



Keeping You *Current* on all the Neighborhood News!

May 2026

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Beavers on Raccoon and Dutch Creek

Leewood Metro Recreation & Park District board is aware of the issue and shared the plan for handling the beavers which included installation of pond leveling devices, seeking to relocate beavers in the early summer and then removing dams (more info can be found on the LMPRD Facebook page or website: leewoodparks.colorado.gov.) This site has all the information about this situation – why the beavers need to go, when, how, etc. The current plan is to have professionals relocate the beavers in July/August with dams removed before Fall 2026.

It's Almost Pool Time!

Reminder of pool hours and rules at:
<https://dutchcreekhoa.com/about-dcv/pool-tennis/>



Jeffco Wildfire Resiliency Code

The Board of County Commissioners approved the Jefferson County Wildfire Resiliency Code, WUI Overlay Map, and associated Zoning Resolution amendments. The new regulations will be effective on July 1, 2026.

<https://www.jeffco.us/2613/Regulation-Updates#wildfire>

Annual Meeting

The Annual Meeting was held April 23rd. Please see the Dutch Creek Village website (<https://dutchcreekhoa.com>) under DCV News for Director vacancies and other pertinent information.

Spring Is In The Air!

Smart Watering & Tree Care Tips for Our Community

As we head into spring, it's a great time to refresh our landscapes with water-wise practices that protect both our budgets and Colorado's limited water supply. Outdoor watering can account for up to 50% of household water use, especially during dry years. Small changes – like watering early in the morning or evening to reduce evaporation, adjusting sprinkler systems for proper coverage, and choosing drought-tolerant plants – can make a big difference.

Trees are one of the most valuable features in our landscape, providing shade, cooling our homes, and increasing property value. Protecting tree roots is essential for long-term health. Most roots are located within the top 6–24 inches of soil and extend outward at least as far as the tree is tall. Disturbances like artificial turf, excessive gravel, or weed barriers can stress trees by limiting water and oxygen. Applying organic mulch (2–4 inches deep, avoiding direct contact with the trunk) helps retain moisture, regulate soil temperature, and reduce competition from turfgrass.

If you're considering updates to your yard, keep in mind that rock-heavy landscapes can increase ambient temperatures. Instead, consider blending in drought-tolerant plants, native grasses, and mulch to create a cooler, more sustainable environment. For more helpful guidance, explore resources such as:

- ResourceCentral.org
- DenverWater.org
- <https://drought.extension.colostate.edu>

Spring 2026 Real Estate Update: Dutch Creek Village & Littleton

As we move into the spring and summer seasons, the real estate market in Littleton and here in Dutch Creek Village is showing encouraging signs of stability and opportunity.

The Littleton housing market is currently more balanced and stabilizing, creating a healthier environment for both buyers and sellers. Median home values in the area are holding steady, with averages in the low-to-mid \$600,000s across all property types and in the low-to-mid \$700,000s for single family homes. Properties are typically going under contract within 2–3 weeks when priced appropriately.

Across Colorado, inventory is gradually increasing, giving buyers more options while still maintaining strong demand. Experts are forecasting modest appreciation (2–4%) through 2026, reflecting a more sustainable pace compared to recent years.

As always, spring and summer remain the most active seasons in real estate, bringing more listings, more buyers, and more movement overall. However, with more properties to choose from, we are seeing buyers take their time and remain picky.

continued on page 3



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Class of 2007 (Alumni, Parent & Staff)



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Dutch Creek

Board of Directors and Officers of the Master Association

Vacant (2026) – President

Kendra Conrad (2028) – Treasurer

Jason Fish (2027)

Jason Flynn (2028)

Kyle McBride (2028)

Jason Rogers (2026)

John Wilber (2027)

Eileen Parker (non-voting volunteer) – Secretary

Architectural Control Committee: Vacant

Greenbelt / Landscape Manager: Kyle McBride

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.
Articles are subject to approval by the BoD.



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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
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Babysitting/Nanny Services. BLS/CPR Certified. Avail. May 25-Aug.7th. I am a nursing student at Colorado Mesa and will be home for the summer. I am a friendly, reliable and trustworthy caregiver who is super excited to give your kids loving care. I have experience with infants-6th grade. **Text or Call Gemma 303-263-3573 or gemmamac44@gmail.com.**

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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.

Real Estate Update, continued from front page

Well-maintained homes continue to stand out and sell quickly. Buyers are more selective than ever and value, condition, presentation, and pricing remain their top priorities. Established communities like ours also remain highly desirable.

Living in an HOA community (also known as a common interest community) like Dutch Creek Village, offers both lifestyle and financial benefits that continue to support strong home values. Consistent Property Standards help maintain a clean, cohesive neighborhood appearance, which protects long-term property values and enhances buyer confidence. Our neighborhood's well-kept homes, mature landscaping, and pride of ownership contribute to excellent first impressions which is a key factor in today's market.

Dutch Creek Village offers a welcoming environment with nearby parks, trails, and convenient access to shopping and

dining which are features that buyers actively seek. Homes in well-managed HOA communities often sell faster and more competitively, as buyers recognize the value of consistency and care.

As the market continues to normalize, communities like Dutch Creek Village are especially well-positioned. Buyers today are looking for more than just a home, they're looking for a neighborhood that feels established, cared for, and connected. For homeowners, that means continued value stability and strong resale potential.

If you ever have questions about your home's value, the current market, or are simply curious about what's happening locally, I'm always happy to be a resource for our neighborhood. Whether it's a quick question or just staying informed, feel free to reach out anytime.

— **Jane Fish, Dutch Creek Village Resident, 720-226-1201**

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Architectural Control & Covenants (ACC)

Reminder: Get your applications in well ahead of your projected start date in order that the ACC committee has time to review and work with you to make changes IF needed. See website for forms.

Of course, water restrictions will need to be considered. Please look at the xeriscape suggestions and plans at the CSU Extension information for help with xeriscaping planning: extension.colostate.edu

VOLUNTEER help with ACC and Landscape committee is needed. Info@dutchcreekhoa.com if you want to help.

*Flowers don't worry about how they're going to bloom.
They just open up and turn toward the light
and that makes them beautiful.*

—Jim Carrey

Wildflowers Of Deer Creek Canyon Park

Thurs., May 28, 10:00 am - 12:00 pm

Deer Creek Canyon, 13388 Grizzly Road, Littleton

Cost: Free- Registration Required on the Jefferson County Civic Rec Sign Up

In person at Deer Creek Canyon main trailhead. Join us as we explore a hiker-only trail where we'll be looking for as many flowering species as we can find.

How To Observe Mother's Day

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!



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