

December 2017

Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

Community Directory

Website:

Willowcreek3.com

WC3 Board of Directors:

Jay Weber

Fred Kremer

Bob Bartlett

Mike de Rosayro

Jerry Grant

Laura Ream

WC3 Manager

Spectrum Commercial

Real Estate Solutions

Greg Coleman

gcoleman@scres.us

303-409-6000

www.DenverCommercial.com

Pool Management:

Perfect Pools 303-795-1191

hb@perfect-pools.com

Swim Team:

swim@wc3dolphins.com

Willow Works Newsletter:

Porchlink Media, LLC:

720-295-2649

kerri@porchlink.com

Trash Removal/Recycling:

Waste Management:

303-797-1600

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

Unanimous Choices

Jay Weber and Fred Kremer were unanimous choices to be re-elected as officers to Willow Creek III board of directors. Jay was named board president and Fred will continue as treasurer.

Both were nominated by fellow board members during the November HOA meeting following last month's annual meeting.

Newly elected board member Laura Ream

will serve as vice president, taking over for Bob West who finished his term on the board. Bob Bartlett was named secretary, replacing Chris Mumfrey whose term also expired.

Rounding out the six-member board are Jerry Grant, who joined Laura as the second "new comer," and Mike DeRosario.

The board is in the process of filling the vacancy left by Bob Correll who resigned during his first year on the board.

Board Adopts 2018 Budget

The Willow Creek III Board of Directors has approved the 2018 General Operating budget totaling \$570,000.

The board voted 5-0 (new member Laura Ream was onboard a plane during the vote) to approve the expenditures after a five-person budget committee spent most of one weekend mulling over the numbers and projecting cost increases for 2018.

The result of their labor is a dues increase that will take effect Jan. 1. Single-family homeowners will pay an increase of \$10 per month to \$102, and town home owners will see a \$5 hike to \$140.

The dues increase is driven by a number of factors, including but not limited to maintaining community property, operating the swimming pool (including more days and longer hours) and overall building and landscaping improvements.

Recent contingency costs from the October heavy wet snowstorm have used up some of the cash in the General Operating Fund. That, and other costs, have made an impact on how much cash carryover is available for the 2018 budget. Some of the contingency costs included trimming the tall trees and chipping the tree limbs in the common areas and homes.

The 2017 General Operating budget is \$568,000, and total expenses for next year are projected to be \$576,000. However, the HOA will use \$4/month of the cash carryover from 2017 to fund the 2018 budget, thus lowering the budget to \$570,000.

For 2018, the monthly contributions will be:

	Single	TH		Single	TH
	2017	2017		2018	2018
General Operating Fund	92	92		92	92
General Reserve Fund	13	13		14	14
TH Operating Fund		14			9
TH Reserve Fund		13			14
TH Water Fund		16			15
Dues before Carryover	105	148		106	144
Cash Carryover	-13	-13		-4	-4
Total Monthly Dues	92	135		102	140

Next month we will focus on the funds and how they impact the budget.

December 2017

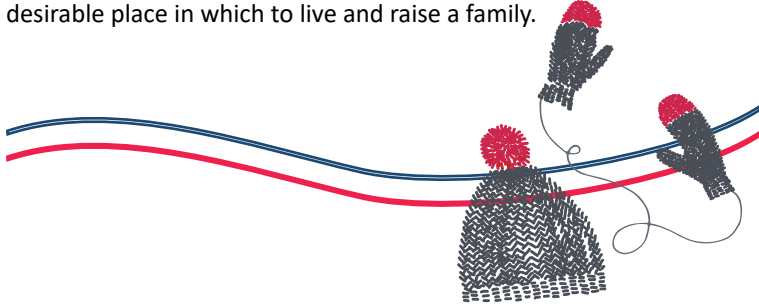
ACC Corner

Submitted by Jeffrey Stevens

January 2018 ACC meeting will be held on Wednesday January 3rd since the first Monday of month is a holiday. The meeting will be at the clubhouse and will start at 7:00.

Holiday decorations can be installed 30 days before the holiday and must be removed 30 days after the holiday.

Happy Holidays to WC III from the Architectural Control Committee. We appreciate all the community does to keep our neighborhood a desirable place in which to live and raise a family.



Let's go digital!

The Willow Creek III Board of Directors is planning a community survey via email blasts. But it needs your help!

In the past the HOA has relied on mail-in surveys, but that method has proven costly and time consuming. It's time to move into the digital age!

Currently there are 393 households (town home and single-family home owners) who have submitted their emails to Spectrum Commercial Real Estate Solutions, the HOA's property manager. But the number of participants is far short of the 515 members who make up this community. In order to get a fair sample, the board is asking everyone who has an email address to sign up for the blasts by contacting Amanda Phifer at APHifer@scres.us.

Rest assured that your email address will be in safe hands. It will only be used for communication purposes from Spectrum for WC3 updates.

South Suburban Parks and Rec Holiday Events

Sat, Dec 2: Breakfast with Santa

Santa will be here to give out goodies and spread Holiday cheer. Enjoy a pancake breakfast and photo with Santa. For ages 3 months and up. 8:30 - 9 am and 9:30 - 10 am at the Buck Recreation Center. Price: \$4 District, \$5 Non-District, \$2 under.

Sat, Dec 2: FREE 31st Annual Arts & Craft Fair

Check out a variety of homemade items including photography, pottery, knitted items, food, jewelry and more for your holiday gift giving. Enjoy complimentary gift by members of the Sparks gymnastics team. Quench your appetite with a cinnamon roll or a Monte Cristo Crepe from the Moontime Crepes food truck. 9:30 am - 3 pm at the Goodson Recreation Center. Free.

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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The newly remodeled clubhouse is a great place for all of your events. Use it for your next birthday party, family reunion, club meeting, anniversary, corporate event, wedding reception or graduation. We have 48 chairs, 2 banquet tables and 10 card tables. Dates fill up fast so call or text to make your reservation now!

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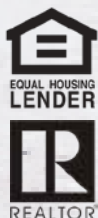
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CONTACT AGENTS
Derek & Gina Gilbert



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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Holiday High Tea

Wednesday, Dec. 13 at 9:15 a.m.

Mineral Clubhouse: 8500 E. Mineral Drive

The 8th annual Holiday High Tea will feature three tiers of mouth-watering, homemade treats served on china in the English tradition as well as teas! Due to high demand and limited space, reservations are required. Most reservations have been filled, but if you're interested, please contact wvccholidayhightea@gmail.com for possible spaces.

December Ladies Night Out

Thursday, Dec. 7 from 6:00 - 8:00 p.m.

**** Please note the time change****

Highlands Garden Center (at Big Toolbox)
8080 S. Holly St. Centennial, CO 80112

Please join us for our December Ladies Night Out! Come wander around this Wintery Wonderland and enjoy appetizers and a glass of wine.

- Exclusive promotions
- Holiday bow-making demo
- Holiday decorating ideas
- Enter to win a \$50 gift certificate



January Home Accessory Swap

Save the Date for the January home accessory swap Thursday, Jan. 11 from 7:00 – 9:00 p.m. at the Mineral Clubhouse, 8500 E. Mineral Dr. Please bring between 1 and 10 new or gently used home decor items. It's a perfect opportunity to offload your unwanted Christmas gifts! You'll swap for the same number of items you bring with a maximum number of 10 items. Please stay tuned for a list of home accessories items wanted. This event is FREE to WCWC members and \$5 for guests and non-members. Please bring a beverage or appetizer/dessert to share! To RSVP, email fiona_emeraldisle@yahoo.com.

Willow Creek Women's Club Board Meetings

First Wednesday of the month. 6:30 p.m. at Willow Way Clubhouse. All Willow Creek Women's Club members are welcome to attend.

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Save the Date: WCIII Holiday Meet and Greet Open House

Please join your WCIII community to celebrate the Holidays at our WCIII Holiday Meet and Greet Open House on Sunday, December 10 from 12 - 2 p.m. at our clubhouse, 8091 E Phillips Cir. Meet your neighbors, take a photo with Santa, enjoy holiday music and eat and drink yourself merry! Photos with Santa! Please bring your own camera! Enjoy food and beverages while listening to live Holiday music! Kids craft table available! Please bring a non-perishable food item for our Food Drive to benefit Cimarron Elementary School Food Bank. Also, bring an ornament donation to decorate our tree, which will be used for years to come. **Willow Creek III residents only please!**



WC3 Holiday Celebration

Sunday, December 10th • 12-2 pm • Clubhouse

Please join your WC3 community to celebrate the Holidays. Meet your neighbors, take a photo with Santa, enjoy some holiday music, and eat and drink yourself Merry!

Details:

- Photos with Santa - Bring your own camera please.
- Please bring an ornament donation to decorate the tree (these will be used for years to come)
- Please bring a non-perishable food item to donate to Cimarron Elementary School Food Bank.
- Food and beverages
- Live Holiday Music

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Our Neighborhood School Celebrates 40 Years of Excellence!

Willow Creek Elementary School is celebrating our 40th Anniversary this year. Willow Creek opened in September of 1977 and has experienced 40 years of excellence, including two National Blue Ribbon Schools Awards.

In honor of this milestone, the school will be hosting retirees and former employees, along with District representatives, for a school tour and party on December 13, 2017.

We welcome members of our community to join us at a reception from 3:00-4:30 p.m. in the cafeteria. Alumni, neighbors, guests, and current staff will be able to reminisce and reconnect. At that time guests can also tour the building to see how it has changed over the years. For safety reasons, children may only attend the reception with an adult.

Willow Creek appreciates the love and support of our wonderful community for the past 40 years — you have played a big part in nurturing our success — and we would love to see you once again!

Contact: Diana Price, Principal, Willow Creek Elementary School: 720-554-3993 or dprice11@cherrycreekschools.org.

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Reminder, 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.

Crime Stats

Interested in knowing the crime statistics for our community? Check out RAIDSONline, a crime mapping service.

Visit www.raidsonline.com. You can buffer an address or simply scroll/zoom to where you are interested.

Arapahoe Co./Centennial

Centennial: www.centennialco.gov	303-325-8000
Sheriff Emergencies	911
Sheriff Non-Emergencies	303-795-4711
Sheriff Crime Prevention & Neighborhood Watch Info	720-874-3746
Citizen Requests, Gail Carissimi	303-754-3323
Code Enforcement, Joseph Brooks	303-754-3320
Traffic Hotline	720-874-3825
Complaints	
Public Works Hotline	720-874-7623
Centennial Airport Noise	303-790-4709
Animal Control/Barking Dog	303-325-8070
Graffiti Removal	303-795-4711

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ADVERTISE FOR LESS It's EASY email your business services ad to kerri@porchlink.com \$35 for 25 words. Deadline is the 20th of the preceding month.

HANDYMAN/ HOME IMPROVEMENT: with Integrity and Quality... Plumbing, Electrical, Maintenance & Custom Lighting. Dick Boevingloh (W. C. Resident) at 303-221-1291.

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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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Stonegate	\$35
Stroh Ranch	\$25
Pradera	\$25
Idyllwild	\$25
Bradbury	\$25
All of Parker \$115	
CASTLE ROCK	
Sapphire Pt	\$25
Founders	\$10
CENTENNIAL	
Willow Creek	\$35
Foxridge	\$25

AURORA	
Blackstone	\$25
Sad Rock E/S	\$25
Sad Rock N	\$20
Tallyn's	\$25
Murphy Creek	\$20
The Farm	\$10
Southshore	\$25
Beacon Pt	\$15
All of Aurora \$140	
LONE TREE	
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FALCON	



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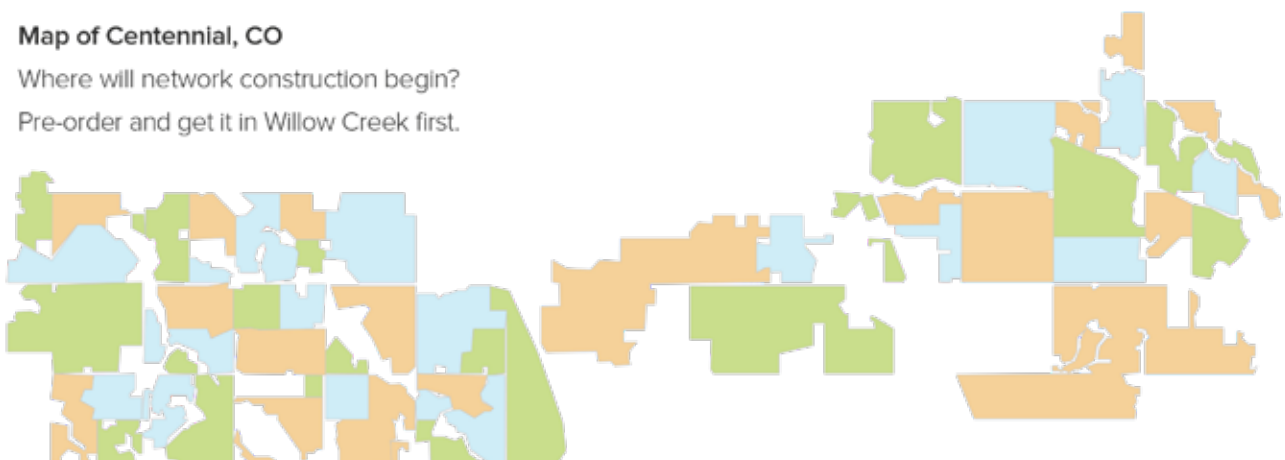
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Map of Centennial, CO

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Willow Creek 3 Teen Services

To add or update your listing, please have your parents contact Kerri at 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.



Name & Age ★ = driver's license	Phone # or Email	Baby Sitting	Red Cross Certified	Pet Sitting	House Sitting	Lawn, Snow & Chores	Dog Walking	Swim Lessons	Mother's Helper
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Please see the Willow Creek 3 Teen Services in the printed newsletter.

TO PLACE A DISPLAY OR BUSINESS SERVICES AD:

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2

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MIND FIT: Activities to Boost Brain Health

Join us for a fun and informative six-part series, led by brain fitness expert **Debbie Shapiro** from Home Care Assistance. In this Mind Fit Series, you will learn about proactive ways to enhance cognitive functioning, including fun group activities used in the **Cognitive Therapeutics Method™**, a science-based cognitive stimulation program.

The Mind Fit Series will be held on the following Thursdays from 10:30 - 11:30am at the Home Care Assistance office located at 8200 S. Quebec St. #A5. Coffee and snacks will be provided.

January 18th	February 1st	February 15th
January 25th	February 8th	February 22nd

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** See Member Rewards by CO-OP Program Rules for details.

Earn 2 points per \$1 spent on all purchases made November 15-December 31, 2017. Double Point offer available only using the MCCU Premier Rewards VISA Card. Bonus Points will be posted to the reward account approximately 10 business days after the promotion period has ended.



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