



# 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

MARCH 2023

## SPRING PROJECTS REMINDER

With spring quickly arriving 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](http://www.cityofwestminster.us/HardtoRecycleGuide)  
or call 800-449-7587 or email [AtYourDoor@WM.com](mailto:AtYourDoor@WM.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](mailto:president@hylandgreens.com)

Dane Ernsberger - Vice President, Technology and Communication, 2025  
[vp@hylandgreens.com](mailto:vp@hylandgreens.com)

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

Allan Meers - Pools, 2023  
David Carahasen - Pools, 2024  
Bob Belden - Greenbelts, 2024  
Chuck Smith, 2025



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

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

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

## Next HOA Meeting

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



## DATES TO REMEMBER

Sunday, March 12	Daylight Savings Time Begins
Friday, March 17	St. Patrick's Day
Tuesday, March 21	HOA Meeting on ZOOM
April 5 - April 13	Passover
Saturday, April 8	Hyland Greens' Easter Egg Hunt
Sunday, April 9	Easter Sunday
Friday, April 21	Arbor 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](mailto:newsletter@hylandgreens.com) using the subject line "Helping Hand".



# TALKING REAL ESTATE

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**COLORADO  
REAL ESTATE**

MARCH 2023



**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 MAINTENANCE, HOMEOWNERS, HOMEBUYERS

## KEEP HEATING COSTS DOWN THIS WINTER



In fall 2022, the National Energy Assistance Directors Association warned that heating costs will be the highest in 10 years as households pay nearly 18% more this winter. Between the 2020-21 & 2022-23 winters, home energy costs increased by 36%.

**The National Resources Defense Council advises that you check your home for air leaks:**

- Nearly one-third of a home's heat loss occurs through windows and doors. Weather-stripping windows can save up to \$83 per year.
- Air can leak through electrical outlets, baseboards, and attic hatches.
- Caulking leaks can save up to \$166 per year.

### Next, check your energy usage habits:

- Lowering the thermostat by 10 to 15 degrees Fahrenheit for 8 hrs at night can save up to 10 percent on your heating bills.
- A smart thermostat saves about \$180 per year in energy costs.
- Just one LED bulb can save you \$50 over its lifespan. Multiply that by the average number of light sockets in a home – 40 for a savings of \$900.
- A gaming console uses at least 10 times more energy to stream a movie than a Roku box or smart TV app.

Geico.com suggests lowering your water heater from 140 degrees to 120 degrees to save as much as \$400 annually. Keeping a fan running clockwise pushes warm air near the ceiling back into the room. And don't forget to close the fireplace hamper when not in use.

# Spring Appreciation Event!

## HAPPY HOUR

**Friday, March 10th, 2023 5pm-7:30pm**

**Satire Brewing Company**

**12136 Grant Circle, Thornton 80241**

We are excited that you are part of our real estate family!  
Please bring a friend and meet our new team members.  
Come enjoy heavy appetizers and beverages on us. Let's catch up!

RSVP by March 3, 2023 with how many will be attending to  
[info@envisionhometeam.com](mailto:info@envisionhometeam.com) or 720-600-2375

# Draft Meeting Minutes

## First Hyland Greens Association

### Board of Directors Meeting via ZOOM

### February 21, 2023 6:30 - 8:30pm

Meeting was called to order at 6:31 PM

**Members Present:** Linda Mollard, Pam Moores, Bob Belden, Chuck Smith, Dane Ernsberger, and Dave Carahasen. Brian Sample and Allan Meers logged into the meeting but were not able to participate. Milagros Chavez was there representing LCM Management.

#### Introduction of Guests

Heather LaPuma, Kathleen Hencke, MaryBeth Murphy, Johanna Zablocki, Pete Wagner  
Johanna had questions about pools and lifeguards or attendants. MaryBeth was interested in chickens and a prior violation from a different home. To answer her chicken question, it would take 334 homes wanting chickens in Hyland Greens for the board to begin a process to change the covenants.

#### Approval of New Board Member - Moved to March Meeting

#### Secretary Report

January minutes were approved. Westminster city council members and new city manager will be calling in to our April 18th meeting to answer questions. Hyland Hill Recreation will be replacing the split rail fences that border our neighborhood with new split rail fences in the fall.

#### Treasurers Report - Brian Sample

Brian lost his connection and will report next month.

#### Manager's Report

Covenant violations were discussed. Two reports of a homeowner with turkeys were reported. We are working on that. It was passed to move our collections from Altitude Law to Schaefer Legal in order to keep all our legal issues in one place. Pricing was the same or less for some services.

#### Architectural Control Committee

No report. Everything is very slow at this time of year.

#### Greenbelts Committee - Bob Belden

Again, our current issue is snow removal. Our Cubby tractor now has a blade that will further reduce what we pay for snow removal. The landscaping contract for 2023 will be \$48,362. We should have the contract in hand within a few days.

#### Tech/Communications - Dane Ernsberger

Still working on updating web pages. If anyone out there wants to help with this project, please let us know.

#### Activities - Linda Mollard

Preparations for the Easter Egg Hunt have started. Food truck dates have been set.

#### Pools - Allan Meers, Dave Carahasen and Brian Sample

Working on some additional and new signage, umbrellas, sign in, and bottle fillers. The stairs at the small pool will be repaired prior to pool opening. All homeowners will have to reconfirm their keys in May. More information will be sent out closer to May.

#### Adjourned at 8:03 PM



# MARCH



## IN FIRST HYLAND GREENS



STOP IN FOR  
CLIENT APPRECIATION  
**THE MARCH SHRED**

**SECURE,  
ON-SITE  
SHREDDING**

**MARCH 04, 2023**

**9:00AM-11:00AM**

**5440 Ward Rd. Arvada  
Parking Lot**

Bring up to 3 BANKER  
BOXES of paper per  
household



**Valerie  
Westmark**

**Your Hyland  
Greens  
Neighbor**

**Co-Managing  
Broker of RE/MAX  
Alliance & Your  
Real Estate  
Resource**

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**[www.markoffthewest.com](http://www.markoffthewest.com)**



**MARK OF THE WEST**



**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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