

Willow Works

October 2017 ★

Community Directory

Website:

Willowcreek3.com

WC3 Board of Directors:

Jay Weber - President
Bob West - Vice-President
Bob Correll - Secretary
Fred Kremer - Treasurer
Chris Mumfrey
Bob Bartlett
Mike de Rosayro

WC3 Manager

Spectrum Commercial
Real Estate Solutions
Greg Coleman
gcoleman@scres.us
303-409-6000
www.DenverCommercial.com

Pool Management:

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hb@perfect-pools.com

Swim Team:

swim@wc3dolphins.com

Willow Works Newsletter:

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kerri@porchlink.com

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Willow Creek Women's Club

willowcreekwomensclub@gmail.com
Co-Presidents:
Kathryn Schindler: 303-740-8507
Fiona Maguire-O'Shea
fiona_emeraldisle@yahoo.com

Tennis Keys & Pool Keycard:

Amanda Phifer: 303-409-6018

Clubhouse Manager:

Deanna Mumfrey:
720-933-0785
wc3clubhouse@comcast.net

Letter from the Board



Annual Meeting

It's time for the Willow Creek III Annual Meeting. The meeting takes place at the clubhouse, 7 p.m. Thursday, October 12.

This year's agenda includes the election of two board members. We are fortunate to have five candidates running for the two positions. You can vote either by attending the meeting or by mailing the proxy that has been sent to you as part of the Annual Meeting information. Following the counting of the votes, election results will be announced that evening. **Everyone is encouraged to vote and to attend if you can.**

Thank You to Chris Mumfrey and Bob West

After years of service to our community, Chris Mumfrey and Bob West are ending their terms on the board of directors.

Chris has served on the board for almost ten-and-a-half years, including time as a board member, vice president, three years as president and two years as Architectural Control Committee liaison. Chris has been closely involved with swimming pool activities, including coordinating the renovation of the pool and taking on a number of responsibilities with the Dolphins swim team

Bob West is completing his second three-year term. During his six years on the board, Bob's responsibilities included serving as a board member, secretary and vice president. Bob played a key role in the selection of our current management company as well as being closely involved with the pool renovation, clubhouse renovation and selection of our landscaping company.

Their energy, willingness to pitch in and many hours of volunteer time are deeply appreciated. Thank you Chris and Bob.

A Pickleball Social Thank You

Approximately 30 pickleball players, ranging from new to experienced, turned out for the September 15 Pickleball Social. It was great to see residents enjoy the newly-resurfaced tennis courts and learn about a sport new to our courts. Court #4 was lined for two pickleball courts as well as tennis as part of the recent court resurfacing project.

Kim Olstad organized the event. She and other volunteers provided the equipment, expertise and snacks to make for a fun evening. Special thanks to Kim and everyone who helped with the social.

Anyone needing a key to our tennis/pickleball courts can contact Amanda Phifer at Spectrum Commercial Real Estate Solutions by emailing her at aphifer@scres.us, or by phone at 303 409-6018.

Tree Planting

At the request of the board, JBK Landscape recently planted 16 trees of multiple varieties throughout the community. The goal is to not only help beautify the community, but to be prepared in case the emerald ash borer moves into our area and impacts the many mature ash trees we now enjoy. The new trees are generally located near current ash trees.



October 2017 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 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.

Just an F.Y.I. that fines are not removed when the home comes into compliance, only when paid. Fines are a necessity because there are always a few home owners that do not comply with the covenants. If you have a question about an ACC letter, please attend an ACC meeting or e-mail the management company for an explanation or review. The ACC meets the first Monday of the month in the clubhouse at 7:00 P.M. Fines can be forgiven or reduced by the ACC.

And a final note about vegetable gardens. These are permitted only in the back yards of homes and town homes. Flower gardens are, of course, permitted and encouraged in all locations.

Board Meetings

Board Meetings are held on the 2nd Thursday of each month.

ACC meets every 1st Monday of the month.

Meetings are held at 7:00 PM at the

Willow Creek Clubhouse III 8091 East Phillips Circle.

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Draft Minutes of the September 14, 2017 WC 3 Board of Directors Meeting

CALL TO ORDER:	Jay Weber called the meeting to order at 7 p.m.
ROLL CALL:	Board members present: Jay Weber, Bob West, Fred Kremer, Bob Correll, Bob Bartlett, Mike de Rosayro. Chris Mumfrey was present by teleconference call. Greg Coleman of SCRES was also present.
COMMITTEE & OFFICER REPORTS:	<ul style="list-style-type: none"> • Pool: No report. • Landscape: Elizabeth Wood of JBK Landscape said supplemental watering of the newly-planted trees is being done as needed. She answered questions from several townhome owners and the board about potential costs for landscape design and landscape work in areas surrounding and adjacent to the townhomes. • Tennis: Bob Correll said court resurfacing is now complete. He said a pickleball social would be taking place on the courts Friday, September 15. Greg Coleman said locks on the tennis court gates have been repaired. • ACC: Jeff Stevens asked for board approval of four new ACC volunteers. Two of the volunteers are single-family homeowners and two are townhome owners. He also asked the board to decide whether to approve a townhome owner's request to raise the height of his garage door entry to make room for his tall truck. The townhome owner was present at the meeting and said he would match the colors and design of the garage door to the satisfaction of the board. • Social: Bob Bartlett read an email from Bonnie Baker thanking everyone who helped with the End of Summer Pool Party and saying she is stepping down as head of the Social Committee. • Website: No Report. • Swim Team: Chris Mumfrey said the pool is shutting down for the winter. He said he is requesting price quotes for new solar covers. Fred Kremer will contact the swim team about removing swim team items from the storage areas at the pool to make room for pool furniture. • Welcoming: No report. • Clubhouse: Chris Mumfrey reported there were seven new clubhouse rentals and 10 recurring rentals in August. Bob Correll said a resident had asked about the clubhouse manager position and the terms of that agreement.
HOMEOWNER FORUM:	<ul style="list-style-type: none"> • A resident questioned why it was necessary to note in a recent Willow Works that townhome water rates are less expensive than single-family home rates. The resident also asked if a legal opinion should be requested by the board concerning cost-sharing between townhome owners and the HOA on the townhome paver project and related landscaping. • A resident said a landscaped area supported by railroad ties beside his townhome is failing. • A resident said she supported the idea of a request for a legal opinion on the sharing of costs between townhome owners and the HOA for the townhome paver project. The resident also requested an update from Spectrum on when work on the drainage problem in her townhome row will begin. • A resident said her neighbor in an adjoining townhome is building a backyard fence that is too tall.
Approval of August 10, 2017 Minutes: On a motion by Bob West, seconded by Fred Kremer, the August 10 meeting minutes were approved.	
Approval of August Financial Report: On a motion by Fred Kremer, seconded by Jay Weber, the August Financial Report was approved.	
MANAGING AGENT REPORT:	<ul style="list-style-type: none"> • Action List: Greg Coleman reviewed a number of maintenance projects that have been completed or are ongoing. • Collection Status Report: 10 actions against homeowners in collection were reviewed.
UNFINISHED BUSINESS:	<ul style="list-style-type: none"> • JBK Landscape Work - Approval and Signature: A \$4,025 JBK work order that had been approved by the board at the August meeting was signed. Before further consideration, the board requested Spectrum contact JBK to separate the costs for aeration and over seeding on a \$3,750 work order submitted by JBK. • Annual Meeting: The board reviewed information that will be mailed to residents for the October 12 Annual Meeting and board of director elections. • Paver Project - Starting Phase 4: The board determined that before proceeding it needs more information on the costs of the townhome paver project. • Truck Parking: The board will create a resident truck parking survey when the new board is in place following the October Annual Meeting.
NEW BUSINESS:	<ul style="list-style-type: none"> • Vote on new ACC members: The board asked for additional information before approving the new ACC volunteers. • Townhome Garage Door: Two board members volunteered to view a townhome residents garage before the board votes on the residents request to increase the height of his garage door entry. • Snow Removal Bids: Greg Coleman said he is expecting to have bids by the end of September. • Re-state 2017 Budget: On a motion by Bob Bartlett, seconded by Fred Kremer the board approved the 2017 HOA budget because the board's previous budget approval had not appeared in the January 2017 meeting minutes. • 2018 Reserve Studies: Fred Kremer recommended an update of the single-family and townhome reserve studies be included in the 2018 budget. • 2018 Tree Inventory: Several board members said the board had previously determined new trees were being planted in place of spending money on a community tree survey. • Pool contract: The board wants to gather more information before approving the 2018 pool contract with Perfect Pools. • A letter containing a legal opinion from the Moeller/Graf law firm was discussed.
ADJOURNMENT:	On a motion by Chris Mumfrey, seconded by Bob West, Jay Weber adjourned the meeting at 10:20 p.m.

Submitted by Bob Correll, Board Secretary, Willow Creek 3

Pet Etiquette in our Community

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, Willow Creek 3 requires that dogs must be leashed.

Holiday Celebration

The holiday cheer starts right here! Join us Saturday, November 18 from 3 to 5:30 p.m. in the Amphitheater at the north end of Centennial Center Park for our annual holiday concert featuring songs from local school choirs. Enjoy a visit with Santa, free cookies and hot chocolate, and a grand finale tree lighting in the park.

Please note, we will not be having a photographer take photos with Santa so make sure to bring your camera!

The annual event features holiday songs performed by school choirs, visits with Santa Claus and hot chocolate and cookies

Saturday, November 18, 2017 from 3:00 PM - 5:30 PM

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For ages up to 12, from 5:30 - 8 pm on Friday, October 13th at the Goodson Recreation Center. Price: \$6 (\$4 pre-registration; ends 6 pm Sun, Oct 1)

Family Sports Center Zombie Fest

Enjoy a Zombie hunt laser tag challenge and eXerGame Zone, inflatable obstacle course, bumper cars, climbing wall and more!

For ages 6 - 13 from 12 - 3 pm on Saturday, October 21st at the Family Sports Center. Price: \$12 Resident, \$15 Nonresident.

Haunted Hay Rides

Storytellers narrate spooky pirates stories for 30 minutes of family Halloween fun while you rumble down a trail. Enjoy food concessions and a petting zoo inside the barn before or after your ride. Rides happen rain, shine or snow.

For all ages (16 & under and must be accompanied by an adult) from 6 - 9 pm on Friday, October 27th and Saturday, October 28th (every 30 minutes) at Stockton Stables. Price: \$12 tickets (children 2 and under and riding on a lap are free)

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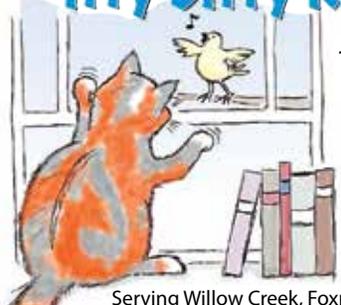
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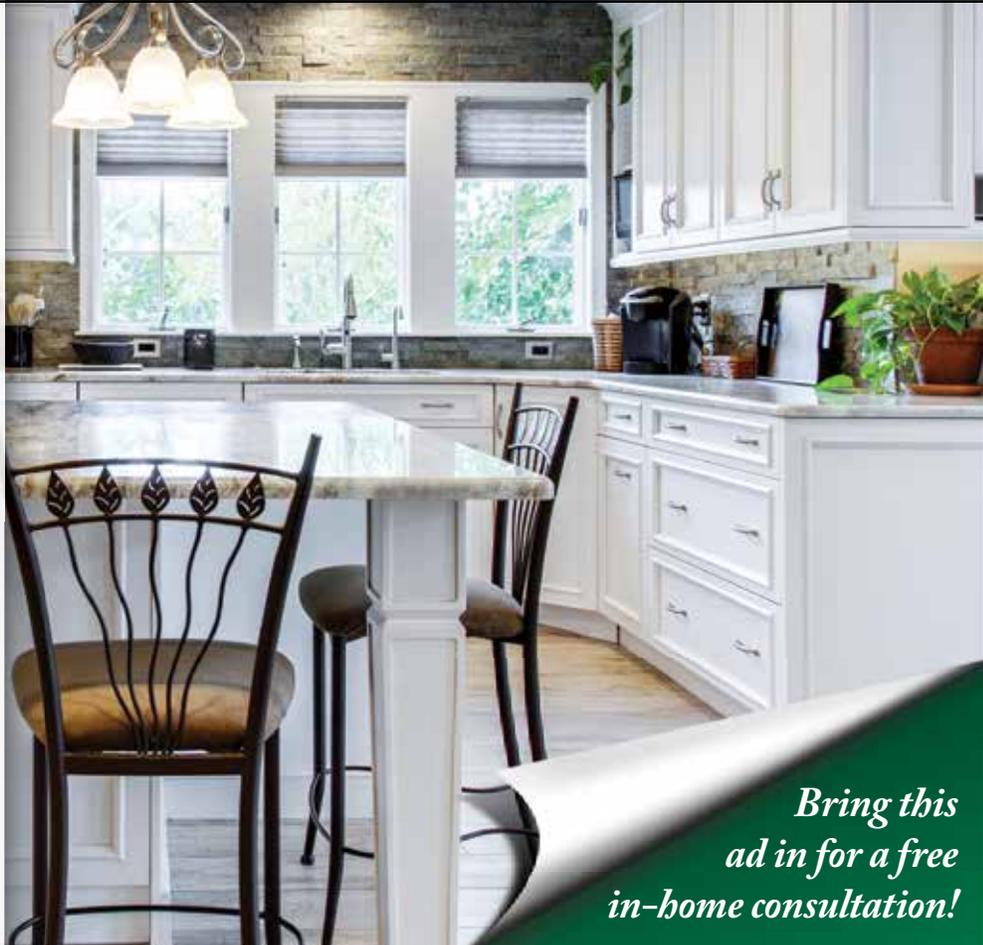
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Curious Castles and Mysterious Mansions of Colorado: Scandals, mysterious deaths, weird happenings - historian Ed Weising weaves stories about the rich and famous owners of these magnificent buildings.

Who: Ages 18 and up When: 1 - 2:30 pm (Thu; Oct 19)
Where: Buck Recreation Center Price: \$9 Resident, \$12 Nonresident

FREE Family Fun Hike: Children of all ages carry examples of beaver adaptations up the hill (goggles, flippers, etc.). At the top we'll assemble our "beaver" as we dress a child in a mixture of man-made beaver props.

Who: Ages 5 and up When: 10 - 11:30 am (Sat; Oct 21)
Where: Willow Creek Trail Price: Free, registration required

Hoofin' It Through the Hollows 5K Run/Walk: Earn your treats this Halloween by participating in this fun 5K run/walk at this Halloween celebration! Dress in your Halloween best as there will be a costume contest prior to the race. After the race, enjoy s'mores and a beer tent for ages 21 and up.

Who: Ages 5 and up When: 5:45 pm (Sat; Oct 21)
Where: deKoevend Park Price: \$20 Adults, \$10 Ages 14 and under; early registration (ends Oct 5), \$15 Adults, \$5 Ages 14 and under

AARP Smart Driver Course: A driver improvement course designed for motorists 50 and older.

Who: Ages 18 and up When: 8 am - 12 pm (Fri; Oct 27)
Where: Buck Recreation Center Price: \$15 AARP member, \$20 AARP nonmember (bring check payable to AARP to first day of class)

Ballet in a Day: Try out ballet. The class is an introduction to the South Suburban Dance Programs. Participants show off their skills during the last 15 minutes of class.

Who: Ages 4 - 7 When: 1:30 - 2:45 pm (Sat; Oct 28)
Where: Goodson Recreation Center Price: \$10 Resident, \$12 Nonresident

FREE Tesoro Cultural Center's Art and History Lectures – The Apache Wars: Join us for a series of art and history lectures.

Who: Ages 10 and up When: 4 - 5 pm (Sat; Oct 28)
Where: Buck Recreation Center Price: Free, registration is required

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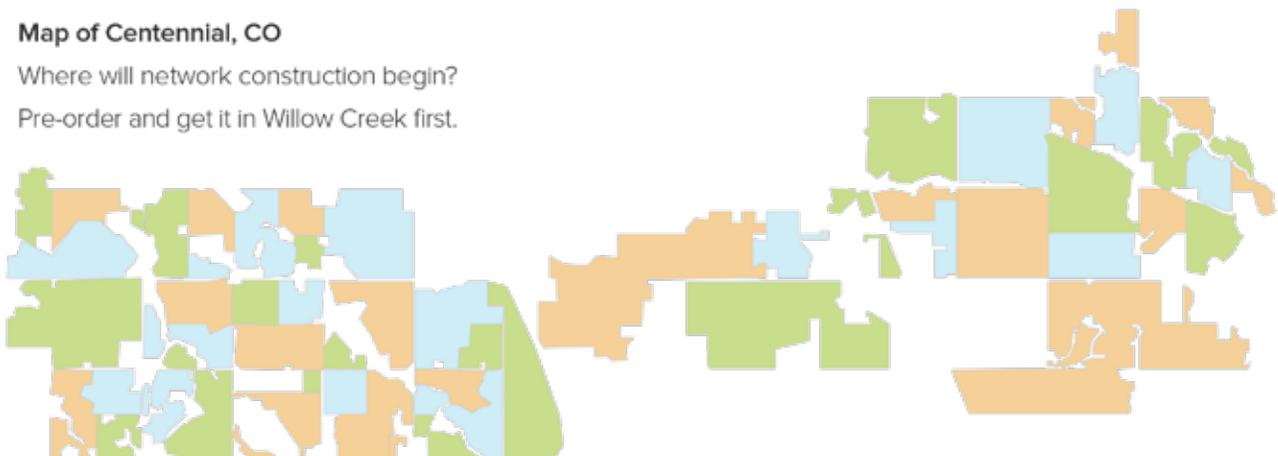


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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Please join us for our October events! All Willow Creek women and their guests are welcome. There is a \$5 refreshment and program fee for non-members. Consider joining! Membership is only \$20!

Please note that we will be meeting at the MINERAL CLUBHOUSE instead of the Jamison Clubhouse this year.

Daytime Event - Wednesday, October 18 at 9:15 a.m. at the Mineral Clubhouse: **Home Décor - Repurpose, Re-Do, or Replace?**

By popular demand we are following the Willow Creek Home Tour with some interior design help for our own spaces in our homes. What we can do to our spaces to help us feel good about where we spend our time? What things that we have and love that may not fit in can be repurposed or re-done to fit our lifestyles? And what should we probably consider replacing? What changes can we make to our spaces so that they fit us better? Come see how some design magic can help us see what is possible for our own spaces! Join us at 9:15 for refreshments and to get acquainted followed by the program.

Evening Event - Thursday, October 12 at 7 p.m. at the Mineral Clubhouse:

Make-up tips and tricks

Captivate Salon is thrilled to come to the makeup rescue. We will focus on teaching simple makeup tips to implement into daily life that will freshen up your makeup routine. Bring your makeup bags for a quick clean up with what to keep, what to toss and what to add to the bag. This will be a fun interactive night that you won't want to miss.

A huge thank you! Thank you to our homeowners and our volunteers for making the 40th Anniversary Home Tour a great success.

Willow Creek Women's Club Mom and Tots Group

The Willow Creek Women's Club is starting a new group for moms with kids ages 0 to 5. This group will be a fun, laid-back way to get to know other families in the neighborhood.

Meeting dates:	
Tuesdays from 9:30 to 11:30 am	Sundays from 3:00 to 5:00 pm
September 5 and 19	September 10 and 24
October 3, 17, 31	October 8 and 22
November 7 and 21	November 5 and 19
December 5 and 19	December 3 and 17

We will meet at the Willow Creek (caterpillar) park for all meetings in September and October. If the weather is bad, we'll find a different location.

Questions? Feel free to ask! Julie Mueller 303-931-2434 or jmueller0312@gmail.com.



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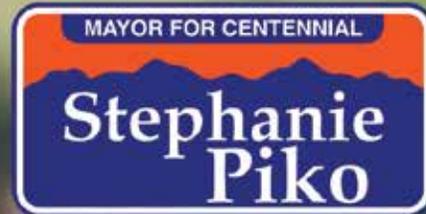
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Business Services Advertising rates & information:

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 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.

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Willow Creek	\$35
Foxridge	\$25

AURORA	
Blackstone	\$25
Sad Rock E/S	\$25
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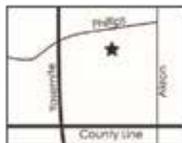
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