



Keeping You *Current* on all the Neighborhood News!

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Colorado Common Interest Ownership Act (CCIOA)

Learn more: <https://www.hoamanagement.com/hoa-state-laws/colorado/>

The Colorado Common Interest Ownership Act (CCIOA) outlines how HOA communities are created, managed, and operated. While the Act applies broadly to all associations, certain provisions apply only to HOAs formed after July 1, 1992. Under Section 38-33.3-118, older associations may choose to adopt CCIOA if they meet the required criteria.

CCIOA is found in the Colorado Revised Statutes, Sections 38-33.3-101 through 38-33.3-402.

HOA Master Association: Current Reserve Study

Healthy HOAs maintain reserves to fund major future repairs such as roofing, pavement, elevators, and other capital improvements. A reserve study provides estimated timelines and costs, along with recommended funding strategies.

A current reserve study helps:

- Ensure contributions align with long-term needs
- Prevent declining reserve balances
- Reduce the risk of unexpected special assessments
- Improve financial planning and transparency

New Reserve Study:

<https://www.dutchcreekhoa.com/resources/financial-monthly/>

Direct Link to Study:

<https://www.dutchcreekhoa.com/wp-content/uploads/pdf/financials/Reserve-Study-081425.pdf>



Winter Snow & Community Updates

Snow Shoveling Responsibilities:

Jefferson County does not require residents to shovel sidewalks, but strongly encourages it for neighbor safety. Homeowners in HOAs should follow their association's rules. Dutch Creek Village HOA requests all homeowners' clear sidewalks and gutters next to their property.

Road Plowing:

Plowing is done by priority—main roads, school routes, and emergency routes first. Secondary roads follow as crews rotate on 12-hour shifts. Each storm is handled based on conditions.

CDOT-Maintained Roads:

CDOT handles potholes, snow control, mowing, and signal maintenance on major highways in unincorporated Jeffco. For concerns, call 303-759-2368.

Highways include: US 6, US 36, US 40/Colfax, US 285, I-70, I-76, C-470, and state highways 8, 26, 58, 67, 72, 74, 75, 93, 95, 121, 128.

Short-Term Rental Regulation Update

Jefferson County has scheduled public hearings for the updated Short-Term Rental regulations.

- **Planning Commission Hearing:** Wednesday, November 12 at 6:15pm
- **Board of County Commissioners Hearing:** Tuesday, December 16 at 9:00am

Both hearings will take place in Hearing Room 1 at the Jefferson County Courts & Administration Building (100 Jefferson County Parkway, Golden, CO 80419). Virtual attendance links will be available once agendas are posted.

The final draft regulations are available in the online folder. Please refer to the PC Hearing folder for Planning Commission materials and the BCC Hearing folder (not available to view until closer to the hearing date) for BOCC documents.

Link for online folder: https://jeffcogov.sharepoint.com/sites/AmandaDocLib_Public/AmandaDocs/Forms/AllItems.aspx?id=%2Fsites%2FAmandaDocLib%5FPublic%2FAmandaDocs%2FAM%2F2025%2F2025%20112508%20000%2000%20AM%20STR%20Regulation%20Update%2F3%2E%20Public%20Hearing%20Documents&p=true&ga=1

Sweater Fest

A Holiday Market & Party at Aspen Grove

December 5 (3pm-9pm) & December 6 (10am-5pm)

Feel the joy a one-of-a-kind vintage treasure can bring this season! We're getting warm and cozy indoors at Aspen Grove for Sweater Fest, a two-day holiday market and party celebrating all things local, festive, and fabulously knit.


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Sweater Fest, *continued from front page*

40+ amazing local businesses offering the finest:

- Vintage and modern clothing
- Records & music finds
- Jewelry and accessories
- Home goods & décor
- Handmade gifts and more

It's the perfect way to shop small, support local, and find gifts as unique as the people you love (including you). And yes, we highly encourage your best (or worst) holiday sweater.



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COLUMBINE HIGH SCHOOL

SHOWCASE

DECEMBER 2nd
6:30 - 8:00 PM

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- ACADEMIC PRESENTATIONS
- ATHLETIC INFORMATION TABLES
- ACTIVITY INFORMATION TABLES
- STUDENT PERFORMANCES
- SCHOOL TOURS

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- 20 Advanced Placement Course Offerings
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- over 30 Activities/Clubs contribute to our Tradition of Excellence

December 2nd, 2025
6:30 PM - 8:00 PM
6201 S. Pierce Street
Littleton, CO 80123

More Info:
303-982-4400 chsrebel@jeffco.k12.co.us
www.chsrebels.net



Dutch Creek

Board of Directors and Officers of the Master Association

Vacant (2026) – President

Kendra Conrad (2028) – Treasurer

Jason Fish (2027)

Jason Flynn (2028)

Kyle McBride (2028)

Jason Rogers (2026)

John Wilber (2027)

Eileen Parker (non-voting volunteer) – Secretary

Architectural Control Committee: Vacant

Greenbelt / Landscape Manager: Craig Pedersen

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.

Articles are subject to approval by the BoD.

This Space Intentionally Left Blank for Teen Services

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.

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

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

AKC REGISTERED LABRADOR PUPPES FOR SALE. To be born end of November. Ready for new homes in Janaury. Call or text 719-349-0679. Farm raised with lots of love!

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

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

New customers Furnace inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

TH Consulting. Providing handyman services and GUTTER CLEANING. Please call Trent 720-226-5586.

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

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

JACK OF ALL TRADES. Residential & Business Maintenance and Repairs. What do you need done? Burt 720-532-2685 or burtagent@gmail.com

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.

Holiday Decorations And Pets

- **Christmas trees and holiday greens:** Make sure your dogs or cats do not chew on limbs or droppings from the tree. Ingested pine needles could get lodged in the intestinal tract, puncturing the lining or bunching together and causing an intestinal obstruction.
- **Water base:** The water base of a Christmas tree may contain dangerous chemicals that could harm your pet.
- **Christmas lights and tinsel:** Position your tree's lights

and tinsel away from the bottom of the tree where pets can reach them. If swallowed, tinsel can be very dangerous to cats.

- **Firestarter logs:** Dogs that enjoy chewing should steer clear; these logs contain sawdust and paraffin which can cause an irritated stomach or even intestinal blockage when ingested.
 - **Plants:** A number of seasonal plants are poisonous to pets if nibbled or eaten, including ivy, holly, mistletoe and poinsettias.
- <https://www.humanesociety.org>

ORGANIZING & CLEANING SERVICES

Let me help you create a clean and organized home!

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- Closet
- Basement
- Storage Spaces
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- Deep Cleaning
- Move In/Outs
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- Airbnb Management
- Services Offered

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NEW DATE:
 TUESDAY
 DECEMBER 9, 2025
 5:30-7:00 PM Open House
 6:00 PM GT Panel

Calling All Future Spartans!

SPARTAN INTEREST NIGHT

Ken Caryl Middle School

- Tour Ken Caryl with Student Leaders
- Meet Ken Caryl Staff
- Learn about our Gifted and Talented Program
- Get to know our SPED Team
- Speak with the Mental Health Team
- Check out our Electives and Exploratories
- Learn more about Extracurricular Activities, Sports, Band and more!

6509 West Ken Caryl Avenue
 Littleton Co 80128
 Contact Us : 303-982-4710

Waste Connections: Transition to Auto-Arm Pickup

Beginning the **first week of December**, Waste Connections will transition Dutch Creek Village to **auto-arm pickup only**. This means all households must use the **approved 96-gallon trash receptacle** and the **approved recycle receptacle**.

WHAT YOU NEED TO KNOW

- One 96-gallon trash container per household is provided at no cost.
- A recycling receptacle is also required.
- If you need **two trash receptacles**, you must contact Waste Connections directly.
 - Cost: **\$4/month for the additional bin** (billed to you by Waste Connections and **not** part of the HOA contract).
- If you **already have the correct auto-arm compatible receptacle**, you should NOT receive a new one.
 - If one is delivered anyway, contact Customer Service.
- If you use a **store-bought receptacle with an attached lid** (e.g., Home Depot) and it matches Waste Connections' approved style, it is acceptable.

- If you currently use **small, round cans**, you **must** switch to the approved receptacle. Waste Connections will deliver one to your home.

CONTACT & RESOURCES

Customer Service: customerservice5311@wcnx.org
Website: <https://www.wasteconnections.com/denver>
When contacting Waste Connections, **identify your residence as part of Dutch Creek Village HOA.**

*Snow falling in the middle of a
December night will always fill
my heart with sweet clarity.*

—Novala Takemoto

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