



# Hyland Greens Neighborhood Garage Sale Weekend

**Friday, June 9th**  
**Saturday, June 10th**

**Sell, Buy, or Both!**

Signs will be posted at the neighborhood main entrance in the days leading up the sale.

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**Hyland Greens' Annual**  
**4th**  
**of July**  
**Party**

**Featuring:**  
**Firetruck,**  
**children's bike**  
**parade, food,**  
**and pool time!**

More info to come in  
the July Newsletter

# HYLAND GREENS NEWSLETTER

JUNE 2023



## Welcome Summer!

Summer is finally here and we are looking forward to another great year.

Our beautiful neighborhood is already buzzing with activity! Everyone is enjoying the outdoors – pushing strollers, pulling wagons, walking dogs, and riding bikes/scooters. Please be mindful and watchful as you drive through the neighborhood for our many children, pets, and walkers by stopping at stop signs and following the speed limit. We would also like to give a special shout-out to all of our amazing volunteers who have worked tirelessly on the green belts and common areas to get them ready for all of the summer fun ahead!

Don't forget that the Fourth of July Party with the neighborhood cook-out, bike parade, and firetruck will be here before you know it so start planning your bike decorations and practicing your dives for the contests!

## Join us for the Next Food Truck Night: Thursday, June 8

The Food Trucks for June 8th are scheduled to be **Pile High Burgers, Lucky Bird, and Anne's a la Mode.**

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](#).



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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

Morgan Bilger Hopley - ACC, 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, June 20, 2023 at 6:30pm on ZOOM. Information will be sent ahead of the meeting for access instructions.

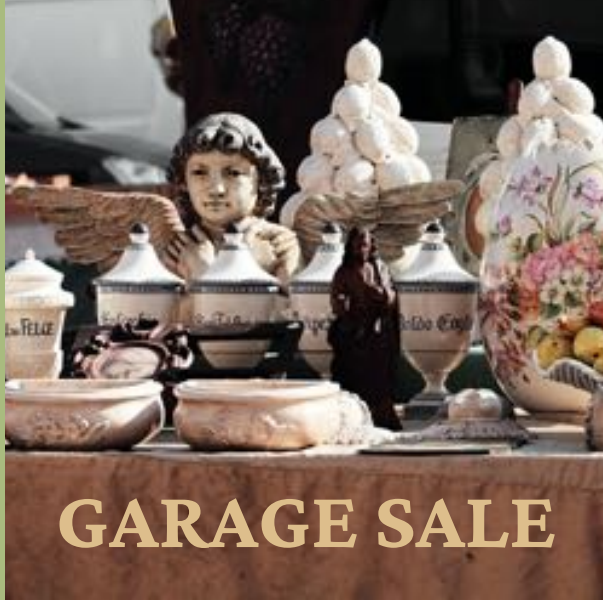
Stay up-to-date with the neighborhood news and announcements by signing up to receive emails at [www.hylandgreens.org/newsletter](http://www.hylandgreens.org/newsletter)



## DATES TO REMEMBER

Thursday, June 8	Food Trucks Night Hampshire Park
June 9-11	Community Garage Sale Weekend
Sunday, June 18	Father's Day
Tuesday, June 20	Hyland Greens' HOA Meeting
Tuesday, July 4	Fourth of July Party and Children's Bike Parade
Thursday, July 13	Food Trucks Night Hampshire Park
Tuesday, July 18	Hyland Greens' HOA Meeting
Thursday, August 10	Food Trucks Night Hampshire Park
Tuesday, August 15	Hyland Greens' HOA Meeting





## Community Garage Sale

### June 9, 10, and 11

Has the Spring Cleaning Bug bit you? Do you have items that you are ready to part with but want to make some money? Our annual Spring Garage Sale is scheduled for June 9, 10, and 11.

Signs will be posted at the main neighborhood entrance in the days leading up to the sale.

## Hyland Greens Helping Hands

Name	Age	Phone	Comments
Ben & Emily Schwartz	18 & 16	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, Neighbor-hood references available
Ellie Huang	13	720-287-9136	Babysit (CPR certified & babysitting bootcamp completed), yard work, and baking - Neighborhood references available
Anthony Cobb	16	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	13	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".







**I will sell your home for 4.5%!**

**Tammy Galloway**

**720-934-2532**

**I have owned a home in Hyland Greens for 30 years,  
and have SOLD many homes in Hyland Greens!**



**27708 E 10th Dr  
\$597,450 SOLD**

**10063 Wolff St  
Hyland Greens  
\$805,000 SOLD**



**101 Pioneer Pl  
\$600,000 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**

**9259 Longs Peak Dr  
\$520,000 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 6/23/22-5/10/23. 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.

## June Greenbelts Update

What a great spring we are having with all the rain and wonderful cool nights. There were no late snows to knock the blossoms off the trees and we should have a bumper crop of apples this year. We are so fortunate to walk our very green greenbelts with the air smelling so sweet.

Our sprinkler system is turned on and we are going head to head, literally, checking for problems and once repairs are completed we will fire up all areas. Overall it's looking good and fingers crossed, we are hoping for a two to three week lift off!

We have been able to identify many zones where we can cut back water to conserve and save money. Our grass and trees along Sheridan will always be a challenge because of the construction work, vehicles, and chemicals.

Our volunteers will continue to work hard to keep all areas looking good.



## 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).

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.





# NO MOW MAY IS NO MORE

Welcome to June and the start of summer! We had some great rain in May helping our community turn green and our grass to grow – also the weeds!

Let's talk about lawns in our beautiful neighborhood. The dandelions of May served pollinators well (and I hope found many apple trees to pollinate) but are now turning into parachutes to spread their seeds across the area.

"They tend to distract from the uniformity of a nice green lawn," said Tony Koski, professor and turf expert from Colorado State University.

"It is a short window of flowering, but they are in your face."

This is not true of just dandelions, but many other weeds that take advantage of lawns that are not as healthy as they once were and/or have bare dirt patches asking for something to grow there. Dandelions and weeds also migrate into landscape rocks, eventually taking over.



Here's a few examples of some rock and mulch beds and lawns which could use some love.

Last year was a very dry year and we then experienced an incredibly cold winter, having snow on the ground longer than normal. It has been noted that many yards have suffered the last couple of years and this year are needing even more work.

The complaints are not just about lawns and rock borders that are full of leaves, weeds, needles and dirt, but about overgrown bushes, dead bushes, and trees over 6 feet next to the side walk that impede walking past them. Neighbors are noticing and asking the HOA Board what can be done to inspire homeowners to comply with HOA regulations. The covenants established for this HOA state:

## ARTICLE VI RESTRICTIONS

(q) The landscaping of each Lot shall be maintained by the Owner in a good, neat, attractive, and well-kept condition, whether xeriscaped or turf, which shall include but not be limited to, lawns mowed, hedges, shrubs, and trees pruned and trimmed, and weeds and debris removed.

The HOA Board is charged with maintaining our neighborhood and attaining compliance to the Covenants and regulations approved for First Hyland Greens Home Owners Association (FHGHOA). Violation of said covenants are investigated, photographed, and notifications mailed to homeowners in order to attain compliance. Non-compliance in the time frames designated by the notice sent, will be followed by a fine, that escalates over time if nothing is done.

Please help reduce the need to send violations to you for the condition of your landscaping by putting in the work to bring your property into a good neat and attractive condition.

# TALKING REAL ESTATE

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REAL ESTATE

JUNE 2023



## Envision Home Team

Eric & Beth Ann Mott, Gina Bradshaw, Kent Davis,  
Tonya Sargent, Casey Reeves, & 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 IMPROVEMENT, BUYERS, SELLERS

## SMALL HOME IMPROVEMENTS, BIG RESULTS



If you're selling your home, you can make small improvements with little money or time spent to increase your home's appeal.

Your home's front [entrance](#) is crucial to first impressions. Add a new steel door or paint your existing door with a trendy new color. Round out the look with a new welcome mat, a new framed house number, a freshly painted mailbox, and planters of fresh greenery or flowers.

Regular exposure to dirt, dust, spills and high foot traffic makes wood and carpeted floors look dull, dirty and distressed. Polish your hardwood flooring when you list your home. Weekly vacuuming can pick up topical dirt from your carpets, but it takes professional equipment and cleaning solutions to remove stains, pet odors, allergens, dust mites, and deeply embedded dirt. Your carpets will look like new and last longer, too.

Crown molding and trim can transform a room, and it's available already painted or you can paint it yourself. Replace switch plates with modern [ceramic](#). For small spaces, add decorative or modular shelving to an unused wall. Cut out drywall to make a

Envision Home Team Invites You To Our

# Ice Cream Appreciation Party

Sat. June 24<sup>th</sup>, 2023  
1:00pm - 3:30pm

Ranch Park  
11899 Tejon St., Westminster, CO 80234



Come enjoy a scoop or two on us. We will be providing the Sweet Cow ice cream truck and fun activities for our guests and a balloon artist for the kids as an appreciation for your friendship and support through your business and referrals. So, bring your lawn chairs or blankets and come hang out for a while.

Please Bring A Friend As We Love Making New Connections

**RSVP**

by June 21<sup>st</sup>

[info@envisionhometeam.com](mailto:info@envisionhometeam.com)  
(720) 600-2375

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



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



# Pool Safety during Lightning Storms

For safety, the pool areas are closed and you must leave during lightning / thunderstorms and for 30 minutes after.

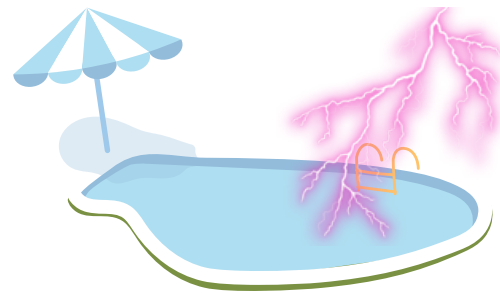
Closed means that the entire pool area is to be evacuated - do NOT stay in or around the pools, bathrooms, or pool buildings and grounds.

While it is not your only guideline, the golf course lightning horn/alarm may also be heard from the pools and is another indicator that you should NOT be near the pools during times of dangerous weather conditions.

Red Cross and/or US Lifeguard Association recommendations state that if the lightning flash and the thunder boom are within 30 seconds of each other, you should leave the pool area and seek shelter for at least 30 minutes.

[American Red Cross - Lightning Safety for Pools](#)

[USLA Lightning Safety Guidelines](#)



## 2023 Pool Season Dates      Pool Key Activation

- June Movie Night at the Big Pool - TBD
- July 4th – 4th of July Celebration - Big Pool
- July Movie Night at the Big Pool – TBD
- August Movie Night at the Big Pool – TBD
- Summer Bash - TBD

Thank you to everyone who stopped by the pools ahead of opening to activate your fob/card. If you are having issues with your pool fob/card or if you have not activated your pool fob/card, please email [hylandgreenshoa@gmail.com](mailto:hylandgreenshoa@gmail.com) for assistance.

## 2023 Pool Deck Reservations



Want to reserve the covered deck area at the Big Pool? Scan the QR Code and sign up for any available time slot. Time slots are limited to no more than two slots (4-5 hours) per person/group on any given day. A \$25 refundable deposit is required prior to your reservation.

Any other questions regarding reservations can be directed to [pools@hylandgreens.com](mailto:pools@hylandgreens.com)

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# Draft Meeting Minutes

## First Hyland Greens Association

### Board of Directors Meeting via ZOOM

May 16, 2023 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, Morgan Hopley and Brian Sample. Dave Carahasen was absent. Milagros Chavez was there representing LCM Management.

**Introduction of Guests:** Kathleen Hencke, Jessica Johnson, Pete Wagner

#### Secretary Report

April minutes were approved. Articles for the June newsletter were discussed.

#### Treasurers Report - Brian Sample

We were updated on the April financials. Nothing is out of the ordinary. The 2022 Tax return was approved. The 2022 Audit was tabled till the June meeting. Brian wants to do a little more research. The treasurer suggested some conservative investments to keep our funds in-line with FDIC total deposits. It was approved to transfer some funds into 3, 6 and 12 month CD's as well as move some funds from the operating account to the reserve account.

#### Manager's Report

The drive thru will be May 18th. A brief discussion was had on yard maintenance. We will give homeowners a week or two to better maintain their lawns due to the excessive rain. Some homeowners had contacted the board about the condition of the property next to the Farmer's Highline Canal on Highland Greens Place. The property in question is owned by the canal company and is not ours to maintain.

#### Architectural Control Committee - Morgan Hopley

ACC requests are really picking up. **Homeowners need to be aware that the ACC Committee has 30 days after receiving all the information to approve a request.** This is not something that can be done overnight.

#### Greenbelts Committee - Bob Belden

Our pile of shrubs that were staged in the small pool parking lot have been removed. The Back Flows have passed their yearly inspection. The tennis net on the play court is being replaced in the next few days. We are obtaining some estimates to repair the steps from Yates Ct down to 101st Cir by the small pool. Sprinklers will be turned on by early June. A tunnel net was hung within the big pool fence for kids to play on. It is directly behind the play court.

#### Activities - Linda Mollard

The Community Garage Sale is June 9, 10 and 11. The next event will be the July 4th celebration. The fire truck has been reserved ( See flyer). Use [Hylandgreenshoa@gmail.com](mailto:Hylandgreenshoa@gmail.com) for more information and comments.

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

Pool access devices (fobs/cards) need to be renewed to be reactivated or they will not work this summer. Someone will be at the big pool on Saturday and Sunday, May 13, 14 and 20 and 21 from noon till 2. The big pool floor has been buffed. New umbrellas will be installed. We are looking at a new grill, gate closers and bathroom locks. Front Range Security will be doing a drive thru at night to check on the pools. A discussion was had regarding swimming lessons for residents and their family members only and the possibility of water aerobics.

#### Adjourned at 8:23 PM





You're Invited!

# *Ice Cream Social*

& COMMUNITY INPUT MEETING

Enjoy ice cream on us and share  
your thoughts about the future  
of Carroll Butts Park!

**WHAT:** Potential improvements to  
Carroll Butts Park - and  
ice cream!

**WHEN:** Thursday, June 8  
5:00 PM - 7:00 PM Drop-In

**WHERE:** Carroll Butts Park

