

October 2018

# Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

## Community Directory

Website: [Willowcreek3.com](http://Willowcreek3.com)

### WC3 Board of Directors:

[WC3directors@gmail.com](mailto:WC3directors@gmail.com)

Jay Weber, President  
Laura Ream, Vice-President  
Bob Bartlett, Secretary  
Fred Kremer, Treasurer  
Martin Garrity  
Jerry Grant  
Aidan O'Shea

### WC3 Manager

Spectrum Commercial  
Real Estate Solutions  
Greg Coleman  
[gcoleman@scres.us](mailto:gcoleman@scres.us)  
303-409-6000  
[www.DenverCommercial.com](http://www.DenverCommercial.com)

### Pool Management:

Perfect Pools 303-795-1191  
[hb@perfect-pools.com](mailto:hb@perfect-pools.com)

### Swim Team:

[swim@wc3dolphins.com](mailto:swim@wc3dolphins.com)

### Willow Works Newsletter:

Porchlink Media, LLC:  
720-295-2649  
[kerri@porchlink.com](mailto:kerri@porchlink.com)

### Trash Removal/Recycling:

Waste Management:  
303-797-1600

### Willow Creek Women's Club

[willowcreekwomensclub@gmail.com](mailto:willowcreekwomensclub@gmail.com)  
Chair: Natisha Doherty  
[natisha.doherty@yahoo.com](mailto:natisha.doherty@yahoo.com)  
303-694-0798

### Tennis Keys & Pool Keycard:

Amanda Phifer: 303-409-6018

### Clubhouse Manager:

Deanna Mumfrey:  
720-933-0785  
[wc3clubhouse@comcast.net](mailto:wc3clubhouse@comcast.net)

## Letter from the Board

### Thanks Jay Weber for the memories!

Jay is stepping down after four years on the board — including two as president — during which time he can take pride in his accomplishments: Primarily taking the lead on the club house remodel and negotiating the Ting contract for the townhome area on terms that protected our community as well as bringing a quality service.

Jay will exit the board following the HOA elections at the annual meeting on Thursday, Oct. 11, with the community in good financial shape — more than \$470,000 in the General Reserves. Part of this good fortune can be attributed to his tough negotiations.

As his constituents can agree, Jay is great at seeing the big picture when dealing with a problem and providing the guidance needed to try to reach a solution. Jay also appreciates efficiency. He is adept at keeping discussions and meetings moving along with minimal time wasted. Amen!

Good luck, Jay. And again thanks for the memories!

## October 2018 ACC Corner

### Submitted by Jeffrey Stevens

Time has expired on many of the Architectural Control Committee's requests to paint or remove dead trees or water grass or to correct other deficiencies. When a reasonable time frame has elapsed the ACC is empowered by the Board of Directors to level fines. This is not a pleasant process for either the home owner or the ACC. If you believe that you have a valid excuse for missing an ACC deadline, e-mail the ACC via Spectrum (the WC III manager) at [gcoleman@scres.us](mailto:gcoleman@scres.us) with a clarification. For example, some owners missed the painting deadline due to their painter being booked out 60 days. The best practice is to let the ACC know that you are going to miss a deadline and request an extension, which is usually granted. This will avoid the leveling of fines.

Doing remodeling and need a dumpster? Send a request to the ACC so that a suitable place and time frame can be arranged. Also, the ACC is reluctant to authorize a Porta-potty but not totally adverse. With good cause.



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## Management Corner

Spectrum Commercial sends out frequent email blasts to the community regarding events, notices, etc. If you are not receiving the blasts and would like to be added to the mailing list, please send an email to Amanda at [aphifer@scres.us](mailto:aphifer@scres.us) notifying of such.

## Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

[gcoleman@scres.us](mailto:gcoleman@scres.us) • 303-409-6000

[www.DenverCommercial.com](http://www.DenverCommercial.com)



## Arapahoe County Sheriff's Office Reminders

As the weather starts to cool down, homeowners often take the opportunity to turn off the air conditioner and rely on mother nature to cool the house with fresh air. Unfortunately, burglars also look forward to this time of year for a very different reason.

Open windows are a criminal's opportunity to welcome themselves into your home and take what they want, sometimes even at night as you sleep. Following some simple safety tips, though, can reduce the possibility of being a crime victim, while still allowing you to enjoy the crisp fall air.

If possible, only open windows that are inaccessible from outside. Second-story windows inaccessible by climbing are most ideal. For windows on other levels, locking pins, key track stops, hinged wedges, and stop bars are all devices that can be used to limit how far a window can be opened. The type you can use might vary depending on window type. While the Sheriff's Office can't make any specific product recommendations, a locksmith or a specialist at your local hardware store can steer you in the right direction. Adding simple locking devices is a small investment for your long-term safety and security.

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*Special thanks to our volunteers with Boy Scout Troop 634 and the neighborhood band The Nextdoor*



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Englewood, CO 80111

**CONTACT AGENTS**  
**Derek & Gina Gilbert**  
Derek@TheGilbertGroupCo.com  
(720) 480-9877



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# Willow Creek

## Women's Events

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon

### Halloween Rag Wreath

Thursday, October 11 at 7 p.m.

Mineral Clubhouse, 8500 E. Mineral Dr.

We're making a Halloween Rag Wreath to greet your trick or treaters. For all you "non-crafters" don't be a scaredy cat, come design with one! If you know how to tie a knot, then YOU can create a rag wreath. It's that easy.

\$15 covers all supplies for your take home wreath. Please RSVP to willowcreekwomensclub@gmail.com so we can get an accurate number of items needed.

Bring a drink or food to share and let's put some cackling in the air!

#### Willow Creek Women's Club Membership Chair:

**Natisha Doherty**

natisha.doherty@yahoo.com

303-694-0798

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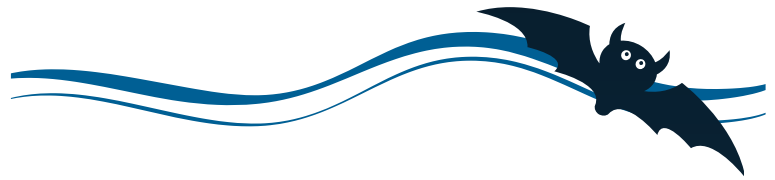


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### Breast Cancer Awareness/Service Project

Wednesday, October. 17 at 9:15 a.m.

Mineral Clubhouse, 8500 E. Mineral Dr.

Willow Creek Women's Club invites you to our October daytime event featuring guest speaker and breast cancer survivor, Jessica Sidener. Diagnosed at age 37, Jessica founded a non-profit that provides a gathering opportunity for women to discuss and celebrate breast cancer awareness. As part of the morning's activities, we will make heart-shaped pillows for patients at the Anschutz Medical Breast Cancer Center. Bring a wooden spoon for pillow stuffing. All other supplies are provided.

Bring a breakfast dish to share with the group. Coffee will be provided.

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## Advertise in the November issue of *Willow Works*

Deadline to advertise is October 20th  
[kerri@porchlink.com](mailto:kerri@porchlink.com) or 720-295-2649



Display Advertising Rates Per Issue for Willow Creek 1, 2 and 3 (Over 1,600 homes) <i>(Discounts available for multiple issues)</i>	
<b>Business Card</b> \$65 B&W \$125 Color	<b>1/6 page</b> \$105 B&W \$170 Color
<b>1/4 page</b> \$160 B&W \$225 Color	<b>1/2 page</b> \$280 B&W \$360 Color

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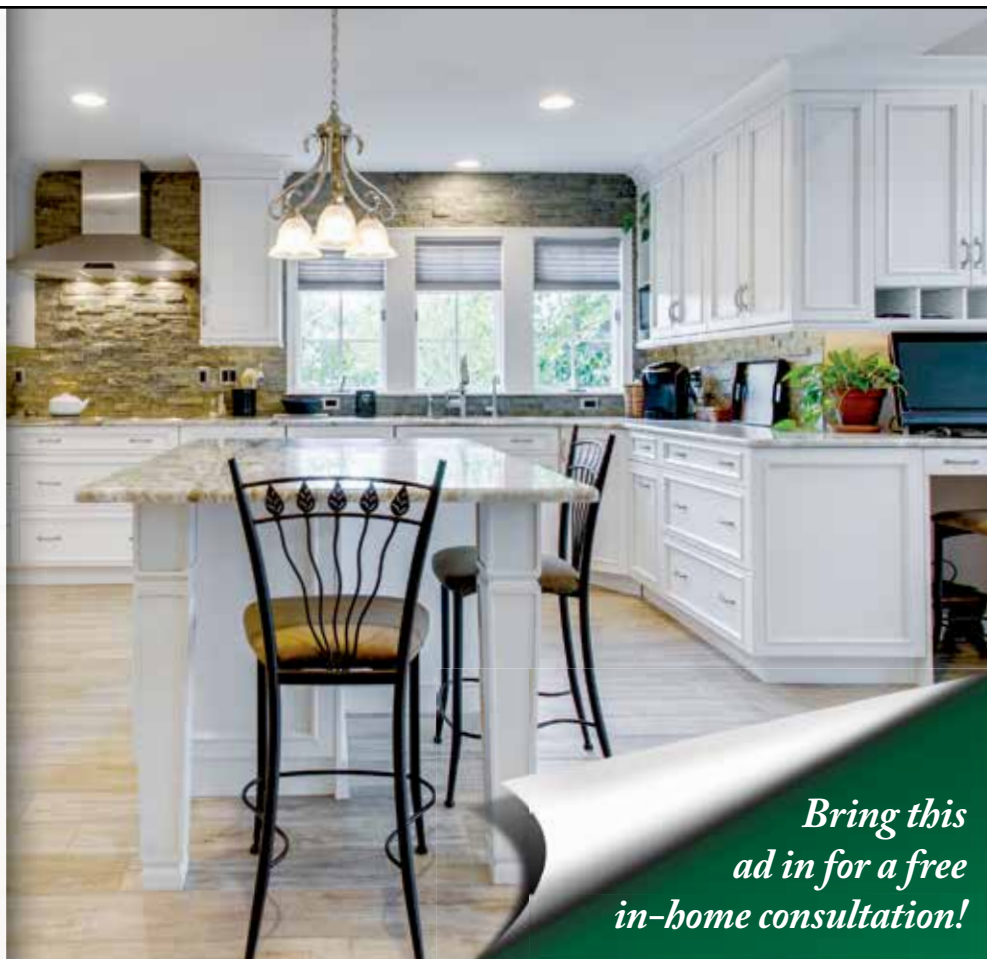
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# Willow Creek 3 HOA Board Meeting: September 13, 2018

**Call to Order:** Vice President, Laura Reams called the meeting to order at 6:03 p.m.

**Roll Call:** Board members present: Laura Ream, Fred Kremer, Bob Bartlett, Aidan O'Shea, Jerry Grant and Martin Garrity by phone. Greg Coleman of SCRES was also present. Jay Weber was not in attendance. Quorum was established.

## Homeowner Forum

- H/O keeps receiving letters stating her dues are in arrears. This has been going on through a couple of management companies and she would like issue resolved. *Greg Coleman will make sure this is taken care of with the accountant.*
- H/O Greg Cotton stated he would like to offer his services and be on the Board. *He was told the candidate applications for the Board were due on September 7th. He could submit his name to be nominated from the floor at the Annual Meeting.*
- H/O Jeff Stevens reported a broken irrigation valve that need to be replaced by a licensed plumber.

**Motion to approve repair/replace broken valve after obtaining 3 competitive bids was made by Laura Ream and seconded by Jerry Grant. Motion passed unanimously.**

Mr. Stevens also reported the single family greenbelt lights have been damaged over the years and are in bad shape. They are in desperate need of attention. Mr. Stevens has been following TING around as they are doing their installation to check things out. He reported their work is questionable and will be submitting to TING reimbursement costs for repairing the damage to the property done by TING.

- H/O Bob Correll volunteered to do night, light checks and report outages to SCRES. He reported this procedure is not working. There is no timely response from SCRES in getting lights replaced. There needs to be a new procedure for light checks.
- H/O reported there is a telephone box in a townhome alley that needs replacing as it is falling apart.
- H/O reported the townhome asphalt paving was not compacted and there is loose asphalt and it is soft.
- H/O Laura Ream reported the tree by King Soopers was pruned outside the Willow Creek property fence but still needs to be pruned inside Willow Creek fence line.

## Committee and Officer Reports

### • Landscape – JBK:

JBK submitted pruning bid with an itemized list of dead trees for removal. *The Board requested JBK rewalk the property to make sure all dead trees were accounted for on the list and submit an amended proposal. Greg Coleman to re-walk the property with JBK, Monday, September 17th.*

JBK also submitted a bid for aeration and overseeding 25,000 square feet at \$.17/square foot. *Board recommends waiting until spring.*

JBK explained there will be an approximately 10% increase in Landscape contract for next year. They will get the contract to the Board for review the 2nd week in October. *The Board stated they needed to do their due diligence and put contract out to bid.*

- **ACC: Jeff Stevens:** There were two (2) approvals last month. Nothing out of the ordinary to report.
- **Social:** Fiona O'Shea (not in attendance): The Social Committee has successfully recruited volunteers and is planning a social event for October 27th. Details to homeowners when available.
- **Swim Team:** Laura Ream: The season is over. Laura requested Swim Team taken off Agenda until February.
- **Website: Bob Correll:** Reported the Annual Meeting information will be posted when received. Also, social event information will be posted when received.
- **Welcoming Committee:** The welcoming committee delivered welcome bags to all current new homeowners to date.
- **Pool:** Had Bradbury (not in attendance): The pool will be closing September 16th for the season. The shade sails need to come down and stored.
- **Tennis Courts:** Discussion ensued regarding financing and materials for replacing tennis courts in 2022 per the Reserve Study. In the interim the cracks will be repaired in the Spring. Laura Ream wants to review the league contract. 3rd party coaching issues and questions were brought up by Martin Garrity.
- **Paver Committee:** Will be meeting and have a plan by the October meeting.
- **Covenants Committee:** Trucks. Covenant Committee is getting a legal opinion regarding restricted vehicle policy and how to address the changes needed to remedy errors in policy.
- **Reserve Study Committee:** There are two (2) parts to the Study, townhomes and general common elements/components. All greenbelts are under general common elements despite location of greenbelt. Discussion ensued regarding funding of line items such as tennis courts.

## Approval of Meeting Minutes:

The meeting minutes from the July 12, 2018 Board Meeting was submitted to the Board for review.

**A motion to approve the July 12, 2018 meeting minutes with changes was made by Laura Ream and seconded by Fred Kremer. Motion passed unanimously.**

## Approval of the July 2018 and August 2018 Financial Report

Approval of the July and August 2018 financial reports was postponed until further review.

**Continued on page 8**



# Willow Creek 3 HOA Board Meeting: September 13, 2018

## Managing Agent Report

### Updates to the Action Item List include:

- ♦ Move forward with issuing a debit card to the Social Committee for their use.
- ♦ Management has been asked to find new Auditor for next year.

**Motion to obtain new Auditor for the 2018 audit was made by Jerry Grant and seconded by Laura Ream. Motion passed unanimously.**

**Motion to not have the current Auditor make their presentation at the Annual Meeting was made by Jerry Grant and seconded by Laura Ream. Motion passed unanimously.**

- ♦ JBK asked to submit bid for tree removal for trees 15' and higher.
- ♦ The owner of the tree at 8227 S Syracuse Ct that fell on the controller will be billed back for expenses incurred to replace the controller.

### Delinquency Status Report:

- The Delinquency report was submitted to the Board for review. There is one (1) homeowner that has been recommended be sent to collections.

**Motion to send to collections the homeowner that was recommended was made by Jerry Grant and seconded by Fred Kremer. Motion passed unanimously.**

## Unfinished Business

- Clubhouse manager has been selected. Deanna Mumfrey will remain as clubhouse manager.


Motion to accept Deanna Mumfrey as clubhouse manager was made by Bob Bartlett and seconded by Jerry Grant. Motion passed with 1 no vote and 1 abstention.

## New Business

- July Clubhouse rentals totaled 22. 6 events took place but fees were not collected due to heat. 6 events were cancelled due to heat. 5 non-revenue generating uses. August Clubhouse rentals totaled 23. 6 recurring events and 3 non-revenue generating uses.
- Arbor Gardens bid for tree trimming was received in the amount of \$30,000. The Board has requested getting 2 more bids. JBK to submit bid for tree trimming.
- Sidewalk repairs at 8088 E Phillips Cir. Board approved the Colorado Asphalt Works proposal with work order changes.
- 2017 Audit. The Board has requested contracting a new Auditor for 2018.
- 2018 Election. Fred Kremer volunteered to draft the Meeting Notice, Proxy, etc. for approval to mail to homeowners. There will be a contested election.
- 2019 Budget. The Budget Committee will have a draft of the 2019 budget for the November meeting.

**Adjournment:** With no further business before the Board the meeting was adjourned at 8:31 p.m. Next meeting will be the Annual Meeting to be held October 11, 2018 at 6:00 p.m. in the Clubhouse.

Submitted by Greg Coleman



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# Willow Creek 3 Teen Services

*List updated August 2018. To add or update your listing, please have your parents contact Kerri at [kerri@porchlink.com](mailto:kerri@porchlink.com). Please include name, age, phone number, and services provided, and birthday for tracking purposes. Please specify "Willow Creek 3".*

*The Teen Services listing is offered and maintained by the Homeowners Association, and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to the Homeowners Association.*



Please see the Willow Creek 3 Teen  
Services in the printed newsletter.

# Willow Works Business Services Advertising

**ADVERTISE FOR LESS It's EASY** Email your business services ad to [kerri@porchlink.com](mailto:kerri@porchlink.com) \$35 for 25 words. Deadline is the 20th of the preceding month.

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## Rent the Willow Creek 3 Clubhouse

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents. Clubhouse amenities include:

- Large main room
- Full kitchen (large refrigerator, stove top, oven, sink, microwave, garbage disposal, granite counters, pass through to main room).
- ADA compliant restroom
- Gas fireplace
- 12 square folding tables
- Two eight-foot banquet tables
- 75 folding chairs
- Cushioned casual chairs, sofa, ottoman
- Wi-Fi
- Television
- Ceiling fan
- 18 car parking lot (shared seasonally with pool and tennis courts)

See the Clubhouse Availability Calendar at [willowcreek3.com/clubhouse-5/](http://willowcreek3.com/clubhouse-5/) to view the clubhouse calendar showing current and future dates and times the facility is available.

### Rental Information

Clubhouse rental is \$35 per day. A \$100 security deposit and signed clubhouse rental agreement are required.

To reserve the clubhouse, arrange for a clubhouse key, obtain the rental agreement and receive complete rental details, contact **clubhouse manager Deanna Mumfrey at 720 933-0785 or by email at [wc3clubhouse@comcast.net](mailto:wc3clubhouse@comcast.net)**. The clubhouse key must be returned no later than midnight the day of your event.

You are required to clean the clubhouse after use and take away all trash. No dumpster is available. A broom, mop, vacuum, garbage bags and cleaning supplies are provided. The clubhouse will be inspected after use and your deposit could be withheld.

You can decorate the clubhouse for your event as long as all decorations are removed, no marks are left, no damage is done and the clubhouse is left clean.

You may prepare food or have food catered. Alcohol is allowed as long as all laws are followed, it is kept within the clubhouse and it is not sold. The pool and tennis courts are not included in the rental.

**Willow Creek 3 Clubhouse: 8091 East Phillips Circle**

## Business Services Advertising Rates & Information:

**How do I place a Business Services ad?** To place a business service ad, please email the text for your ad to [kerri@porchlink.com](mailto:kerri@porchlink.com) by the 20th of the preceding month in which you would like your ad to appear. Please indicate in which communities you would like your ad to run.

**How do I pay for a Business Services ad?** Once your business service ad has been received, you will receive an emailed invoice. You may log in and pay via the link in the invoice, call Kerri Watts at 720-295-2649 with your payment info, or mail a check to Porchlink Media, 6525 Gunpark Drive #370-133, Boulder, CO 80301. Payments are due on the 20th of the preceding month.

**How are Business Services ads different than display ads?** Business service ads are just text ads, which are usually placed within the last few pages of the newsletter. They do not contain any images or logos.

**Rates per month:** Per 25 words, \$.50 per additional word.

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Tallyn's Reach	\$25
Murphy Creek	\$20
The Farm	\$10
Southshore	\$25
Beacon Point	\$15
<b>All of Aurora \$140</b>	
LONE TREE	
Acres Green	\$25



## Waste Management Recycling/Trash Schedule

Willow Creek 3 trash is picked up on Monday each week. Recycling pickup takes place every second Monday.

### Upcoming recycling pickup dates:

<b>October 2018</b>	<b>Monday, October 1</b>
	<b>Monday, October 15</b>
	<b>Monday, October 29</b>
<b>November 2018</b>	<b>Monday, November 12</b>
	<b>Monday, November 26</b>
<b>December 2018</b>	<b>Monday, December 10</b>
	<b>Monday, December 24</b>
Recycling items <b>NOT ACCEPTED</b> by Waste Management:	Plastic bags, wrap or film Food, liquids Yard waste, wood Shredded paper Electronics Clothes, bedding, carpet Medical/hazardous waste Foam cups, take-out containers or packing material
Recycling items <b>ACCEPTED</b> by Waste Management:	Aluminum cans Tin and steel cans Plastic bottles and containers #1 - #7 Glass bottles and jars Paper Newspapers and magazines Cardboard and boxboard

Reminder: Trash containers are not permitted to be placed on the curb prior to 5 p.m. the night before pickup. Empty containers must be retrieved by 8 p.m. the day of pickup.

**Waste Management: 303 797-1600**

### Ordering Trash and Recycle Cans

Our trash contract provides for Waste Management trash and recycle cans. These 96 or 64-gallon totter cans are on wheels and have different color lids for recycling and trash. The cans **MUST** be left with the home or town home if the home is sold, or an \$80.00 replacement fee will be charged to the seller of the home. **To order a new trash or recycle can, please use the following methods:**

**By Phone:** Give a call at (303) 797-1600 to reach a representative waiting to help you.

**Email:** You can reach customer service team by sending an email to: Comadata@wm.com. Please include your name, address, phone number, Willow Creek III, and description of issue, or request for a new start.

**Online:** Visit WM.com and click the Customer Service tab at the top of the page and let us know what you need. By registering your account online, you can easily access detailed information like service schedules and requests for additional service (Large item or construction material pick-ups and new trash cans.

**Live Chat:** Want help immediately, but don't want to make a call? Use our live chat option on WM.com



[www.PorchlinkMedia.com](http://www.PorchlinkMedia.com)

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Kerri Watts 720-295-2649

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PORCHLINK MEDIA offers businesses a cost-effective way to reach consumers in Parker, Centennial, Lone Tree, Aurora, Castle Rock, and Falcon. Information about display or business services ads advertising can be obtained by e-mailing [kerri@porchlink.com](mailto:kerri@porchlink.com) or by calling 720-295-2649. Deadline is the 20th of the preceding month.

The Willow Creek 3 Board of Directors do not recommend or endorse any advertisement. Oversight and management of advertising is controlled by Porchlink Media.

Advertising Policy: This newsletter is published privately for the residents and homeowners of Willow Creek 3, by Porchlink Media. The Willow Creek 3 Board of Directors does not fund this publication, but does pay for its delivery, which notifies residents of HOA meetings and other relevant neighborhood information via the article portion of the newsletter.

Advertisements pay expenses related to publishing this newsletter. The publisher reserves the right to refuse advertising to any person or company. Publisher does not recommend or sanction any advertisement. Advertisers are expected to treat clients and the community ethically. When hiring anyone advertising in this publication, residents are urged to do their own research. Complaints from residents are given serious consideration.

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•Insured & Bonded  
•References Available

**720-297-6279**



## South Suburban Events October 2018

For more information on all events, programs and classes below, please visit [ssprd.org](http://ssprd.org)

**FREE Ask a Trainer** - Get answers to your strength training questions and receive a free blood pressure reading from a South Suburban Personal Trainer. Adults and Youth invited! Price: Free

Monday, October 8, 2018, 8 – 9 am, Goodson Rec Center

Monday, October 29, 9:30 – 10:30 am, Lone Tree Rec Center

**Hocus Pocus Men's and Women's Pickleball Tournament** - Join us at this fun tournament. The two-member teams are guaranteed at least 2 matches. Awards given to champions in each division. Registration deadline October 3. Ages 18 and up. Cornerstone Park Pickleball Courts. \$35 per team of 2.

Saturday, October 13, 2018, Men's and Women's play

Sunday, October 14, 2018, 8:30 am, Mixed play

**Landow Performance Speed and Agility Camps** - Participants will focus on developing speed, agility, quickness and "explosiveness" by learning Landow Performance's world-renowned training techniques. Kids will grow the skills necessary to excel at all sports. \$110 Resident. Family Sports Dome.

Monday - Friday, October 15 – 19, 2018:

9 - 10:30 am, ages 6 – 12

10:30 am - 12 pm, ages 12 – 18

**Blood Screening** - University Hospital professional staff screens cholesterol and over thirty other blood components. Drop-in basis, no appointments needed. 12-hour fast required. Ages 18 and up unless accompanied by parent/guardian. \$40. 7 – 9:30 am on following days:

Tuesday, October 16, Lone Tree Recreation Center

Wednesday, October 17, Goodson Recreation Center

Friday, October 19, Family Sports Center

**Cupcake Challenge** - Cupcake baking and decorative creativity happen in our kitchen. Children will present cupcakes to the group, competition style, at the close of class. Ages 7 – 12, communicate food allergies to [mkeohane@ssprd.org](mailto:mkeohane@ssprd.org). \$29 Resident. Lone Tree Recreation Center.

Saturday, October 20, 2018, 1 - 3:30 pm

**Princess Dance Day** - In this dance day, students will learn dance moves inspired by their favorite princesses. Participants are invited to dress up, but we ask that all special accessories or attire do not interfere with their ability to dance. Ages 4 – 7. Goodson Recreation Center. \$20 Resident.

Saturday, October 20, 2018, 2 - 3:30 pm

**Hoofin' It Through the Hollows 5K** - Bring the entire family, including the dog, out for this 5K Halloween celebration. Dress in your Halloween best for a chance to win various costume contests. Stay after for s'more campfire roasting. Runners of all ages and abilities. At deKoevend Park. \$20 adults, \$10 youth.

Saturday, October 20, 2018, 5:45 pm

**Reducing Stress with Yoga Nidra & Guided Meditation** - Join Mindy Couture as she guides you through gentle movement and into Yoga Nidra (completely guided meditation). Allow yourself time to rest, time to recharge, time to gain clarity and experience more balance in your life. Ages 18 and up. Lone Tree Hub. \$125 Resident

Friday, October 26 - December 7 2018, 10 - 11:30 am

**Spooktacular** - A safe "trick or treat" experience! Kids will enjoy a little monster's mansion, haunted house, cupcake walk, arts & crafts, face painting, trick or treat street, carnival games and special guest performances! Sponsored by the City of Centennial. Children up to 12 years old welcome and must be accompanied by an adult age 18 or over. Goodson Recreation Center. \$6, register soon.

Friday, October 26, 2018, 5:30 - 8 pm

### Tim's Very Good Tiling Services

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Phone - 303.919.4024

Email – [timkromer@comcast.net](mailto:timkromer@comcast.net)



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## Community News & Information



The townhouse alleyways are not for parking. Please do not park any vehicle or have any contractor park their vehicle in the alleyways at any time. The only exception is for short term loading and unloading.

## Board Meetings

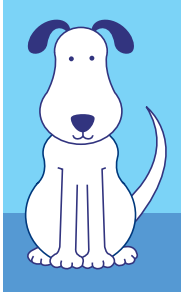
**Board Meetings** are held at 6 p.m. the 2nd Thursday of each month.

The **Architectural Control Committee** meets at 7 p.m. the 1st Monday of each month.

Meetings are held at the Willow Creek III clubhouse, 8091 East Phillips Circle.

## Pet Clean-up

Don't forget to clean up after your pet when dog walking. The city of Centennial (municipal code 7-7-320) as well as Willow Creek 3 policies, require that pet owners remove and dispose of pet waste on any property other than that of the owner or keeper. In other words, when you are out and about with your dog, don't leave a mess. City fines start at \$50 and can include a Municipal Court appearance. And if you see someone not following the rules, please let them know. Also, both Willow Creek 3 and the city require that dogs be leashed and under control when out in the community.



## Website

**WILLOWCREEK3.COM**

News, information and updates from the Willow Creek 3 Board of Directors • Important contacts and links • Community events & meetings Detailed Architectural Control information • Pool & tennis court info Dolphins Swim Team • Tennis Club • Women's Club • Photos • More

## Willow Creek Real Estate News

Presented by Brent Hilvitz of Redesigned Realty

### Technology is Changing Real Estate



Technology is playing a bigger and bigger part on real estate transactions. Because of that, people seem to be looking for the cheapest way to buy or sell. The problem is that real estate transactions are more complex than ever. They require more experienced experts to lead, guide, and protect, especially in the closing phase.

Finding a buyer for your home is the easy part in a sellers market like ours. Getting the details right so that the transaction goes smoothly at the end requires a high level of skill and care. Don't let the people you care about get seduced by the cheap offer. I am here to give them all the value of having a strong knowledgeable and committed advisor.

If you're curious about the homes that are selling in Willow Creek, and for how much, you can get pictures and details of all the homes for sale and sold in the neighborhood at **WillowCreekMLS.com**.

Just go to the site, put in your name and email, and you will get a monthly email with pictures descriptions, and square footage details of all the homes for sale that month. I'll never send you spam or even ask for your address. (You can even put in a fake name if you want)

We all get monthly flyers of homes for sale in the mail or Xeroxed copies stuck to the door, and that's great, but it's just a bunch of addresses and prices. What we really want are pictures and details, not just numbers.

Give it a try, It's free and you can cancel anytime.

I have ten years experience selling homes in Willow Creek and the Metro area. Give me a call for help with any of your real estate needs. 720-432-5545 or at Brent@RedesignedRealty.com

## News from Cherry Creek Schools October 2018

For information about Cherry Creek Schools, visit [www.cherrycreekschools.org](http://www.cherrycreekschools.org).

### REMINDER: FALL BREAK FALLS DIFFERENTLY THIS YEAR

Because the Cherry Creek School District no longer has any year-round schools, fall and spring breaks have been realigned to provide optimal learning periods between breaks. Fall break for Traditional Calendar schools is Oct. 15-19.

### BOARD OF EDUCATION APPROVES RESOLUTION SUPPORTING AMENDMENT 73

The Cherry Creek Schools Board of Education on Sept. 11 approved a resolution supporting Amendment 73, a school finance ballot initiative. Get more information about Amendment 73 and future funding for Cherry Creek Schools on our website.

### CCSD TO OPEN ONLINE HIGH SCHOOL





The Cherry Creek School District will open an online high school in August 2019, and Principal Kristy Hart can't wait to welcome her first students. "The sense of urgency is there because the need is there, and that is really exciting," Hart said. The school will have a physical space at a still-to-be-finalized location and will serve between 200 and 250 full-time students in ninth through 12th grade, as well as some part-time students who are also taking traditional classes at their home high schools. Hart expects the student body to comprise a diverse group of learners.

# Crazy fast fiber Internet is coming to Willow Creek 3



## What is gigabit fiber?

It's the next generation of Internet.  
With gigabit fiber, families and businesses can:

-  watch videos without buffering
-  make crystal clear video calls
-  upload and download in seconds
-  optimal gaming performance

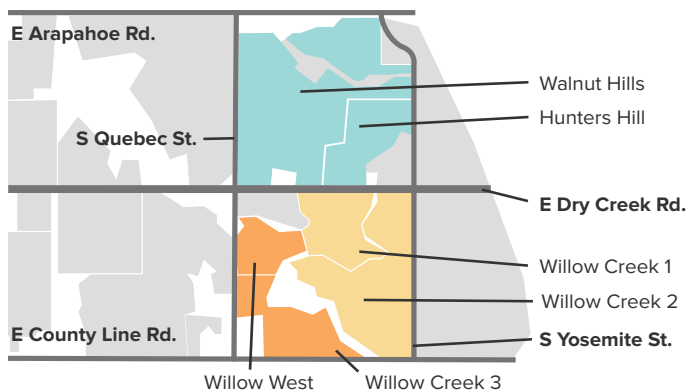
## Simple, fair pricing

Upload speed up to ————— 1000 Mbps  
Download speed up to ————— 1000 Mbps  
No contracts or hidden fees

Home Gigabit	\$89/mo
Business Gigabit	\$139/mo




Or try Ting 5/5 with 5 Mbps upload  
and download for **\$19/mo.**

## Phase 1C - Willow Creek 3



## We're still building the network in your neighborhood

A \$9 pre-order will give you **\$250**. That covers the full cost of installation and leaves \$50 to go towards your first bill. Plus, be one of the first to get installed when we light up your street.

-  Phase 1A - Installations coming soon
-  Phase 1B - Under construction/coming soon
-  Phase 1C - Under construction

Pre-order deadline is October 31, 2018. Pre-order at [ting.com/centennial](http://ting.com/centennial).



## City of Centennial Code Violations FAQ's



### What do I do about my neighbor's fence falling down?

If a fence between the two properties is falling down, the City will not get involved in matter between property owners. The property owners need to work with their neighbor to fix the fence. This is a civil matter to be handled between the two parties involved. If the fence is located along a public street, the Code Compliance Division can request the property owner to repair it.

### How tall can grass or weeds grow before the City will intervene?

Grass and weeds that reach of height of 8 inches are considered a nuisance and a violation of the Centennial Municipal Code. The accumulation of common weeds and overgrown grass creates health and safety hazards and increases the likelihood of pests and rodents in the area. The Code also requires the owner or occupant of the property to maintain planting strips and alleyways adjacent to the property. There are some exceptions for large lots and certain zoning designations.



### What can the City do about vehicles that appear to be junk and/or inoperable?



**Public Street:** If the vehicle is located on the street, the vehicle owner will be given seven days to fix the vehicle and obtain current tags, remove the vehicle from the location or store it in a lawful enclosure or behind a permitted sight-screening fence. If the vehicle remains on the public street after seven days the Sheriff's Office may tag and tow the vehicle.

**Private Property:** If the vehicle is located on private property the vehicle owner will be required to repair and license the vehicle, remove the vehicle to an approved location or store the vehicle in a lawful enclosure or behind an approved solid sight-screening fence.

### How do I report a violation?

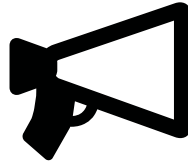
#### Online:

[www.centennialco.gov/code-compliance-complaint.aspx](http://www.centennialco.gov/code-compliance-complaint.aspx)

Or in person at the Civic Center or call (303) 325-8000.

### How can I check the status of a complaint I submitted?

Call (303) 325-8000 and ask for the Code Compliance Division or the Code Compliance Officer that is handling the complaint you submitted for the specified property.



### Who handles noise complaints?

The City's Code Compliance Division responds to all construction noise complaints. All other noise complaints are addressed by the Sheriff's Office, (303) 795-4711. There are exceptions for emergency vehicles, equipment associated with emergency activities, school activities, snowplows, planes, trains, and lawful professional outdoor fireworks displays.

### Can the City enforce my HOA Covenants, Conditions and Restrictions?

No. The City has no legal authority to enforce HOA rules. HOA's are independent legal entities, similar to private companies.

### What is the process for gaining compliance?

If a violation is identified, the property owner/occupant is typically given seven days to correct the violation, however, the officer has the discretion to allow additional days. An inspection will be conducted after the deadline and if the violation has been corrected and the property is in compliance the case will be closed. If the property remains in violation and the property owner/occupant has not contacted the Code Compliance Officer to make other arrangements enforcement may escalate with a summons to court and levy fines.



**Please call (303) 325-8000  
for more information.**

Check the City of Centennial Code Compliance FAQ's page for more info:

[www.centennialco.gov/Help-Me-Find/code-compliance.aspx](http://www.centennialco.gov/Help-Me-Find/code-compliance.aspx)



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