



Keeping You *Current* on all the Neighborhood News!

## Historically Speaking

Of newsletters in our community, Frank McKinney has a copy of the first Dutch Creek Village newsletter, "Dutch Creek Villager," dated November 1, 1980. That first paper, typewritten and mimeographed, no doubt, stated that 17-year-old Stephanie McKinney, daughter of Frank & Pauline, won the contest for naming the newsletter. 32 submissions were received; and the six members of the Communications Committee wrote all submitted titles on pieces of paper so that no one would be influenced in the draw. One submission came from the McKinney's dog, Skipper, "Dutch Creek Barker."

Stephanie won a 6 ft tall pine tree – delivered by a local ReMax realtor.

## Commentary on Adding Wi-Fi Access at Pool House

At the request of several homeowners, we have been investigating adding internet access at the pool house. When the new provider (DirectLink) started running fiber in the subdivision, we thought that would be an option.

However, while DirectLink was digging up our easements, they failed to run an access point to the pool and court area. The good news is that DirectLink not digging around the pool area means they likely didn't destroy anything around the pool house. The bad news is that they now want almost \$4,600 to put in a new DirectLink access point for the pool area. For now, the idea of Wi-Fi at the pool and court area is again on hold.

## Zoo Lovers Day

Each year on April 8th, National Zoo Lovers Day encourages us to explore our local zoos. Each year millions of people visit zoos and learn about the many animals that live there. Also known as zoological parks, many of them serve as breeding centers. These facilities are relied upon when species are endangered or at risk of becoming endangered. They also provide education to the public about a broad variety of animals and their habitats.

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## From The President

Welcome to Spring! Flowers are starting to bloom, trees are beginning to sprout leaves, and dues notices were sent out for the Master HOA. We received a few questions from homeowners about dues, with some responses more colorful than others. **Please remember that everyone that volunteers for the HOA, including all board members, is not compensated monetarily for their time.** I believe every volunteer does it for the sole purpose of helping the community.

A common question we received was if the new mailing address in Las Vegas was correct. Yes, the address on your dues mailing is the correct mailing address for our new HOA accounting and banking services. We had to make a change for 2024 due to our previous accountant deciding not to renew services. The Las Vegas address is a lockbox where our payments will be processed automatically for us (no cost to the association for this service through our new bank). The new vendors are intended to reduce fees to the HOA and improve the recordkeeping services we receive. We

will continue to monitor the situation and determine where we can receive the best value for the services provided.

Another question was why the dues always increase annually in recent years. It is my understanding that dues remained level for several years after the first home was

*continued on page 2*



## Back In Time... DCV History

4th of July KIDS' BIKE PARADE: Raina Powell recalls that Vicki DeHoff organized this fun family event for at least a couple of years. The decorating of bikes with streamers, flags, etc., took place at home or at the pool parking area and the parade began there. The route was to Weaver Park and back. Did the Kids' Parade take place after the County Parade?

There was a time when Southern Jefferson County had a 4th of July Parade route on Coalmine Ave and S Pierce St. Raina Powell recalls that their kids loved all the candy thrown from the floats! Before Filing II was developed, there was only one way out of Upper Dutch Creek -South of the Creek- of Filing I. Those residents who planned to go anywhere during the parade had to park their cars at the King Soopers or the K-mart lot (now Authentic Life Church.) Leawood Ave. was open to the East so Lower DCV -north of the Creek- of Filing I, residents could leave going East.

Does anyone remember which organization sponsored the big parade?

Dee Pape recalls that there were other residents who took the lead for the Kids' Bike Parade and other social efforts, too. For a time, there was a Couples' Progressive Dinner Club which started at one couple's home for appetizers, moved on for dinner, to another for dessert; and different residents took turns hosting the group.

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# From The President, *continued from front*

built in DCV. Then at some point before I moved into the area two things changed. Trash pick-up was added to the HOA services and CPI has been used to increase the base dues amount annually. Increasing the base dues has been necessary since the costs to the HOA are increasing, and we need to plan to have sufficient reserves to cover improvements and replacements for our existing infrastructure to hopefully avoid considering special assessments. Why CPI? Some identifiable measure needed to be chosen to try to avoid future assessment needs and CPI has historically been a common measure of general inflation. Financial statements can be found online at <https://www.dutchcreekhoa.com/resources/financial-monthly/>.

The notice of Master HOA dues was mailed around March 1, 2024. If you did not receive a dues notice, please reach out to us at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com). And please pay the dues promptly by April 1, 2024. Not having a current address on file for the responsible homeowner is not an excuse for not paying the dues in a timely manner. We do not enjoy enforcing the rules for late payment of dues, but we attempt to follow the rules exactly to make sure all homeowners are treated equally.

The Dutch Creek Village Master HOA will have its annual meeting this April. The tentative date is April 18, 2024, at 7:30pm. Attending the annual meeting or submitting a proxy is accomplished in the same way. To attend the meeting or submit a proxy, you must go online to [www.dutchcreekhoa.com](http://www.dutchcreekhoa.com) and either click that you will RSVP as attending or click to submit a proxy assignment. The Master HOA needs your vote or proxy submitted to conduct annual business; therefore, it is greatly appreciated if you can submit a proxy document online if you are not able to attend in person. The annual meeting will include a discussion of the budget, annual elections of board members, and anything else attending homeowners may wish to discuss. Please send an email to [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com) if you would like to be nominated for a board position.

## Dutch Creek

### Board of Directors and Officers of the Master Association

- Craig Pedersen (2025) – President
- Kendra Conrad (2025) – Treasurer
- Eileen Parker (non-voting volunteer) – Secretary
- Jessica Cahill (2026)      Jason Rogers (2026)
- Jason Fish (2024)        John Wilber (2024)
- Jason Flynn (2025)

*\* Year indicates when term ends*

#### Architectural Control Committee:

Jessica Cahill; John Wilber; Craig Pedersen

**Greenbelt / Landscape Manager:** Overseer: Jim Bruzas

**Pool Manager:** Jason Fish

**Pool & Courts Proximity Key:** Jason Flynn

**Tennis Court & Multi-Sport/Basketball Court:** Jason Rogers

**Website:** Jason Rogers

### We need volunteers!

Please contact us if you are interested in helping with DCV HOA.

### Want to submit something for the newsletter?

Articles are due on or before the second Thursday of the month.

Email articles to [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com).

**\*\*Articles are subject to approval by the BoD.\*\***

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The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or [info@newsletterconnections.com](mailto:info@newsletterconnections.com)



To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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**JACK OF ALL TRADES.** Residential and Business Maintenance, Repairs and Remodels  
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**AKC REGISTERED LABRADOR PUPPES FOR SALE.** To be born mid April, ready fro new homes after June 15, 2024. Call or text 719-349-0679. Farm raised with lots of love!

**Haul It 4 Less.** All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. [www.haulit4less.com](http://www.haulit4less.com)

**Lisa's Music Studio.** Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@newsletterconnections.com](mailto:info@newsletterconnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

## Back In Time, *continued from front*

Other fun times: Pool Parties, Play Day at the Pool with races and games, Block Parties (Hoover St. still does street parties), Swim & Tennis lessons for kids.

Before Covid there was a Ladies' Bunco game night once a month that got several residents together for fun. Now and then there have been Front Yard or Driveway picnics. Great fun at the Mancuso one on Weaver the past few summers!

Please share your memories with an email to [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com), Attention: Eileen Parker

## Watch the Rockies at Coors Field

Nothing says warm weather like baseball on a sunny day. What better place to watch a game than Coors Field in downtown Denver with a grand view of the mountains in the distance? The Rockies season runs from early April through early October, and maybe longer, pending a playoff run.

Opening day for the Colorado Rockies will be held on Friday, April 5th, 2024 as they take on the Tampa Bay Rays. There are plenty of festivities to celebrate the return of baseball. Coors Light will be set up in McGregor Square with activities for the whole family, the Broncos quarterback will throw a ceremonial first pitch, and there will be a flyover by the Air National Guard. Don't miss this exciting day!

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## General Information:

The Dutch Creek Village (DCV) Master Homeowners' Association (HOA) is an active volunteer run HOA with pride in our community. The Board of Directors (BoD) consists of seven members that are residents of the community. The BoD is not compensated for the time they invest in working to make this a neighborhood where everyone wants to live. BoD meetings are usually held virtually each month. Meeting time is tentatively 7:30pm on the third Thursday of each month. Residents are encouraged to attend these meetings. Please visit our website at [www.dutchcreekhoa.com](http://www.dutchcreekhoa.com) for information regarding meeting dates, times, and location.

To receive informational emails from the Master Association, please "Subscribe" to the HOA information list through the website [www.dutchcreekhoa.com](http://www.dutchcreekhoa.com). If you have questions for the BoD, please contact us by email at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com).

Dutch Creek Village consists of Filings I and II that are governed solely by the Master Association plus Filing III that is managed by Homestead Management and is also part of the Master Association. Filing III is bordered by Marshall on the east and pool area/open space on the north.

## Teach The Children To Save Day

Each year on the fourth Thursday in April, National Teach Children to Save Day encourages children to develop good saving habits. Bankers across the country volunteer every year to teach children to save. Developing these habits at a young age creates a foundation for a lifetime of saving. Involving our children with a savings plan, and money management skills prepare them for a solid future. Parents should teach children about financial matters so that when they head out into the world they avoid pitfalls that can be financially devastating. With an early start on saving and an understanding of budgeting their money, children will have solid habits as they head into adulthood.

### Are You A Business Owner?

Looking to take your business to the next level? Join me for an exclusive event where we'll explore the Art of Referral: Building Impactful Connections.

This event is perfect for business owners and sales professionals who are ready to redefine success. Join me as we dive deep into how to align business practices with your values and how to create genuine connections. In today's rapidly evolving marketplace, where consumer expectations are more demanding than ever, it's more important than ever to build solid relationships.

Come explore the vital shifts needed to operate a robust referral-based business, receive an education on the essentials of referral dynamics, and be inspired to forge a network of business-to-business relationships that are financially beneficial and deeply meaningful.

Don't miss this pivotal moment in your business journey. Join us on April 17th and learn how to build impactful connections through the Art of Referral. See you there!

**Jane Fish**

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and registration, scan here

