



2023 Hyland Greens Annual

Easter Egg Hunt

Hampshire Park

Saturday April 8, 2023

11:00AM Rain or Shine

*Any changes due to **severe** weather will be updated on Nextdoor.com

Age Divisions

~11:00AM 3 years and under

~11:03AM 4-6 years

~11:06AM 7-9 years

~11:09 AM 10-13 years

Please be present at 11AM as subsequent age groups will be released to hunt as the previous age group finishes



The Easter Bunny will be
stopping by so don't
forget your
camera!



HYLAND GREENS NEWSLETTER

APRIL 2023

Westminster City Council to Attend April Hyland Greens' HOA Meeting

The Westminster City Council will be attending the HOA Meeting on April 18 via ZOOM to meet with community members. You are encouraged to attend to hear from our City Council members and to have an opportunity to connect with them.

The HOA Board is providing questions to the Westminster City Council in advance of this meeting to give them an opportunity to provide full responses to your most pressing questions.

If you would like to ask a specific question, please submit your questions to the HOA by **April 10, 2023** to hylandgreenshoa@gmail.com.



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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

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

Brian Sample - Treasurer, 2024
treasurer@hylandgreens.com

Allan Meers - Pools, 2023

David Carahasen - Pools, 2024

Bob Belden - Greenbelts, 2024

Chuck Smith, 2025

Morgan Bilger Hopley - ACC, 2025



lcmpropertymanagement.com

1776 South Jackson Street Suite 300
Denver, CO 80210
303-221-1117

Community Manager:
Milagros Chavez
MChavez@lcmprm.com
303-221-1117 Ext. 112

Next HOA Meeting

The Next HOA Meeting will be held on Tuesday, April 18, 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

April 5 - April 13	Passover
Saturday, April 8	Hyland Greens' Easter Egg Hunt
Sunday, April 9	Easter Sunday
Tuesday, April 18	Hyland Greens' HOA Meeting
Friday, April 21	Arbor Day
Thursday, May 11	Food Trucks Night Hampshire Park
Sunday, May 14	Mother's Day
Tuesday, May 16	Hyland Greens' HOA Meeting Special Guests: Westminster City Council
Monday, May 29	Memorial Day



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	16	720-450-1795	Pet sitting, house, sitting, snow removal, lawn mowing Neighbor-hood references available
Ellie Huang	13	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	12	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**

APRIL 2023



Envision Home Team

Eric & Beth Ann Mott, Gina Bradshaw, Kent Davis,
Tonya Sargent, Casey Reeves, & 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' ADVICE



2023 is an odd year and that means it is time for the county assessors to re-evaluate everyone's property for tax purposes. Notices will be sent out in May with your new valuation. We have had amazing growth in property values over the last several years, so we would expect that everyone's tax values will increase.

A property tax increase as assessed may be too high. If you believe your increase is not appropriate, you have a brief window of opportunity to protest the valuation. The month of May is that window, as the assessor's office will not

typically accept late protests.

You will need to complete the protest form included with the valuation to explain the reason you believe your valuation is too high. Your protest needs to include comparable sales that support your argument. The comparable sales need to fall in the timeframe the assessor used to calculate the valuation. That timeframe has historically been 18 months long and this period should be from January 1, 2021 through June 30, 2022. The actual timeframe will be stated on the protest form.

As your trusted Real Estate advisors, we are here to assist you. We can provide comparable sales for you for the specific time frame. Please contact us directly for more information and any questions

PROPERTY TAX PROTESTS

**Thursday,
April 27, 2023**

**Virtual Event
via Zoom**

Starting 7:00pm

RSVP:

info@envisionhometeam.com
(720) 600-2375

This live chat will provide an informative discussion for the first 30 minutes followed up by Q&A to make sure your questions are answered.

How To Appeal Your County Property Tax Bill

2023 is an odd year which means it is time for the county assessor to re-evaluate your property value. Notices will be coming out in May, and we are providing you with the opportunity to learn more and ask your questions.

Topics Covered

- Understanding the appeal process
- Building your case
- Checking the comparables
- Know the deadlines



Beth Ann Mott, REALTOR®
Eric Mott, REALTOR®
Gina Bradshaw, REALTOR®
Kent Davis, REALTOR®
Tonya Sargent, REALTOR®
Casey Reeves, REALTOR®
Wendy Atkinson, RE Consultant

ENVISION
HOME TEAM
HOME IS OUR MIDDLE NAME

*Voted Five Star Real Estate Agents 13 Years In A Row By 5280 Magazine 2011-2023

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**BERKSHIRE
HATHAWAY**
HomeServices

**Colorado
Real Estate**

Architectural Control Committee Update

The HOA Board is pleased to welcome Morgan Bilger Hopley to the board. Morgan will be heading up the Architectural Control Committee (ACC) as part of her board service.

With the arrival of Spring and warmer weather on the way, the time to get those outdoor projects started is quickly approaching. It is very exciting to have a new fence, windows, doors, painting, etc. done to our homes and properties. In order to maintain the integrity of our beautiful community, ACC requests must be submitted for our exterior home improvement projects.

For complete information on the process of submitting an ACC request, visit the Covenants page on our website:

<https://hylandgreens.org/about-hyland-greens/covenants-and-governing-documents/>

When submitting a request, please be sure to include as much information about the project as possible, such as, Paint Color Examples, Roofing Material Name and Color, Fencing Material and Location, Window and Door Style and Color, just to name a few. Having all the pertinent information will allow the ACC to rule on the project expeditiously so you can get your projects underway. Let the Projects Begin!

Hazardous Materials Special Collection

Don't forget while completing spring updates on your home that you can arrange for the pickup of hazardous materials like used paint and other items that cannot be included in our normal trash-day pick-up. The City of Westminster has partnered with Waste Management to provide free At Your Door Special Collection service for hazardous materials such as TV's, used paint, and batteries. Check out their website for more information.

www.cityofwestminster.us/HardtoRecycleGuide
or call 800-449-7587 or email
AtYourDoor@WM.com



Draft Meeting Minutes

First Hyland Greens Association

Board of Directors Meeting via ZOOM

March 21, 2023 6:30 - 8:30pm

Meeting was called to order at 6:30 PM

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

Introduction of Guests

Heather LaPuma, Rich Osner, and DG Jackson

Rich Osner wanted to talk about a tree that is close to falling on the Highline Farmers ditch path. The HOA has no standing regarding the tree but we provided Rich with appropriate contact numbers. A brief discussion was had regarding cameras and security. Nothing was decided.

Approval of new board member

Morgan Bilger Hopley was appointed to the board. She will be heading up the ACC committee.

Secretary Report

February minutes were approved. Westminster city council members and new city manager will be calling in to our April 18th meeting to answer questions. More info will go out in newsletter and in an email blast. We hope many residents will call in. Get your questions ready.

Berkley Development will be holding a virtual meeting on April 6th from 6pm till 8pm regarding the property on the west side of 101st and Sheridan. The letter will be in the newsletter.

Treasurers Report - Brian Sample:

We were updated on the February and March financials. Nothing is out of the ordinary. We will be moving some funds to safe investments at Edward Jones.

Manager's Report

Covenant violations were discussed. The drive thru was on March 15th. Post lights were also checked on in March. 26 homes had non-working light posts.

A courtesy email has been written to email to trash can violators. This will be just a friendly warning. It was approved that a \$15 non-waivable administrative fee will be added to any homeowner's accounts when an official certified letter is sent by the management company. This is to offset the additional cost for sending that letter. This will apply to violations where a picture was taken as proof of the violation.

Architectural Control Committee

Everything is very slow at this time of year but starting to pick up.

Greenbelts Committee Bob Belden

The 2023 landscaping contract with LMI was approved. We were updated on snow removal and any ongoing projects.

Tech/Communications - Dane Ernsberger

Still working on updating web pages. If anyone out there wants to help with this project, please let us know. Dane will figure out how to set up a phone number for homeowners to call regarding issues at the pool this summer.

Activities - Linda Mollard

Preparations for the Easter Egg Hunt are well underway. Help will be needed the morning of April 8th to set-up, lay out eggs, clean up after the hunt and pair up eggs. 9:15 ish at the park is a great time to start.

Hylandgreenshoa@gmail.com for more information.

Pools - Allan Meers, Dave Carahasen, and Brian Sample

It has been decided at this time that there will not be lifeguards or gate attendants at the pools this summer. We will reevaluate as needed throughout the summer. An email address and phone number will be set up to handle pool concerns and issues. Brian will be checking with XCEL about new rates. The pool committee has an action plan to get the pools and pool grounds ready for Memorial Day opening. In May all homeowners will have to reconfirm all their gate opening devices (fobs/cards). More info will be in the May newsletter.

A discussion was had about finding a way to have swim lessons for residents. Linda will contact our insurance broker to find out the HOA's liability and how or if we might be able to make it work.

Adjourned at 8:40 PM

MARKET INSIGHTS

A look at the current real estate market.

BROOMFIELD & WESTMINSTER MARCH | 2023

Valerie Skorka Westmark

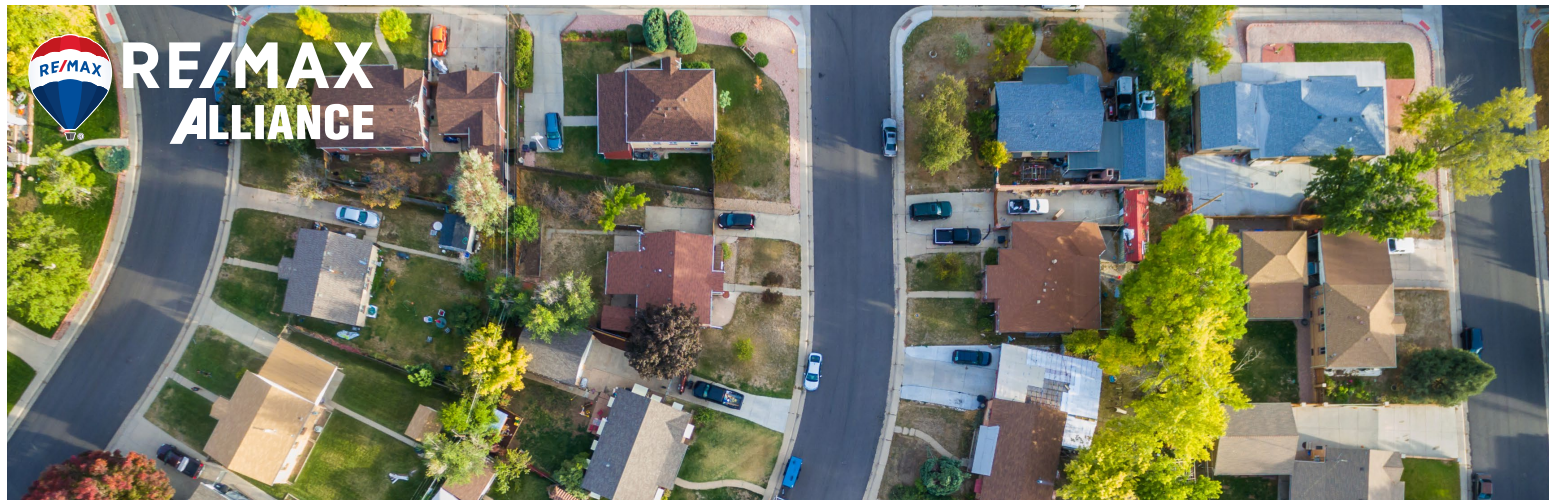
RE/MAX Alliance | Assistant Managing Broker

Call/Text: 303-981-0950

Office: 303-420-5352

valeriewestmark@gmail.com

MarkoftheWest.com



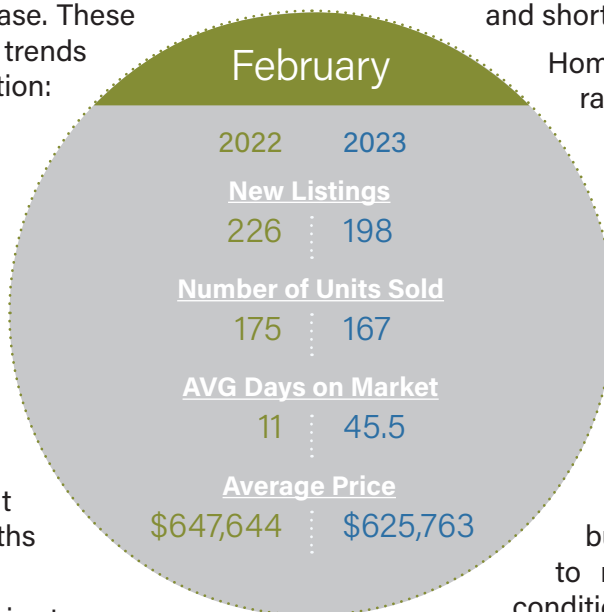
February is usually the calm before the Spring Frenzy (at least before the pandemic years). We're seeing an uptick in activity from buyers and sellers. The pent-up demand is already starting to release. These are all very typical pre-pandemic trends with one rather significant exception: the recent hike in interest rates.

The Great Rebalancing Act continues as the Federal Reserve redirects our economy to become more affordable. Higher interest rates counterbalance the consumer and corporate overspending that is occurring right now.

How will it impact our market? We'll have to wait and see. But there are a few fundamental truths about the Front Range Market:

- Buyer demand will always remain strong. We're a desirable location. Our local market weathers and recovers from economic shifts better than national averages.
- Homes will continue to appreciate. Yes, we may see a dip this year, but experts agree it will be short-lived. Especially as many homeowners stay put for 5+ years.
- Inventory will remain a problem. Builders are not keeping up with demand. Many homeowners are locked in at 2-3% interest rates.

- Our housing market is stable. Unlike 2008-2009, our homeowners have built a lot of equity over the years (and have more affordable payments). Foreclosures and short sales are still minimal.



Homebuyers, I'll encourage you to use rate-reducing products, like 3/2/1 Buydowns. If you're wanting a turn-key home in a desirable location, they'll go quickly in our spring market. There's even a chance for a multiple offer situation (but not as far over the asking price like this time last year). I'll help you strategize.

Sellers, one word: prepare, prepare, prepare! Since home loans are more expensive for buyers, they don't have the budget to remodel. The better your home's condition, the closer offers will be to your asking price (and the fewer weeks you'll spend keeping your home show-ready). I will help you use all the right tactics to boost your listing: home improvements, staging, excellent marketing, and more.

Sources: Fort Collins Board of REALTORS®, Denver Metro Association of REALTORS® & Megan Aller, First American Title



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**

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BERKELEYHOMES

Date: April 6th, 2023

Re: Semper Gardens, Official Development Plan - Project Meeting

Dear Property Owner or Resident,

The owners of Blocks 1, 2, 3, 16, 17, and part of Tract 32 of Semper Gardens is processing an ODP (Official Development Plan) and a PDP (Preliminary Development Plan) amendment application through the City of Westminster. The property is three parcels of vacant land located southwest of the intersection of West 104th Avenue and Sheridan Boulevard.

The ODP & PDP Amendment application would allow for the development of 97 single family detached homes and 98 single family attached homes on the 39-acre parcel. 5.9 acres of land adjacent to Middle Hylands Creek is proposed to be dedicated to the City as Public Land Dedication and a publicly accessible trail is planned. The applicant is also planning a 1.8 acre private park.

In conjunction with this application, a project meeting has been scheduled by the applicant and the City which you are invited to attend. The design proposal will be presented and the community may pose questions and comments about the project. Details of the meeting are as follows:

Date: April 6th, 2023

Time: 6:00pm – 8:00pm Note: Meeting will adjourn early if all questions and comments have been heard. Questions that are not able to be addressed during this time will be addressed following the meeting.

Where: VIRTUAL MEETING

To participate in the virtual meeting (ask questions or comment) please register at: <https://attendee.gotowebinar.com/register/7307339314680832607>. You will be sent a link to use at the time of the meeting, then you will enter the Webinar ID: **579-543-371** and your email address.

To watch and listen only visit: www.youtube.com/user/WestminsterCO/live

If you are unable to attend the meeting, a recording of the meeting will be posted on YouTube at <https://www.youtube.com/user/WestminsterCO/videos> and to the Development Project Status Webpage within three business days. If you would like to voice your thoughts before or after the meeting, or need additional information, contact Jacob Kasza – Senior Planner, at the City of Westminster Planning Division at 303-658-2123 or jpkasza@cityofwestminster.us.

*NOTE: Persons needing an accommodation, such as an interpreter for another language or who have an impairment that requires accommodation, must notify the Planning Aide no less than three business days prior to the project meeting to allow adequate time to make arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@cityofwestminster.us. The meeting recording will have closed caption functionality available.

Jeff Willis

Having Trouble Getting into the Meeting? Try one or all of the following:

- Be sure that you are using Google Chrome as a web browser
- Join the webinar as an attendee
- GoTo Webinar works best when hard wired into an internet connection
- Log off and log back into the GoTo Webinar platform
- Restart your computer
- Be sure that you are accessing the meeting using a laptop or desktop computer
- You cannot participate if you are using a cellphone or tablet.

**Proposed Berkeley Homes Development
Southwest Corner of 104th Ave and Sheridan Blvd**

