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## Trash Day Etiquette

To ensure a more efficient service experience for trash and recycling, Waste Connections is using automated trucks to service your HOA. The equipment uses a side arm system, which is easier to maneuver, safer for our drivers and allows for faster service. Please see the guidelines below that should be followed on your service day. We thank you so much for your business and value our continued relationship with your HOA and all its residents.

### Cart and Container Guidelines:

- Carts must be on the curb by 7:00 am on day of service (Please do not leave containers on sidewalk, driveway or block the sidewalk)
- Containers should face the street with handles facing the house and wheels touching the curb.
- Please leave at least 2 feet between each container.
- Do not park personal vehicles within 10 feet of containers on service day.
- Residents must Call Customer Service (303-288-2100) to schedule and prepay for large item pickups i.e. (furniture, carpet, wooden pallets)
- Trash should be inside the container and not be higher than the lid of the container or placed on top of the lid. We can no longer guarantee that bags/content outside the bin will be serviced.
- Recycle should be inside of the container and not on the side.
- Do not place the following items in carts:
  - Hazardous or prohibited waste or materials such as motor oil, tires, batteries, herbicides, pesticides, acid. Dead animals, dirt sod, brick, concrete, rocks, construction material, wood, hot ashes or flammable materials such as solvents, oil, gas, liquid paints or medical waste.

Extra containers for trash and recycle will be available for \$5 per container per month.

- Extra Containers will be billed to the residents.
- Extra Containers are subject to price increases.



## From The President:

**Your Input Needed:** Since 2020, your HOA has not actively pushed homeowners to make improvements to their properties. This made sense given the extreme difficulty finding responsible contractors to do work. Unfortunately, if you walk around the neighborhood today you will see some homeowners that appear to have taken advantage of the lack of HOA intervention. What I need you to do is either complete the survey on our website [www.dutchcreekhoa.com](http://www.dutchcreekhoa.com) or send me an email at [president@dutchcreekhoa.com](mailto:president@dutchcreekhoa.com) letting me know which of the following items you feel should prompt the HOA to contact homeowners. This is

not an exhaustive list but will hopefully provide me with a feeling for how the majority of homeowners in the DCV HOA want the HOA to act.

1. Lawn consists of more weeds than grass.
2. House paint is badly faded from the sun.
3. Auto repair is occurring in garage/driveway and multiple vehicles in states of disrepair are parked around the property.
4. Trash cans are visible from the street.
5. A vehicle in the driveway that appears to not have moved for many months.
6. The color scheme for the house does not look appealing.
7. Storing a boat/car in the back yard behind the fence.

Additionally, please let me know if you think that the HOA should hire someone to actively review the neighborhood to look for and report any violations, such as those above, to the HOA board. Thank you for providing your opinion. I

will attempt to keep all responses anonymous.

Please remember that if you see an area within DCV that looks like it is not receiving the appropriate attention, please email the HOA at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com) to let us know. We take all comments and requests seriously and will try to address the issue as soon as possible. Just because you don't see the item being addressed quickly does not mean we have forgotten about it. The HOA may be working behind the scenes to collect bids for the work, determine if we have budgeted for the issue in advance or need to approve spending additional funds, if available, or the work may be scheduled for a later date. We will try and keep you informed of the status, but you can always send us an email to ask about anything.

**THE POOL AREA:** As mentioned above, the pool area is hopefully open and functions properly for the enjoyment of all residents and their guests. Please let us know if anything does not appear to be functioning properly. We would much rather receive several emails about an issue than no emails since everyone assumes someone else has reported the issue.

The main rule we have for the pool area is that everyone be respectful of others that are using the pool area. Additionally, you should have your access card with you at all times so that your right to be at the pool can be verified.

Personally, the biggest headaches I have because of the pool area are due to groups of teenagers behaving in ways that prevent others from enjoying the

*continued on page 2*

**From The President,** *continued from front*  
 amenities. I think back on when I was a teenager and I know some of my behavior was not appropriate, but I believe I learned to do better. Residents, please talk to your teenagers and ask them and their friends to be respectful of others while at the pool. Public profanity, loud music, vandalism, trespassing, ignoring requests from others, and just being a jerk are NOT examples of being a good person.

If you see someone entering the pool area without an access card, you are encouraged to call 911 and report trespassing. The Jefferson County sheriff should show up shortly and verify that everyone at the pool has an access card.

If you witness threatening behavior, vandalism or violence, please first make sure you are safe and then call 911 to report the issue. Letting the HOA know about these kinds of occurrences is appreciated, but the HOA is slow to respond and cannot respond to police issues.

*continued on page 3*



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<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>

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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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# 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).

**Roof Replacement:** Asphalt - Stone Coated Steel - Tile. Serving Denver metro since 2012. Licensed, Bonded & Insured. Insurance Claim Specialist-Free Inspections! Woman owned. Call Alison 303-931-0970 [www.paragon-exterior.com](http://www.paragon-exterior.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)

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.

## From The President, *continued from page 2*

Once again, if you see someone behaving badly at the pool area, you can always call 911 and ask for the police to come out and resolve the situation. The HOA does not want any homeowner putting themselves in a dangerous situation by confronting an individual about an issue. Remember that unauthorized access to the pool area is trespassing and threatening others is never acceptable.

**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.

**THE COURT AREA:** The court area is intended to be open year-round. We are aware that the concrete around the basketball hoop is cracking and have contracted to have that fixed asap. Please let the HOA know if you find any issues with the court area. We will address your issues promptly and hopefully resolve them to everyone's satisfaction. You will

*continued on page 4*



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## From The President, *continued from page 3*

notice that the court entrance on the west side is still padlocked and will likely remain padlocked for the foreseeable future. The gates have been a frequent source of issues so we are focusing on maintaining court accessibility through the east gate since that is the gate with a walkway.

**VISIBLE HAIL DAMAGE:** Does your home still have visible hail damage from our storms last June? I have personally seen a few homes with holes in the vinyl siding, so I know there is still some of existing hail damage in Dutch Creek Village. Please fix all visible issues before the HOA receives a complaint and we need to set a time limit for you to fix the issues. If I can see broken vinyl siding while just driving by your house, you need to fix it soon because it reduces the value of your neighbors houses as well as your house. Please do not force the HOA to take action in order for you to make sure your home presents nicely to others.

**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 7:30pm 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, 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.

## WHAT IS THE MARKET DOING?

**In week 19 of the Real Estate Market, the average sold price for all property types hit an all-time high of \$776,319 and \$871,353 for single-family detached homes. This data remains conflicting, given historically slow showings and rising inventory...yet here we are. 📈**

**The market usually remains strong through June and then we tend to see a decline as we hit July. Ready to navigate these market dynamics? I can help! Reach out to me and we can discuss your particular situation!**



Jane Fish

REALTOR | BROKER ASSOCIATE

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