



Keeping You *Current* on all the Neighborhood News!

## HOA Volunteer Needs

We are grateful to have received a couple of new volunteers to help for 2024. Thank you! We still need a few more! For all volunteer inquiries please email [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com)

- Assist with managing contractors for common areas such as sprinklers, tree trimming, mowing, or general maintenance. Each volunteer **only** needs to cover one service thus keeping the volunteer time commitment minimal. The more volunteers we have, the more the work can be spread around at a manageable level. If these positions are not filled by homeowners in our neighborhood, we may have to hire outside assistance to coordinate contractors and that would likely increase the annual dues for everyone.
- Social activity volunteers needed to help coordinate neighborhood events such as Easter Egg hunt, neighborhood pool gatherings, Halloween party etc. We have a couple of interested neighbors that would love the extra help!

## Current/Upcoming Events & News

- Are you a renter OR a homeowner renting your home in Dutch Creek Village. You are required to provide your contact information to the board. Please do so at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com).
- HOA meetings January – October 2024 will be scheduled via Zoom on the 3<sup>rd</sup> Thursday of each month at 8:30pm. Please visit [www.dutchcreekhoa.com](http://www.dutchcreekhoa.com) for the link to join the meetings. If you are unable to attend but would like to add items to the agenda please email [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com)
- The court area is open year-round, however please do **NOT** shovel snow off the court. Shoveling 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.

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## From The President

This text needs to be prepared a few weeks prior to the distribution of the newsletter. Which means we cannot have any truly recent news included. Therefore, I choose to believe that when this is printed, we will have world peace, and nobody will be hungry. Hey, there is always hope.

For the Master HOA, budget season is now beginning as we plan for the next fiscal year. Our fiscal year is April 1 to March 31 each year. As part of the budget process, we will be guesstimating at the costs for the Master HOA for 2024-2025 and determining the dues to be charged effective April 1, 2024. As you might expect, we anticipate that the dues will be increasing again this year. The trash charges increase based on the current contract and the general dues will increase by a measure of inflation like past years. Sadly, increases are necessary as the cost of goods and services keeps increasing and the items the Master HOA takes care of are not decreasing. If you have questions about the budget process or dues determination, please email us your question or attend a board meeting.

A notice for Master HOA dues will be hitting mailboxes around April 1, 2024. Payments are due promptly. Late payment fees will not be waived due to a correct mailing address for the responsible homeowner not being on file. Adhering strictly to the rules, the HOA ensures that all homeowners are treated equally. Consistent enforcement helps avoid any perception of favoritism or discrimination among community members.



## 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. 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.

# Wildlife In Our Greenbelt

Photos From a Board Member



## Please Be Neighborly: Shovel Your Sidewalks From Snow and Ice

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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](mailto: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](mailto:info@newsletterconnections.com)



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

## National Love Your Pet Day

February 20th: National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.

**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](http://NewsletterConnections.com).

**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**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.

**Furnace inspection w/ CO detection - \$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.

**JACK OF ALL TRADES.** Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or [burtagent@gmail.com](mailto:burtagent@gmail.com).

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.

**DCV Master Association  
Trash Collection**

Please go to the [dutchcreekhoa.com](http://dutchcreekhoa.com) website for more information regarding Trash Collection. You can also sign up on the Waste Connections website/App for notices and reminders related to collection, delays, holidays, etc.

Due to the efforts of a past Board of Directors under the leadership of Denby Bruzas, there is a community wide trash collection. Prior to that, each resident contracted individually which resulted in trash companies in the neighborhood almost every day! Filing 3 in the SW area of Dutch Creek in the area nearest to the Pool side of our community, contracts for trash collection separately with Waste Connections. The benefit to residents is a better price point due to the group plan. Your trash collection costs are paid along with your HOA dues.

The Master Association Service Agreement with Waste Connections is in its third year of a 5-year contract. The agreement is guaranteed for 12 months at a time, April 1 – March 31, with an increase not to exceed 4% in the years 2-5. There is an additional annual mandatory Solid Waste Fee imposed at all Landfills in the State of Colorado each year due to Senate Bill 19-192-Front Range Waste Diversion Enterprise Grant Program that began 1/1/2020, landfills in Colorado's Front Range Counties must increase the user fee on selected solid wastes that include Municipal Solid Waste (MSW.) To date that is 1% of the user fee from January 1 – 12/31. Therefore, this HOA pays that additional 1% January – March but will include this additional cost with the following trash collection invoice along with the dues invoice which you receive on or about March 1st.

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Intentionally Left Blank  
for Teen Services**



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Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.

## Master Association Insurance

It is likely that you have read or heard news stories about soaring insurance rates for HOAs as well as residential homes due to wildfires, hail storms, rising crime rates, etc. in CO. Historically, our community has been fortunate in very few HOA claims made. Wildfire hasn't been of great concern nor has flooding. Residents are personally responsible for snow clearance of the sidewalks; and Jefferson County is supposed to be removing snow along the sidewalks on Pierce St. and Coalmine though they rarely do.

The Master Association of DCV contracts for insurance coverage of the Recreational Facility area: bathroom/boiler/tool building, pool and tennis court area, tractor, and liability. Periodically, the Board reevaluates the insurance coverage and company. You can look at the insurance documents on the website: [Dutchcreekhoa.com](http://Dutchcreekhoa.com), resources, governing documents; #6 Insurance Documents

The HOA Board evaluation was last done in 2022-23. It was difficult to find insurance for an HOA even though we are not insuring attached residential buildings nor is there much

area in common which is totally under the responsibility of our community. Since the only other agency which responded offered coverage and costs close, though somewhat more, than the current company, the Board decided to stay with previous company. Their rate hikes have been within reason annually and the customer service has been adequate overall.

No communication has come from the HOA insurance provider to indicate that our rates will be rising substantially in 2024. However, the Board will plan for an increase in premiums this year.

## 3 Facts About President's Day

1. Presidents Day is celebrated on the third Monday in February, thanks to the 1968 Uniform Monday Holiday Act.
2. It was established in 1885 in honor of President George Washington's birthday.
3. Washington's birthday was actually on February 22, 1732 (this would be his 282nd birthday!)



**THE FIRST WEEK OF 2024 DID NOT DISAPPOINT**  
with over double the new listing activity than 2023.

**NEW LISTINGS IN WEEK 1**

2024	428	_____
2023	202	_____
2022	399	_____

All stats shown are for the Metro Denver Market.



Jane Fish

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## What will Real Estate Look Like in 2024?

With pent-up demand from 2023 springing into action, we expect an uptick in seller and buyer activity.

Buyers will lead the way, pushing prices up modestly, making it feel like a seller's market this spring.

Most of the action will likely unfold in the first 6 to 8 months of the year. As the presidential debates heat up, a slowdown in various economic sectors, including real estate, is anticipated.

**SO WHAT DOES THIS MEAN FOR YOU?**

Call me, It's a great time to sell your home!