



Keeping You *Current* on all the Neighborhood News!

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, 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. Please visit our website at 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. 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.

January 2024

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Dutch Creek Village Newsletter #5

Welcome to 2024! May the new year bring you health, wealth, and happiness. This past year was my first full calendar year as a board member for the Master HOA. Because I was part of the HOA board, I was able to meet and get to know so many wonderful people. I encourage everyone to get to know their neighbors. There are a lot of people in this neighborhood with wonderful life stories. Personally, I really appreciate the efforts of the other board members and our HOA volunteers to keep things operating in Dutch Creek Village. Thank you to everyone that helps make this a wonderful community!

We received several requests during the past year for more social activities to occur such as an Easter Egg hunt, a Halloween party, or a summer family Meet & Greet at the Pool. Everyone on the board supports such activities, but unfortunately none of the activities had an individual from outside of the board that volunteered to coordinate the event. Without a coordinator from outside the HOA board, it appears unlikely that such events will occur. The board members are willing to help, but we do not have the additional time to make sure an event goes from idea to reality. If you are interested in coordinating a social activity during 2024, please let us know!



Current Events and Comments From The Master HOA:

- This is a reminder that if you are a renter living in a home in Dutch Creek Village or are a homeowner that is renting your home in Dutch Creek Village, you need to let the board know the current homeowners contact information so that the homeowner receives important information regarding dues or other HOA topics.
- For 2024, the Master HOA will again attempt to have all board meetings on the third Thursday of each month January through October. One change this year is that the meeting information regarding the date and time will be posted on the website along with the link to the online meeting or the location for an in-person meeting. Most, if not all, meetings will likely be over Zoom since that meeting format reduces significantly the time required for each board member to attend. If you cannot attend a meeting but have a topic you would like to have discussed, please send an email to info@dutchcreekhoa.com with your request.
- The first few months of 2024 will be spent by the Master HOA board setting the budget for April 2024 to March 2025. This will be an exciting project and anyone that is interested should attend a meeting or two.

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Free Entrance Days In The National Parks

Come experience the national parks! On six days in 2024, all National Park Service sites that charge an entrance fee will offer free admission to everyone. Mark your calendar for these entrance fee-free dates in 2024:

- January 15: Birthday of Martin Luther King, Jr.
- April 20: First day of National Park Week
- June 19: Juneteenth National Independence Day
- August 4: Anniversary Great American Outdoors Act
- September 28: National Public Lands Day
- November 11: Veterans Day

—<https://www.nps.gov/planyourvisit/fee-free-parks.htm>



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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.



Plan For Vacation Day, Jan. 31

National Plan for Vacation Day is an annual event that encourages people to plan and use their vacation time for the year ahead. The day aims to raise awareness about the benefits of taking regular time off from work to improve overall mental health and happiness.

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.

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

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

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.

Light Up The New Year

Ring in the new year with us as the Hudson Gardens exhibit transforms into the Light Up the New Year show that includes vibrant displays, a laser garden, and upbeat music. Join your friends and family and immerse yourself in the colorful nautilus forest, color cubes, mesmerizing sphere and more.

Dated Tickets are valid for single admission to Light Up the New Year at Hudson Gardens on the date reserved.

- Adults: \$20 Seniors (65+): \$18 Child (ages 3-12): \$15
- 2024 Light Up the New Year Dates: Jan. 2-28
- Doors open at 5:00 p.m.. The last entry is at 8:45 p.m.
- Tickets valid between 5:00-8:45 p.m.
- Lights out at 9:30 p.m.

This Space Intentionally Left Blank for Teen Services

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Current Events and Comments, *continued from front page*

- The Master HOA does not have specific noise limits specified in the Covenants. Therefore, we believe that the rules that would apply for noise violations 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 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.

DUTCH CREEK VILLAGE HISTORIC SALES PRICE TREND

Median Closed Sales Price by Month & Year

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Jan											
Feb											
Mar											
Apr							\$465,000				\$870,000
May				\$467,500	\$398,790		\$500,000				
Jun			\$440,000		\$463,000		\$670,000		\$805,000		
Jul			\$480,000							\$850,500	
Aug											
Sep			\$425,000	\$445,000							
Oct		\$390,000		\$425,000							
Nov		\$365,000	\$524,900				\$482,500	\$540,000			
Dec					\$455,000						

Based on information from REcolorado for the period of Jan. 2013 to Dec. 2023. Note: This representation is based on whole or in part supplied by REcolorado. REcolorado does not guarantee nor is in anyway responsible for its accuracy. Data maintained by REcolorado may not reflect all real estate activity in the market content.

Jane Fish

REALTOR® | BROKER ASSOCIATE

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