



July 2024 Vol. 02 No. 07 • Circulation: 200

## Neighborhood Events:

Are you ready to hang out with some neighbors? Maybe meet a new one or catch up with one you've known for a while! We are, and we hope you will join us! We have such an amazing neighborhood and would love to see this become a regular occurring event the second Thursday of each month. We look forward to seeing you **Thursday, July 11th 6pm-8pm at the Dutch Creek Village pool**. Please bring yourself a snack and beverage and help us bring neighborhood hang outs back! Neighbors of all ages welcome and encouraged to come!

## Curious About What Is Going On With Road Construction In Our Area?

For further information:  
<https://www.jeffco.us/Blog.aspx?IID=226>

## Red, White & You

**Wednesday, July 3, 2024 in Clement Park**  
Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display. Event runs rain or shine.

*The land of opportunity. You just need the right people and the right work ethic and you can accomplish anything.*  
—Bob Poser

## From The President

I hope everyone in Dutch Creek Village is enjoying their summer and the community pool. It was a struggle to get the pool open this year given the plaster resurfacing and unexpected broken water pipes, but the HOA, with the help of our volunteers, was able to get the pool up and running even though there wasn't time for it to fully heat up by Memorial Day.

### PLEASE READ: Initial Response to Survey Responses:

Thank you to everyone that submitted responses to our survey. I found the responses very informative, and the HOA will consider the results of the survey to make future decisions.

I want to make it clear that I have zero desire to tell any neighbor what they should do with their house and lot. All issues mentioned in the newsletter



have been initiated by a homeowner request to the HOA – it's been a difficult balance to determine how to address these through newsletter questions/reminders vs. immediately sending violation letters. Please don't blame the messenger! I am very fortunate to have only truly great neighbors and I really hope things stay this way for me. Unfortunately, some other homeowners are nowhere near as lucky as I am, and I am only trying to help those residents and equally apply the rules to everyone.

### Common threads in the responses include:

- Comments that make it apparent that some homeowners are wary of living in an HOA. Please remember that buying into this community that \*does\* include an HOA was voluntary, and as part of that process all homeowners have agreed to abide by the covenants and procedures. This may make individual decision-making slightly more restricted, but the overall goal is to foster a welcoming and beautiful community that keeps neighbors on good terms.
- Too much content about resident concerns - I hear you and I will try to reduce the resident concerns that I include in the newsletter in the future.
- More events to bring the community together - As a neurodivergent actuary, organizing social activities is not one of my strengths. The current HOA volunteers are all overloaded as it is, so I strongly encourage all interested homeowners to provide content and help with organization for such events to include in this newsletter. We'd all love to see more of this as well!
- Homeowners do not want to be encouraged to point out issues in the neighborhood to the HOA – but they do want to see our covenants enforced. The problem with this is that the HOA is currently staffed completely by

*continued on page 4*

# Film On The Rocks 2024

Film on the Rocks is back for its 25th season with five events throughout the summer! Each film is preceded by live entertainment to kick off the evening. Film on the Rocks is a collaborative production of Denver Film and Denver Arts & Venues. Open Captions provided for all films in the series.

**Price per ticket:** \$20

**Time:** Doors open at 6:30 pm,

Entertainment starts at 7:00 pm, Film starts at dusk

### SCHEDULE:

Monday, July 8: The Wizard of Oz

Monday, July 15: Deadpool

Monday, August 19: Mad Max: Fury Road

– <https://www.redrocksonline.com/film/>



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## 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.\*\***

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.

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for Teen Services**

# 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. 719-649-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**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).

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

**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 Specialist. 303-909-2018. (parts/addit. labor not included)

**Colorado Joe Handyman Services.** Fences, electrical, plumbing, remodels, etc. 720-331-0222

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.

## Did You Know... History and Fun Facts About Dutch Creek Village

**Did you know** Dutch Creek Village HOA does not own the Open Space/Greenbelts which so many of us enjoy. Jefferson County Open Space oversees these areas. Our HOA is allowed to mow the areas as needed but the County alone has oversight over the noxious weeds. Once a summer, usually, the County sends mowers out. At one time, Jefferson County asked DCV HOA to purchase the Open Space for a nominal fee which seemed to make our residents responsible for maintenance of the sidewalks and all other maintenance and liabilities. The Board wisely decided that was not a good idea. Part of the

concern is the complicated interrelatedness of Open Space and the Urban Drainage and Flood Control District (UDFCD.)

The Urban Drainage and Flood Control District (UDFCD) is a special district created in statute to design and construct flood control and warning measures within portions of the metropolitan Denver area. Established in 1969, the district covers an area of 1608 square miles and includes Denver, parts of the 6 surrounding counties, and all or parts of 33 incorporated cities and towns.



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<p><b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 4 - OCT 26 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p><b>Saturdays</b> <b>LAKWOOD</b> JUN 15 - SEP 28 Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

**Sign up for our Newsletter!**

FOR MORE INFORMATION  
[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)



## From The President, *continued from front page*

volunteers that are also residents and similarly do not want to point out issues. This creates a conundrum that may require hiring an outside company to manage the adherence to the Covenants by all residents, which is guaranteed to increase dues.

### Access Cards:

If you do not have an access card for the pool/court area, then please email the HOA at [poolkey@dutchcreekhoa.com](mailto:poolkey@dutchcreekhoa.com) to request a new card. Please provide your name, email, and phone number so that we may get in touch with you. Note that there may be a small fee for a new card under some circumstances.

### 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 except November and December. Meeting time is tentatively 7:30pm on the third Thursday of a 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, location, and how to request the meeting link.

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.



# Local Fourth of July Events

**Wednesday, July 3**

**Lakewood**  
Big Belmar Bash  
Community celebration from 5 p.m. to 10 p.m. in Belmar – Downtown Lakewood. Music, kid's activities, huge Vendor Village and food trucks.

**Littleton**  
Littleton Red, White & You  
5 p.m. to 10 p.m. at Clement Park. Food vendors, beer & wine gardens, Kids Zone, community booths, bounces houses. Free concert. Fireworks at 9:30 p.m.

**Thursday, July 4**

**Arvada**  
Arvada Fireworks Display  
Stengler Sports Complex; open to vehicles at 6:30 p.m.  
Food trucks from 5:30 p.m. to 9 p.m. Fireworks start at 9 p.m.

**Castle Rock**  
Castle Rock Fireworks  
Starting at sundown (about 9:30 p.m.), a high-flying, 15-minute fireworks show will shoot off from the former Acme Brick facility.

**Thursday, July 4 Cont.**

**Englewood**  
Englewood 4th of July Fireworks  
Starts at 5 p.m. at Belleview & Cornerstone Parks. Enjoy music, local business vendors and food trucks. Fireworks start at 9:15 p.m.

**Highlands Ranch**  
Highlands Ranch July 4th Fireworks  
(In partnership with Englewood & Sheridan)  
A spectacular display of fireworks at Highland Heritage  
Food trucks available. Fireworks begin around 9:30 p.m.

**Lone Tree**  
Independence Day Celebration  
Festivities start at 9 a.m. with the 4th of July Family Fun Ride & Stroll. From 10 a.m. to 1 p.m. Family Fun Park filled with inflatables, interactive activities, live entertainment, and food trucks. (Open to Lone Tree residents only.)  
Evening party at Prairie Sky Park starting around 6 p.m.  
Live music starting at 7 p.m. Fireworks at 9:30 p.m.

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