

Homeowners Guide to Understanding the History of the HOA

The original covenants for the area of the Johnson Farm Subdivision governed by the Dry Creek HOA were recorded in 1978 by the developer James Tull. The developer's plan for the Johnson Farm Subdivision included a master HOA, known as the Johnson Farm HOA, which was to own all of the common areas in Johnson Farm, and which was to construct a clubhouse and pool and other recreational amenities on the out lots. Each separate block was to also have a sub-association (Dry Creek, West Meadowdale, East Meadowdale, Burgundy Park, Johnson Valley). The covenants describing the plan were recorded in 1985 by developer James Tull. Soon afterwards, a recession resulted in Tull's loss of the undeveloped properties in Johnson Farm.

The Dry Creek HOA was incorporated in 1989 by Dry Creek Homeowners. At that time Johnson Farm homeowners questioned the need for a master HOA but were concerned that the HOA had no means to levy assessments to maintain the common areas.

Most of the undeveloped blocks in Johnson Farm were by then owned by various banks and other entities. The clubhouse and the pool were never built, and over the next several years, Johnson Farm homeowners and successor developers worked to revise the covenants and dissolve the master HOA.

In 1998, the homeowners and developers gained approval from Boulder County to (1) amend the master covenants so that they only applied to the Dry Creek HOA area, thus giving the Dry Creek HOA the power to levy and enforce assessments. (2) do away with the obligation to build the clubhouse and pool. (3) transfer ownership of the common areas from the master association to the sub-association in which the common areas were located.

Today the Dry Creek HOA is governed by the Board of Directors, owns the open space between Timothy Place and Dry Creek Road, and levies annual assessments for the purpose of maintaining the open space and enforcing the covenants, which also include architectural control provisions.