



HOA Needs:

The HOA needs individuals to volunteer to assist with coordinating services for the common areas for 2024. Please let us know if you would be willing to volunteer to assist with coordinating contractors for items such as sprinklers, tree trimming, flower beds, mowing, or general maintenance. Each volunteer only needs to cover one service for contracting so that the time commitment should be minimal for each volunteer.

Please note that if we do not have volunteers from the homeowners to coordinate contractors, we may have to hire outside assistance to coordinate contractors and that will likely increase the annual dues for everyone.

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 8:30pm on the third Thursday of each month. Residents are encouraged to attend these meetings. Reminders are sent out by email shortly before each meeting to homeowners who "Subscribe" to the website as is described below.

To receive informational emails from the Master Association, please "Subscribe" to the HOA information list through the website www.dutchcreekhoa.com. If you have questions for the BoD, please contact us by email at 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.

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Dutch Creek Village Newsletter #4

By the time everyone receives this newsletter, Thanksgiving will be behind us, and Christmas will be approaching quickly. The Dutch Creek Village Master HOA would like to wish each resident a very happy holiday season!

Current events and comments from the Master HOA:

- One topic of complaint that is occasionally submitted to the Master HOA is concern over noise that a homeowner considers excessive. For example, we recently received word of a loud concert that evidently occurred at a church on Coal Mine across from Dutch Creek Village. Since the Master HOA does not have specific noise limits specified in the Covenants, we believe that the rules that would apply would be Colorado rules and/or Jefferson County rules.
- You can find the Jefferson County rules on their website at <https://www.jeffco.us/DocumentCenter/View/357/Noise-Abatement-Policy-PDF> Section D.3 of this document specifies that in a residential area sound should not exceed 55 decibels from 7am to 7pm and 50 decibels from 7pm to 7am.
- For reference, the website for International Noise Awareness Day

indicates that a soft whisper is 30 decibels, a quiet neighborhood is 40 decibels, rainfall is 50 decibels, and normal conversation is 60 decibels.

- If you do have an issue with excessive noise, please contact the Jefferson County non-emergency phone line at 303-277-0211 to report the issue. You may also contact the HOA to report the issue but be aware that our Covenants do not directly address noise, so any action by the HOA will be very limited unless the

noise is consistent and a nuisance to the neighborhood.

- Please be kind to your neighbors by following the noise level requirements defined by Jefferson County. One of the great things about Colorado is our often-wonderful evening weather, but if you are outside of your home at night you should be aware that voices and music carry a long way outside and can usually be heard clearly by neighbors even a few houses away if they have their windows open. Your neighbors probably do not want to hear your conversation or music.
- The pool is closed for the season and work to replace the pool surface began in October 2023 with completion by our usual opening of Memorial Day weekend promised for the work. Please note that



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Dutch Creek

Board of Directors and Officers of the Master Association

Craig Pedersen (2025) – President
 Kendra Conrad (2025) – Treasurer

Jessica Cahill (2026)	Jason Rogers (2026)
Jason Fish (2024)	John Wilber (2024)
Jason Flynn (2025)	

Eileen Parker (non-voting volunteer) – Secretary
 * 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 Keys

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.
 Articles are subject to approval by the BoD.


Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Advertise in this Newsletter!

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

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



National Thank You Note Day

National Thank-You Note Day on December 26th recognizes the time-honored tradition of thanking people for their gifts, hospitality, and generosity. It is a day to get some note cards, paper, pen, envelopes, and stamps to write those special thank-yous.

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

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OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

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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

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@newsletterconnections.com to place an ad. To view our display ad prices, visit our website at 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.

Denver Botanic Gardens Blossoms of Light

A stroll through the Denver Botanic Gardens is a delightful way to celebrate the holiday season. The Blossoms of Light extravaganza is a twinkling and breathtaking twist on the already beautiful gardens, especially on a December evening.

For over 30 years, lights have transformed this cultural pocket of Denver and become an annual tradition for many local families and friends. From Friday to Sunday, November 17th, 2023 to January 7th, 2024, enjoy warm drinks and holiday treats amongst the most festive lights, blossoms, and pathways in Colorado.

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Dutch Creek Village Newsletter #4, *continued from page 4*

- the pools will not be covered this year since they were drained fully for the repairs.
- The court area is open year-round, but please do **NOT** shovel snow off the court to play on the courts during the winter months. Shoveling snow off the court surface can damage the special surface and drastically reduce its useful lifetime. The association's dues go towards maintaining the court surface, which means extending the lifetime of the court surface benefits all homeowners.
 - In the last newsletter and subscriber email, we mentioned that COHOPE (council for homeowners organization for planned environment) hosted a meeting on November 1, 2023 with members of the DL Broadband company attended and attempted to answer questions. In general, all of the answers were the standard answers you can find on the company's website along with general contact information.
 - If DL Broadband does work in the easement space of your front yard, DL Broadband is supposed to repair any damage to your yard/lot that they cause. You may want to take pictures before and after work is done to document any issues. DL Broadband says they will repair sprinkler damage, or other damage, that is later found to have occurred.
 - If you have concerns or have any repairs that are needed due to their work, Mitch at DL Broadband provided the HOA Board with his cellphone number to call with any issues or concerns. The number Mitch provided is 720-234-3396.

*We elves try to stick to the four main food groups:
candy, candy canes, candy corn, and syrup.*

– Buddy, Elf



WISHING YOU
*A Very Merry Christmas
& Blessed New Year!*

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