature shall be conducted on any Lot, except as allowed by law.

No structure of a temporary nature, trailer, tent, shack, garage, barn, or other outbuilding shall be allowed on any portion of the premises. No chicken coop, pig sty, or similar livestock structure is allowed on any lot.

Continued on next page

Covenants in a Nutshell

Restrictions, continued:

Fences or walls must be wood or stone or brick and may not exceed 6 feet in height. Boundary plantings shall not be permitted to grow over 6 feet. No walls, fences or hedges will be permitted on the street frontage within fifteen feet of front property line.

Each residence shall maintain at least one post light between the house and the street to be lit during the hours of darkness.

NO animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot. Only dogs, cats or other household pets are allowed - but not for commercial purposes.

All equipment, clotheslines, trash cans, wood piles or storage piles shall be kept screened so as to conceal them from neighboring lots and streets.

Landscaping shall be maintained in a good, neat, attractive, and well-kept condition whether xeriscape or turf. This includes lawns mowed, hedges, shrubs and trees pruned and trimmed. Weeds and debris must be removed. Fences are to be maintained in good, neat, attractive, and well-kept condition.

Failure by the HOA or by the owner to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.



FEBRUARY

In First Hyland Greens

Valerie - (303) 981-0950 - Valeriewestmark@gmail.com



Hyland Greens Real Estate for 2023

So, what is in store for us this year? Moderation and a more traditional Real Estate calendar. After all, people are still moving for the usual reasons: relocation, a new baby, or retirement. Not because they have to get a new home with a 3% interest rate.

If 2023 is going to be anything like 2013-2019, the last "normal" years we saw, we can expect activity to start picking up after the Super Bowl and a "moderate" surge of listings around March...in less than four weeks from now! So now is the time to start preparing. If you are considering a Spring move, I would be happy to stop by and help you prepare.

In all of 2022, a total of 28 homes sold in our neighborhood. The average sales price was \$703,111 and the average days on the market was 27. These are amazing stats! The average for Broomfield/Westminster overall was an average sales price of \$616,863 and an average of 38 days on the market. We are doing very well as a community! Ours is one that is sought after with not a lot of turn over, all factors keeping our property values higher than most! Congratulations on a successful Real Estate year for us all!

Wishing all My Neighbors a

Happy Valentine's Day!

Thank You to All
that Decorated
Your Camp Post
on Christmas Eve.

Together we made
a sizeable
donation in the
name of Hyland
Greens to
Children's Miracle
Network!

I am so Proud to
Live Here in this
Generous
Community!





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**



**1499 W 120th Ave #110 Denver CO
Office 720-602-4211
www.GallowayRealty.net
winner1726@msn.com**

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

January 17, 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, Dane Ernsberger, Dave Carahasen and Brian Sample. Milagros Chavez was there representing LCM Management.

Introduction of Guests

Beth Anne Lossie, Ada Stepleton, Robert Castillo and Heather LaPuma.

Election of Officers

Pam and Linda were elected as co-Presidents/Secretary. Dane was elected as Vice President and Brian was elected as Treasurer.

Secretary Report

The November 2022 board meeting minutes were approved. A brief discussion was had about articles for the newsletter. We were in contact with the Westminster City Council. They will be Zooming into our meeting in March or April. The definite date will be confirmed and information will go out to the neighborhood at a later date. The Councilors that attend will be ready to respond to the community questions.

Treasurers Report - Brian Sample

Brian reviewed the November and December finances noting that nothing is out of the ordinary. The board approved R W Associates to handle our audit of financials and prepare our 2022 tax return. Transfers will be made to our Edward Jones reserve account within 30 days.

Manager's Report

Covenant violations were discussed. On the last drive thru the bulk of violations had to do with visible trash cans. We are not contacting those homeowners at this time due to the fact that so much snow was still on the ground. We still have one RV situation that must be remedied.

Architectural Control Committee

No report. We think Morgan Bilger will be joining the board in February and will be taking over the lead for this committee.

Greenbelts Committee - Bob Belden

Bob reported that our current issue is snow removal. The contracted company is handling the snow removal on 104th and on Sheridan. Bob and his helpers are trying to stay on top of our interior greenbelt snow removal.

Tech/Communications - Dane Ernsberger

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



Draft Meeting Minutes - Continued

First Hyland Greens Association

Board of Directors Meeting via ZOOM

January 17, 2022 6:30 - 8:30pm

Activities - Linda Mollard

Nothing is happening right now. The next event will be the Easter Egg Hunt in April.

Pools - Allan Meers, Dave Carahasen and Brian Sample

Dave Carahasen is doing more research on resurfacing of the pools. He will have the contractors/vendors come out to bid on resurfacing as soon as the pool covers come off in April. We will set up a meeting with Arapahoe Security to make sure our locks are working properly. At this time we are not planning on having lifeguards or attendants for the 2023 year. Homeowners using the pool will have to step up to keep our pools in good condition. We will deal with this subject at a future meeting.

New Business

Change of Law Firm. The attorney we currently use is leaving Purvis and Payne to start her own firm. The board voted to move to her new firm. We have used her for several years and she is very familiar with our HOA needs and we don't want to start with a new attorney.

2023 Plan

We discussed our major issues for 2023. Top of the list is resurfacing the pools or at least one pool in 2023 and the other in 2024. We will take a serious look at the tennis courts and the possible repaving of the parking lots. We need to make some changes or clarifications to the Rules and Regulations regarding roofing materials (updating) as well as some modifications regarding post lights.

Adjourned at 8:31 PM

