

Willow Works

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

Ryan Heath

rheath@scres.us 303-409-6030

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

Fiona Maguire-O'Shea

fiona_emeraldisle@yahoo.com

Tennis Keys:

Ryan Heath: 303-409-6030

Clubhouse Manager:

Deanna Mumfrey:

720-933-0785

wc3clubhouse@comcast.net

Letter from the Board

If summer weather has you thinking about exterior painting, landscaping, roofing, replacing windows, putting in a new driveway or almost any improvement to the exterior of your home, here is some information that may be helpful.

Most exterior projects need approval from the Architectural Control Committee (ACC). To be safe, assume your project is one of those. Our community covenants require the ACC to "exercise its best judgment to see that all improvements, construction, landscaping and alterations on lands within the properties conform to and harmonize with existing surroundings and structures."

A great starting point for project information is our website, WillowCreek3.com. Two pages, "Architectural Control" and "Painting, Roofing & more," contain information intended to help you meet covenant requirements and to move you through the approval process.

On those pages you'll find:

- A link to download the Architectural Control Committee Request Form.
- The email address for the paint coordinator.
- Information the paint coordinator may need from you in order to move forward with paint selection.
- A link to Sherwin-Williams that displays all but four custom exterior paint colors approved for single-family homes. (This Sherwin-Williams link is only a general guide. You must still go through the paint coordinator).

- A complete list by address of the exterior paint colors approved for townhomes.

- Colors, styles and manufacturers of approved roofing materials for single-family homes and for townhomes.

- The business address, hours and phone number for the local Sherwin-Williams store.

- Links to the Willow Creek III Covenants and to the Willow Creek III Policies Handbook.

It's important to understand that even if you are using approved paint colors or approved roofing materials, your request still needs to be reviewed by the ACC. However, using the approved choices can make the process move much more quickly.

If you want to use paint colors or roofing materials not already approved, or are planning a project other than painting or roofing, time can be saved if you include with your ACC Request Form a description of the work you will be doing as well as any drawings, samples, photos or literature that will help the committee with its evaluation.

When ready, either submit your ACC Request Form to our property management company, Spectrum Commercial Real Estate Solutions (SCRES), or bring it to an ACC meeting. ACC Meetings are held at 7 p.m. the first Monday of each month at the clubhouse.

If you have questions about your project or don't have internet access, contact Ryan Heath at SCRES (303 409-6030, rheath@scres.us) or come to an ACC meeting.



Fourth of July Pool Party Celebration!

Food and Drinks 2 p.m. to 4 p.m. | Activities Starting at Noon

July 2017

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!

WILLOW CREEK III
CLUBHOUSE

Big Screen TV with Comcast and a cozy Fireplace

Willow Creek III Clubhouse
8091 E. Phillips Circle
Manager: Deanna Mumfrey 720-933-0785

July 2017 ACC Corner

Submitted by Jeffrey Stevens

Painting a single-family home in WC III?

Before you paint, be sure to e-mail the paint coordinator at willowcreek3paint@gmail.com. Paint colors for the single-family homes must be chosen from an approved palette of colors. Painting a home an existing color is often not acceptable as the spectrum of colors has changed over the years. The ACC works with paint professionals so that the homes in Willow Creek III are current with the prevailing trends. The ACC believes that this enhances the value of homes in Willow Creek III.

Some trees died over the winter.

Now that the trees have leafed out, it is the home owners' responsibility to remove dead or mostly dead trees in their yards. The removal of large trees can be costly. If you need an extension for tree removal just e-mail Ryan Heath of Spectrum at rheath@scres.us to request an extension from the Architectural Control Committee.

Disagree with an ACC notice.

Remember that if you feel an ACC notice is incorrect or would like more time to correct an issue, talk to the ACC. The ACC meets the first Monday of the month in the clubhouse at 7:00 P.M. or send an e-mail to Ryan Heath of Spectrum at rheath@scres.us. The ACC is an opportunity to serve the community of WC III, if you have an interest in being on this committee, come to a meeting to get a first-hand look.

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.

Upcoming Events

Friday, July 7: WILLOW CREEK TENNIS CLUB SOCIAL

5:30 p.m. Mineral tennis courts, 8500 East Mineral Drive. Food, drinks and a tennis pro running drills. All abilities welcome. For information, email jstammelb@gmail.com.

Saturday, July 8: WILLOW CREEK 3 DOLPHINS SWIM MEET

8 a.m. Willow Creek Willow Creek 3 pool. Dolphins versus Arapahoe Lake. Scheduled to be completed by 1 p.m. to 2 p.m.

Thursday, July 13: WILLOW CREEK 3 BOARD MEETING

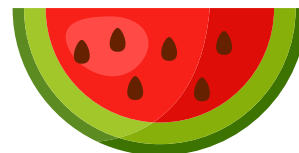
7 p.m. Monthly meeting. Willow Creek 3 clubhouse, 8091 East Phillips Circle.

Friday, August 4: WILLOW CREEK TENNIS CLUB SOCIAL

5:30 p.m. Mineral tennis courts, 8500 East Mineral Drive. Food, drinks and a tennis pro running drills. All abilities welcome. For information, email jstammelb@gmail.com.

Friday, August 25: WILLOW CREEK TENNIS CLUB SOCIAL

5:30 p.m. Mineral tennis courts, 8500 East Mineral Drive. Food, drinks and a tennis pro running drills. All abilities welcome. For information, email jstammelb@gmail.com.



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Willow Creek's #1 Real Estate Team



View the latest homes on the market by visiting
www.WillowCreekCentennial.com

Recent Home Sales in Willow Creek

*Sales based on information provided by the Multiple Listing Service



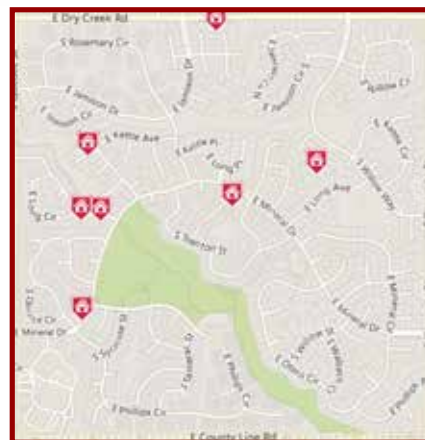
8491 E. Long Ave
Sold for \$634,000
Keller Williams DTC



7597 E. Mineral Pl
Sold for \$565,000
Your Castle Real Estate Inc



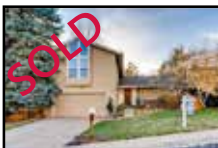
7755 E. Kettle Pl
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RE/MAX Masters Millennium



7889 S. Valentia St
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Draft Minutes of the June 8, 2017 WC 3 Board of Directors Meeting

CALL TO ORDER:	Bob West called the meeting to order at 7 p.m.	
ROLL CALL:	Board members present: Bob West, Fred Kremer, Bob Correll, Chris Mumfrey, Bob Bartlett, Mike de Rosayro. Not present: Jay Weber. Ryan Heath of SCRES was present. SCRES guests Greg Coleman and Lydia Peterson also present.	
COMMITTEE & OFFICER REPORTS:	<ul style="list-style-type: none">• Pool: Had Bradbury of Perfect Pools reported that the pool is now fully staffed and operational.• Grounds: Elizabeth Wood of JBK Landscape provided the board with an estimate for aeration and over seeding of parts of the greenbelts. If approved, the work is likely to be done in the fall. JBK will begin in July marking locations for new tree plantings. At the request of a resident, JBK will check community property for dead trees.• Clubhouse: Ryan Heath reported 15 rentals, six re-rentals for May. Clubhouse carpets will be cleaned in a week. The clubhouse air conditioning system is not working and will be serviced.• ACC: Jeff Stevens said that a resident’s fence that has community irrigation equipment attached to it needs repair.• Social: Bonnie Baker reported that food went quickly at the summer kick-off pool party because of the turnout. The Social Committee will offer two self-defense classes for up to 20 women per class at the clubhouse in September and October. Budget information was requested from the board for upcoming events.	<ul style="list-style-type: none">• Website: Bob Correll thanked Bob Bartlett for his work taking pool party photos. Refrigerator magnets are now available for distribution to help increase awareness of WillowCreek3.com.• Swim Team: Laura Ream thanked the board for action taken to get rid of wasps around the pool. The team will display its trophies in a cabinet in the clubhouse basement. The team will sponsor a Swimathon on June 28 as a fund raiser for Children’s Hospital.• Tennis: Mike de Rosayro and Bob Correll reported that weather has delayed tennis court resurfacing. The contractor has been contacted and must start work promptly.• Ryan Heath said the new pool keycards are now working. Residents needing keycards can contact Spectrum to make arrangements to receive keycards at the Spectrum office or when Ryan is working within the Willow Creek 3 community.
HOMEOWNER FORUM:	<ul style="list-style-type: none">• A resident thanked Spectrum for corrections that have been made to the HOA financial reports. The resident questioned how the water account has been paid, budgeted and reported.• A resident asked if something can be done about a group of trees that lean toward her townhome in heavy rain and snow. Another resident said he has spoken with JBK Landscape about those trees and JBK will report how best to solve the problem.• A resident said a portable wood burning fire pit was used in her townhome alley during the Memorial weekend. The resident brought information to the board from South Metro Fire Rescue indicating that this activity is illegal in an alley or in close proximity to any structure.	
MINUTES APPROVAL - May 11, 2017: Bob Bartlett’s name was added to board members present at the May meeting. On a motion by Bob Bartlett, seconded by Chris Mumfrey, the minutes were approved as corrected.		
UNFINISHED BUSINESS:	<ul style="list-style-type: none">• Tennis Courts: As noted earlier in the meeting, Mike de Rosayro and Bob Correll have contacted Coatings, Inc. about starting court resurfacing work promptly.• 2017 Paver/Wall Project: Ryan Heath reported that work is now taking place on one townhome row and three or four rows will be completed this summer.• Hot Water Heater Door: Ryan Heath said a new door was installed to the room housing the water heater in the clubhouse basement.• Solar Cover: Chris Mumfrey said that bids may be requested for a new pool solar cover. He indicated pool area awnings and awning supports will be evaluated for possible replacement at the end of the season.• Cameras: On a motion by Chris Mumfrey, seconded by Bob Bartlett, the board approved up to \$1200 for updating clubhouse security cameras.• Clubhouse lights: Ryan Heath said that clubhouse exterior lights are being repaired and the board may want to consider more efficient lighting options.• Ryan Heath said repair of a greenbelt backflow irrigation valve should be complete by Monday, June 12.• Ryan Heath reported that two board members and a former board member met with Spectrum management about improving Spectrum’s financial reports supplied to the board. He said Spectrum will be receiving new financial software.	
NEW BUSINESS:	<ul style="list-style-type: none">• Questions about the islands being updated: The board will look into whether there are options that are feasible for watering the vegetation on cul-de-sac islands throughout the community. A resident had asked the board to look into the matter.• Chris Mumfrey reported a resident periodically visiting the pool has been unruly and that this behavior will not be tolerated. Also, residents must be current on their dues to be able to use the pool.	
FINANCIAL REPORT:	<ul style="list-style-type: none">• April 2017 Financials – Fred Kremer reported that a transfer of funds will be made from the General Operating Fund to the Townhome Operating Fund to pay down the Townhome Operating Fund’s debt to the General Operating Fund for snow removal as previously approved during the 2017 budget meeting.• Fred Kremer said the audit of 2016 Willow Creek 3 financials has been initiated.	
Executive Session: The board went into executive session to discuss a legal opinion from our HOA attorney and to discuss a resident’s fine.		
ADJOURNMENT:	On a motion by Chris Mumfrey, seconded by Fred Kremer, Bob West adjourned the meeting at 9:00 p.m.	
Submitted by Bob Correll, Board Secretary, Willow Creek 3		



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.

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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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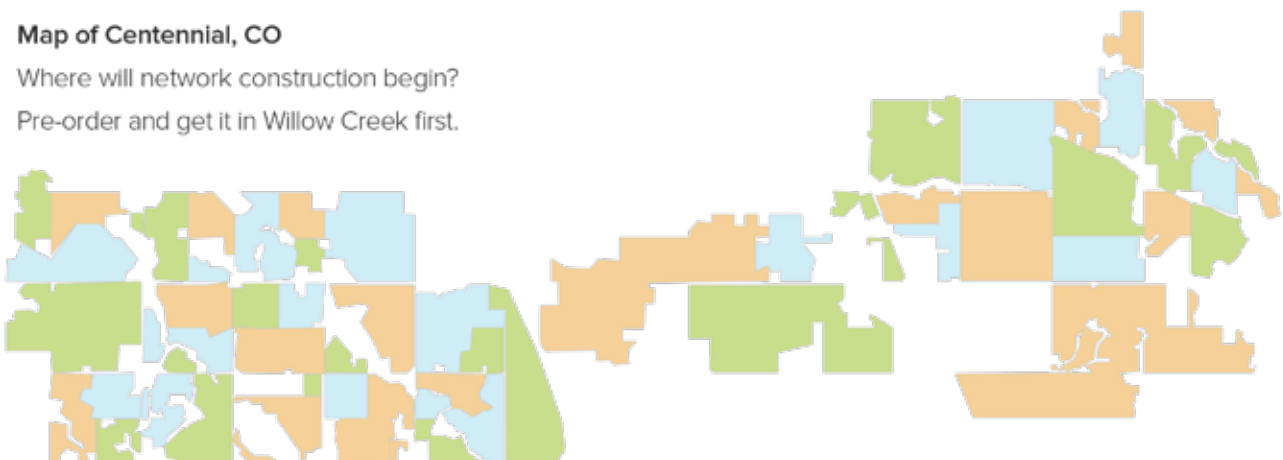
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Placing a \$9 pre-order doesn't just cast a vote for your neighborhood and in Centennial at large, it also secures you free installation for Ting gigabit fiber Internet to the premises.

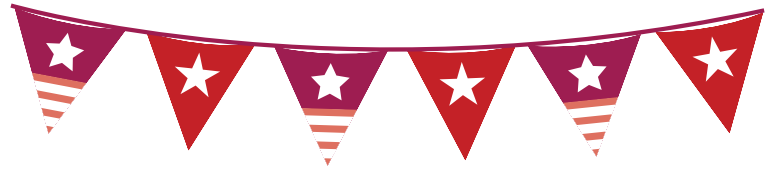
Map of Centennial, CO

Where will network construction begin?

Pre-order and get it in Willow Creek first.



Willow Creek Women's Club



Save the Date: August 15th: Join us for the Willow Creek Women's Club (WCWC) Open House on Tuesday, August 15th from 7.00-9.00 p.m. at the Jamison Clubhouse, 8050 E. Jamison Drive.

The WCWC offers a great opportunity to meet new friends and get involved in your community. We extend a special invitation to those who are new to the area! Come learn about all of our fun Activity Groups and how you can get involved.

We are working hard to create a wonderful calendar of events for the upcoming year. Please join us for a fun evening to learn more. We hope to see you there!

Congratulations to the following Willow Creek women for their leadership in our community during the 2017/18 calendar year! The WCWC Executive Board and Committee Chairwoman are as follows:

1st President-
Kathryn Schindler
2nd President-
Fiona Maguire-O'Shea
Secretary-
Jean Duggins
Treasurer-
Susan Preston
Membership-
Michele Sage
Publicity-
Anne and Mary Bonelli

Activities-
Jean Duggins
Parliamentarian-
Gaylene Hawkins
Hospitality-
Barb Jongeneel
Member-at-Large-
Christine Justino
Member-at-Large-
Jean Wagner

Love to binge-watch HGTV? The Willow Creek home tour is just for you!

Mark your calendars for the most anticipated event in Willow Creek – The Willow Creek Women's Club Home Tour. This year's event takes place from 12 p.m. to 3 p.m. Friday, Sept. 15. We've moved the event to the afternoon so more of you can attend. We have 6 featured homes from Willow Creek 1, 2 and 3 and they will not disappoint! Need to know more? Contact Home Tour Chair Christine Justino at cjustino@yourhomepro.net.

"My home tour experience was great. It was very well organized, and people walking through my home were so respectful and appreciative. If you've made the investment in improving your home, it's fun to show it off a little while helping others get ideas for their own home."

- Jessica Taylor, WC3 Homeowner

Willow Creek Women's Club meets monthly, September through May, usually on the third Wednesday at 9:15 a.m. For additional information, please check our website.

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July Garden Tips

Backyard Composting

By: Leigh Houston | Colorado Master Gardener

Time and again we have all heard that in order to lessen our ecological footprint we should go green” by reducing, reusing, and recycling. But one thing we can do that we don’t hear too much about is composting. If you have a yard, you’ve got a place to start your own composting endeavors. Composting your “green” waste is a great way to improve the health of your soil and decrease landfill waste.

Plant-based food scraps and yard waste, such as leaves and grass clippings, can be placed in a compost pile or bin. Composted waste will then decompose to become nutrient-rich soil that can be added to your yard and garden. Over time and with a little care, your waste can turn into black gold! What’s more, anyone can do it, and anytime is a good time to start!

First, determine the type of composter is best suited to your needs. There are several types available for purchase online, i.e., box or tumbler, and many designs are also available if you choose to build your own. While tumblers are easy to use, they are limited in size; most are

about the size of a large trash bin. A box composter can be built to any size, but they are more difficult to stir. Once you have your composter in place, it’s time to start adding your waste.

What can you compost? Kitchen scraps such as apple cores, watermelon rinds, wilted lettuce leaves, and coffee grounds all make great compost material. Although all kitchen scraps will decompose, it is not recommended that any protein-based scraps such as meat and dairy products be placed in your composter. Protein-based materials attract unwanted animals to your pile and can contain harmful bacteria. A 50/50 mix of brown material and green material is best. Brown material includes dried leaves, straw or hay, wood chips, and wood ash. Green material includes kitchen scraps as described above, clippings from your garden, and grass clippings.

Left alone, “green” waste will decompose and turn into compost, but to speed the process along simply stir your pile and water it occasionally. If you have a tumbling composter this is easy. If you have a box or a heap, a pitch fork or compost aerator will ease the job of stirring. Water the pile so it stays damp, but not wet.

For more information please visit: extension.colostate.edu and type “composting” in the search box. As always, the Colorado State University extension site has hundreds of fact sheets with great information for all your gardening needs.



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

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Ad Size	Black and White Pricing per month	Color Pricing per month
Business Card	\$65	\$125
1/6 page	\$105	\$170
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