



Keeping You *Current* on all the Neighborhood News!

## Back In Time... DCV History

The Developers of Filing 1 didn't build the pool and tennis courts as the Sales Brochure claimed when the lots were being sold. Homeowners threatened to boycott all entrances and stop work on all homes that were then under construction! The Sales Brochure claimed there was to be 4 courts, they were only going to build two. Fortunately, the threats got action and the pool and courts were built. What is here now is the result of major improvements taken by the Board of Directors in the recent past – without special assessments to homeowners.

The developer provided for basic landscaping at the main entrances into Filing 1 (Marshal Ct/Coalmine and Weaver Ave/Pierce St; but no irrigation water or power to support any plan for lighting. The homeowners and their initial HOA Board of Directors went to work. The developer instead arranged for water to be provided by nearby homes at the expense of the HOA rather than to put in water taps to provide for those entrance area landscape areas. It is the same with the grassy area that is Tract F between homes on east side of S Newland Ct and west side of S Lamar Court on the North side of W Weaver Ave. As you likely know, water taps have only increased in price in the ensuing years! Currently, the HOA contracts with two homeowners for the seasonal water to those areas.

More fun facts: There once was a pond on the creek South of the homes on W Caley Pl and north of the most northern homes in Filing 1. Frank McKinney recalls that there was a dam on the creek at one point. Kathy Turner believes that the Fire Dept. helped out with additional water, as needed, to create an ice-skating area on the pond in the winter. When this ended may be lost to the record. It definitely was gone by 1993 and likely much earlier than that.

If any of you long-time residents have any historical information that you'd like to share with us, please send to attention of Eileen Parker at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com).

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## From The President

This month the newsletter should have some new content regarding the history of Dutch Creek Village (DCV), so please read and we hope you will find things entertaining and informative. Please let us know if you have material you would like the Master HOA to include in future newsletters. For example, do we have any aspiring writers within DCV that would like to contribute content?

For the Master HOA, we are in the middle of preparing for the next fiscal year and determining the annual dues amounts. 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 for the Master HOA.

Please make sure that you watch for a notice of Master HOA dues to be mailed around March 1, 2024 and pay the dues promptly by April 1, 2024. Not having a current address on file for the responsible homeowner is not an excuse for not paying the dues in a timely manner. We do not enjoy enforcing the rules for late payment of dues, but we attempt to follow the rules exactly to make sure all homeowners are treated equally.

The Dutch Creek Village Master HOA will have its annual meeting this April. The tentative date is April 18, 2024 at 7:30pm. Please watch

for instructions on how to attend the meeting or submit a proxy for your vote. The Master HOA needs your vote or proxy submitted to conduct annual business; therefore it is greatly appreciated if you can submit a proxy document online if you are not able to attend in person.

— **Craig Pedersen, Dutch Creek HOA President**

*Easter is meant to be a symbol of hope, renewal and new life.*

—**Janine Di Giovanni**

## HOA Needs:

The Master HOA has been transitioning bookkeeping services over the last several months due to our prior accountant no longer being available. One item we will need assistance with in the next few months is filing our annual taxes. Do any DCV residents, family, or friends provide this service and would be interested in contracting to assist the Master HOA? If so, please reach out to us by email at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com).



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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.

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



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Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**Massage Therapy:** 60 min \$80. 303-870-2749  
6638 W Ottawa Ave. #100, Littleton.  
[www.Irina.MassageTherapy.com](http://www.Irina.MassageTherapy.com)

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

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**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.

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.

## Historically Speaking...

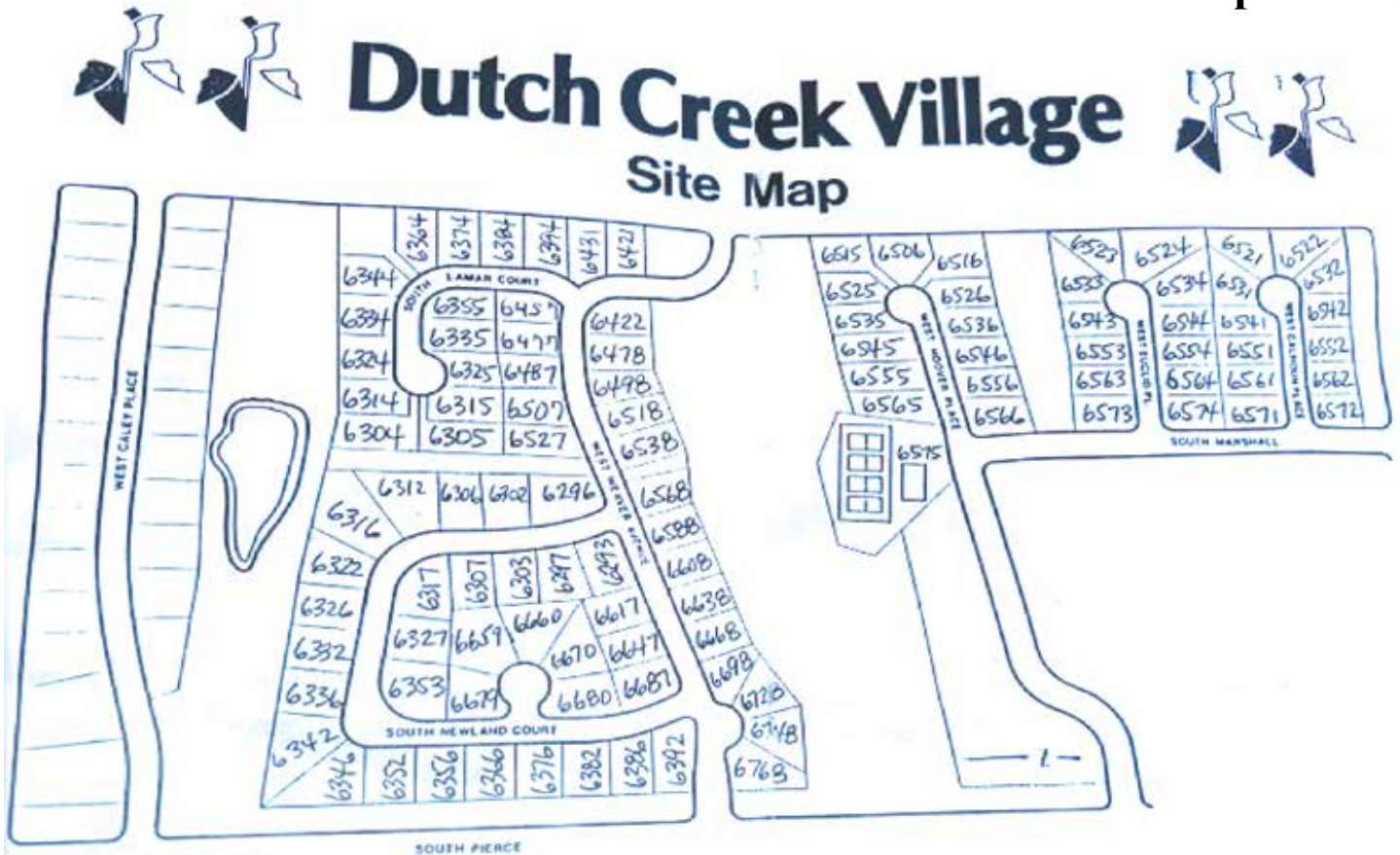
The development plan for Filing I of Dutch Creek Village was approved by the Jeffco Commissioners for F. D. Wilkins' development January 1976. F. D. Wilkins and the Dutch Creek partnership began the infrastructure improvements and sold home sites to builders, Mike Magee and Norm Shillo. The first home was sold in 1977.

Frank McKinney and Dale Cloud, super community volunteers, contributed these memories as well as concrete data to help us understand the history of our community. Frank and Pauline bought one of the show homes, built in 1977 and it was moved to their lot in 1979. Frank recalls that there were 10 or so homes already occupied when they bought. Dale and Phyllis Cloud bought their home in 1981; they were the third owners in that short time. Both Frank and Dale said the perimeter fence with the stone columns along S. Pierce St and Coalmine were built by the developer before the homes were built.

The Developer incorporated the Dutch Creek Village Homeowners and Recreational Association in September of 1977. The homeowners' elected Board of Directors and took ownership of the Association in November 1980. In May of 1979, the unoccupied land on the NE corner of S. Pierce St and Coalmine was annexed into the development plan. In March of 1980, the land that is now Filing II was annexed into this community.

Could it be that our homes are on land that was once part of the great Grant Ranch? If you know or want to do the research, please let Directors know at [info@dutchcreekhoa.com](mailto:info@dutchcreekhoa.com); attention Eileen Parker.

## Dutch Creek Plot Map 1988:



## 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.

## Spring Forward!

Daylight saving time begins on Sunday, March 10, at 2 a.m., when people will move their clocks an hour ahead, or "spring forward," creating an extra hour of daylight in the evening and cutting morning light short by an hour.



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## Denver Museum of Nature & Science

- January 8\* & 28
- February 25\*
- April 28\*
- June 4\*\* & 19\*
- August 21\*\*
- September 10\*\* & 30
- October 20\*
- November 2\*\* & 18\*
- December 8\*

Online registration is required

\*Free from 9am-5pm

\*\*Free from 5pm-9pm

## Denver Art Museum

- January 9 & 27
- February 13
- March 12 & 24
- April 9 & 28
- May 14
- June 11
- July 9 & 21
- August 13
- September 7 & 10
- October 8
- November 2 & 12
- December 10

## Denver Zoo

- January 5 & 21
- February 11
- April 7
- November 1, 9, & 17
- December 12

## National Parks

- January 15
- April 20
- June 19
- August 14
- September 28
- November 11

See [nps.gov](http://nps.gov) for more

## Denver Botanic Gardens at York ST. & Chatfield Farms

- January 18
- February 22
- March 16
- June 13
- July 13
- August 15
- November 16
- December 12

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