

January 2019

# Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

## Community Directory

Website: Willowcreek3.com

**WC3 Board of Directors:**  
**WC3directors@gmail.com**

President: Aiden O'Shea  
Vice President: Jerry Grant  
Treasurer: Martin Garrity  
Secretary: Laura Ream  
Members-at Large:

Fred Kremer  
Bob Bartlett  
Betsy Alexander

### 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  
Chair: Natisha Doherty  
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

## Letter from the Board

The budget committee has spoken and your Board of Directors has agreed: Dues for 2019 will remain the same.

The board unanimously voted during the December HOA meeting to keep monthly dues for single family homes at \$102 and town home dues at \$140. Before we get to the details, a big thank you to the budget committee for giving its time and supporting community. Hats off to committee members Dale Campau, Ted Miller, Jeff Stevens, and board members Betsy Alexander, Bob Bartlett, Martin Garrity, Jerry Grant and Fred Kremer.

Preparing the budget for 2019 provided a unique set of challenges for the budget committee to work through. Specifically, as Colorado has recently passed minimum wage legislation we saw our three of our four biggest cost categories (landscape, trash and pool) increase going into next year. The fourth area is irrigation for the common areas where we budgeted a slight increase.

Additionally from a cost standpoint, we also have a number of trees that need to be replaced next year as well as continuation of the townhome paver project. All those considerations aside, through prudent management last year and favorable snow and irrigation cost from 2018 the Budget Committee was able to maintain dues at the same level as 2018.

**Side note:** In anticipation of possible future upgrades to the tennis courts, the budget committee also recommended — and again the board agreed — using part of the carryover money from last year to increase monthly contributions to reserve funds for single family and townhome owners. Although the tennis committee has not made any recommendations yet there is a possibility that it will request a soil test to determine if the current court area is suitable for post-tension concrete work.

- Martin Garrity, Bob Bartlett

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We hope everyone had a great holiday season and have a great new year ahead. The board has been working hard to put together a proposed update to the truck policy, and we are finalizing a draft for the January board meeting. A proposal will be made to re-define "restricted trucks" and associated parking restrictions. We are consulting with our attorney on appropriate language and will conduct a Willow Creek 3 community vote. The policy, as it is currently written, is still being enforced, so please be respectful of the covenant with regards to existing truck parking. If you have any questions, please join us for the Jan. 10th board meeting or email WC3directors@gmail.com.

- Aidan O'Shea

## Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

**New Year, New You Accessory Swap:**

Thursday, January 10 from 7 - 9 p.m.

**Goldilocks and the Three Kitchens:**

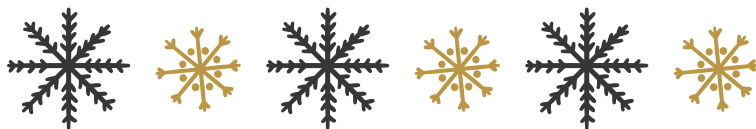
Wednesday, January 16 at 9:15 a.m.



# January 2019 ACC Corner

Submitted by Jeffrey Stevens

The Architectural Control Committee extends its appreciation to all home owners who maintain their property in the manner that the covenants require. The Writer Corporation, the developer of Willow Creek III, wanted this community to be a place with a harmonious nature and one where the residents could be proud of their surroundings and at home in this community. They have succeeded because the residents of Willow Creek III support and endorse these goals. Thank you Willow Creek III for making this a place for families and all residents to prosper and feel welcome. Let's make 2019 a year of kindness.



## Are you getting your Willow Works?

Please contact [kerri@porchlink.com](mailto:kerri@porchlink.com)  
if you need to update your mailing address.

## 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

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# Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon



## Accessory Swap

Thursday, January 10

7 - 9 p.m. at the Mineral Clubhouse,  
8500 E. Mineral Dr.

Please bring between 1 and 10 new or gently used jewelry items, handbags, wallets, hats or scarves. It's a perfect opportunity to offload your unwanted Christmas gifts! You will swap for the same number of items you bring, with a maximum number of 10 items. Please only bring the accessories listed above.

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 and more information email: Natisha Doherty: [Natisha.doherty@yahoo.com](mailto:Natisha.doherty@yahoo.com) or Jean Duggins: [jkduggins@icloud.com](mailto:jkduggins@icloud.com).



## Centennial Updates and Other Useful Information!

Submitted by Andrea Suhaka

**Congressman Ed Perlmutter:** My office is currently looking for spring interns in both my Washington D.C. and Colorado district office. Students must receive some form of academic credit for their internship. Visit online to learn more and to submit your resume today!

### Need someone else to call Medicare for you?

Would you like for a family member or caregiver to call Medicare on your behalf? Medicare can't give personal health information about you to anyone unless you give permission in writing first. To do this, fill out **form CMS-10106: "Authorization to Disclose Personal Health Information."** You can fill out and submit the form online simply by logging into your **MyMedicare** account and following these steps:

1. Navigate to the "My Account" tab.
2. Click "Authorized Representative."
3. Click "Medicare Authorization to Disclose Personal Health Information form."
4. Enter the requested information and click the "Continue" button.

Don't have a MyMedicare account yet? Signing up is easy - just visit **MyMedicareHelp** to get started. Alternatively, you can print and mail form-10106.

## Interior Design Event: Goldilocks and Three Kitchens

Wednesday, January 16

9:15 a.m., Mineral Clubhouse

Refresh or remodel, what's the difference? Come to this event to find out! Denver Design Group will be presenting and you'll learn how to give your kitchen a fresh look for the new year. Please bring a breakfast dish to share. Coffee will be provided.

## Join Willow Creek Women's Club

Not a member, no problem! Please email our Membership Coordinator, Natisha Doherty, [Natisha.doherty@yahoo.com](mailto:Natisha.doherty@yahoo.com) to join or join at either January event - just \$20 for annual membership dues. Newcomers to our community are always welcome.

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

**Natisha Doherty**

[natisha.doherty@yahoo.com](mailto:natisha.doherty@yahoo.com)

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## Porch Lights Aglow

The long winter nights and short winter days are upon us again. The long, dark nights are the perfect opportunity for the criminal element to strike. The best way to prevent criminal activity is to keep the area well lit. If you are worried about cost, don't be too concerned. Studies show the demand is low at that time of day, so there is only a nominal cost. That makes the porch light a relatively inexpensive way to protect your valuables. There is much more expensive crime-fighting equipment out there, but the police even suggest that leaving your light on is the best deterrent to a would-be criminal. For the best savings, use a 40 watt, 130 volt bulb. Light also prevents accidents.



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## Centennial Updates and Other Useful Information!

*Submitted by Andrea Suhaka*

### Three South Metro Denver Cities Partner to Manage and Reduce Traffic Congestion

The City of Centennial is deploying innovative technology to improve traffic flow on the City's busiest roads. Centennial is implementing its Intelligent Transportation System — or ITS — an integrated communications system that connects to the City's fiber network and Traffic Operations Center. Part of this implementation involves the installation of 64 closed-circuit cameras at high-traffic intersections and travel-time monitoring equipment on major corridors. These cameras are for real-time traffic monitoring, not surveillance.

"Alleviating traffic congestion in conjunction with improving the safety and efficiency of our roadways are shared challenges among the cities of the south metro Denver area. Partnering with our neighboring cities on this pilot program will provide each of us with the integral data prior to investing additional resources in the appropriate technology for traffic management," said Centennial Mayor Stephanie Piko.

Recently the cities of Centennial, Greenwood Village, and Lone Tree identified a pilot project to take a cross-jurisdictional approach to managing and reducing traffic congestion. Specifically, the cities are working to create a connected, data-driven, multi-jurisdictional traffic management plan for Yosemite St. between Lincoln Ave. and Belleview Ave. that promotes efficient and safe traffic flow through the installation of sensors at traffic signals. This is the first multi-jurisdictional partnership to enable adaptive signal technology.

"This project speaks volumes about regional cooperation, demonstrates a coordinated approach to improving air quality, and positively impacts traffic flow," said Mayor Ron Rakowsky, Greenwood Village.

A private sensor vendor, **Blynco**, has secured a grant to facilitate the installation of their sensors in Centennial and Lone Tree (Greenwood Village already has similar sensors in place) to monitor traffic and collect volumes, travel times, and delay (time spent waiting at a signal). The data collected will directly serve the City's pilot project with Greenwood Village and Lone Tree to install adaptive signal technology on Yosemite Street. This data will fully describe the existing conditions on the corridor.

"Traffic and congestion do not recognize municipal boundaries and neither do our residents. A regional solution is required and Lone Tree looks forward to employing innovative, smart technology in collaboration with our partners to provide real solutions for our communities," said Lone Tree Mayor Jackie Millet.

After the adaptive technology is deployed and the software starts making tweaks to the signal timing, the entities can measure the effectiveness of the pilot project by comparing the before and after conditions. A successful pilot will prove emerging technology can be applied to traffic signals to benefit businesses, commuters, and residents alike, and will set a precedent for all future efforts our cities undertake.



### Smoke Alarm Maintenance - Lifesaver!

Smoke alarms save lives. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms. When there is a fire, smoke spreads fast and you need smoke alarms to give you time to get out.

#### **Denver Fire offers the following tips:**

- Install smoke alarms in every bedroom, outside each separate sleeping area and on every level of the home, including the basement. Interconnect all smoke alarms throughout the home. When one sounds, they all sound.
- An ionization smoke alarm is generally more responsive to flaming fires, and a photoelectric smoke alarm is generally more responsive to smoldering fires. For the best protection, both types of alarms or a combination alarm (photoelectric & ionization) should be installed in homes.
- Test alarms at least monthly by pushing the test button.
- Smoke rises; install smoke alarms following manufacturer's instructions high on a wall or on a ceiling. Save manufacturer's instructions for testing and maintenance.
- Replace batteries in all smoke alarms at least once a year. If an alarm "chirps," warning the battery is low, replace the battery right away.
- Replace all smoke alarms, including alarms that use 10-year batteries and hard-wired alarms, when they are 10 year old or sooner if they do not respond properly.
- Be sure the smoke alarm has the label of a recognized testing laboratory.
- Alarms that are hard-wired (and include battery backup) must be installed by a qualified electrician.
- If cooking fumes or steam sets off nuisance alarms, replace the alarm with an alarm that has a "hush" button. A "hush" button will reduce the alarm's sensitivity for a short period of time.
- An ionization alarm with a hush button or a photoelectric alarm should be used if the alarm is within 20' of a cooking appliance.
- Smoke alarms that include a recordable voice announcement in addition to the usual alarm sound, may be helpful in waking children through the use of a familiar voice.
- Smoke alarms are available for people who are deaf or hard of hearing. These devices use strobe lights. Vibration devices can be added to these alarms.
- Smoke alarms are an important part of a home fire escape plan.



# Willow Creek 3 Board Meeting Minutes • December 13, 2018

**CALL TO ORDER:** President, Aidan O'Shea called the meeting to order at 6:05 p.m.

**ROLL CALL** Board members present: Laura Ream, Fred Kremer, Bob Bartlett, Aidan O'Shea, Jerry Grant, Martin Garrity and Betsy Alexander. Joel Bixler of SCRES was also present. Quorum was established.

## HOMEOWNER FORUM:

- H/O stated that Spectrum has not had follow up regarding sewer line. The H/O has contact information and a DVD from ARS Rescue Rooter. Board to follow up by 12/14/18.
- H/O inquired about any new changes to truck policy and enforcement. The Board responded that enforcement continues through Spectrum. Should a homeowner sight a violation they can share the appropriate details with Spectrum to handle. Additionally, the Board is working on a proposed covenant change to be reviewed by an attorney. It was also explained that covenants would not change unless voted and approved by the community.
- H/O shared concern over lack of progress and follow up regarding the alleyways. The overlay work is not working. Garage ramp is sinking, water is not draining, and dirt is coming up. Spectrum was contacted three weeks prior without response. The Board and Spectrum will meet with Colorado Asphalt to develop a plan. Also shared that Xcel has been on property to run additional lines and inquired if the Board or Spectrum were aware.

## COMMITTEE AND OFFICER REPORTS:

- **Landscape:** JBK: not in attendance
- **ACC:** Nothing to report but did mention that they did speak with Xcel. Xcel was on site to rewire the junction boxes and were marking lines to avoid cutting them.
- **Social:** Santa Day will be on 12/16/18. They are tentatively planning Adult only Bingo on 3/2/18. There will also be a kickoff to Summer pool party in June and an end of Summer party in August. Email protocol was also discussed.
- **Website:** Nothing to report
- **Welcoming Committee:** no update.
- **Pool:** (not in attendance)
- **Tennis Courts:** N/A.
- **Paver Committee:** Work to begin in the Spring with row 8088. Approximate cost of \$9K-11K each row. Junipers will be assessed and removed where appropriate.
- **Covenants Committee:** reviewed during homeowner session.
- **Reserve Study Committee:** Have not heard back re: proposed changes.

**APPROVAL OF MEETING MINUTES:** A motion to approve the November 8, 2018 meeting minutes was made by Laura Ream and seconded by Martin Garrity. Motion passed unanimously.

**APPROVAL OF THE SEPTEMBER 2018, OCTOBER 2018, AND NOVEMBER 2018 FINANCIAL REPORTS:** Motion was made by Martin Garrity to approve September and October and seconded by Jerry Grant. Motion passed unanimously. November has not been approved due to a posting reported twice and a question regarding a concrete work.

## MANAGING AGENT REPORT:

**Action Item List:** The action item list was discussed line item by line item. Pending information was discussed with the Board, and due dates for completion were given to SCRES. The following items will be added to the Action Item List:

- Greenbelt bollard lights will be added to the action item list.
- Sewer scoping for the Pool bathrooms.

Motions made from the Action Item List include:

- Landscaping Bids: After normalizing the 3 bids in order to evaluate properly. **A motion was made by Martin Garrity to approve the JBK 2019 landscaping proposal. Seconded by Laura Ream. The motion passed unanimously.**

**Delinquency Status Report:** The Delinquency report was submitted to the Board for review. There are no (0) homeowner that have been recommended be sent to collections.

**Collection Status Report:** The Board requested Spectrum to get the proper legal process for liens and foreclosures.

## UNFINISHED BUSINESS:

**Sidewalks and garage ramps:** Spectrum and the Board to meet in the next week to discuss solution.

**Trucks:** Addressed during homeowner forum

**2019 Budget:** Treasurer gave the 2019 budget presentation via PowerPoint. **A motion to approve the 2019 budget was made by Martin Garrity and seconded by Jerry Grant. The motion passed unanimously.**

**Reserve Study:** The Board feels the reserve study is not accurate since the tennis court replacement is shown to begin in 2019 instead of 2022. Spectrum to contact preparer of reserve study.

**Tennis Courts:** Spectrum to proceed with obtaining quotes on soil bid.

## NEW BUSINESS

**November clubhouse rentals:** 3 complaints on cleanliness of clubhouse were received. Martin Garrity to follow up with Clubhouse Manager.

**Pool issues:** Last August a proposal was made to buy new furniture. Will present a new proposal in January 2019.

**Pool Bathrooms:** A board member requested a process to get a bid on updating the downstairs bathrooms. Spectrum to partner with board to develop a high-level plan to obtain quotes.

**A motion was made by Martin Garrity to give a Community Service awards to the ACC members and to Bob Correll for website. Seconded by Laura Ream. The motion was approved unanimously.**

**ADJOURNMENT:** With no further business before the Board the meeting was adjourned at 8:49 p.m. **Next meeting held January 10, 2019 at 6:00 p.m. in the Clubhouse. Submitted by: Greg Coleman**

# Rent the Willow Creek 3 Clubhouse

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents.

Willow Creek 3 Clubhouse: 8091 East Phillips Circle

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.



## Tidying Up Your Home With the KonMari Method

Co-sponsored by the Centennial Senior Commission

Join us at the Smoky Hill Library to learn how tidiness of one's home is crucial to our level of joy and overall physical energy. Feeling stuck? Not happy with your job? Want more meaningful social and personal relationships? The KonMari Method is specifically designed to help the individual to find joy in everything and it all starts with your living space. Reserve your spot by following the "Event Registration" link below or call 303-LIBRARY.


**Date: Tuesday, January 8, 2019**

**Time: 6:30 PM - 8:00 PM**

**Location: Smoky Hill Library**

**5430 S. Biscay Cir., Centennial, CO 80112**

Event Registration: <https://arapahoelibraries.bibliocommons.com/events/5c015e7a69ac862100af9e93#CalendarContent>



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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 Classified Advertising

**ADVERTISE FOR LESS It's EASY** Email your classified 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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**LICENSED GENERAL CONTRACTOR AND HANDYMAN SERVICES:** Any home remodeling jobs, big or small-basements, decks, kitchens, etc. Free Estimates and local references. Call John at JW CONTRACTORS: 303-886.6304.

**FOR SALE:** Beautifully maintained mahogany finish Acrosonic Spinet piano with bench. Bought used 25 years ago/ minimally used since. Call: Sally Griego 303-521-4316 Willow Creek III.

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## How do I place a Classified Ad?

To place a classified 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 classified ad?

Once your classified 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 classified ads different than display ads?

Classified 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.

## 2019 Classified Advertising Rates

### CENTENNIAL

Rates per issue for 25 words, \$.50 per additional word		Home Count
Willow Creek 1, 2 and 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
ALL OF Centennial	\$60	2,904

### PARKER

Stonegate	\$35	4,600
Stroh Ranch	\$25	2,400
Pradera	\$25	550
Bradbury Ranch & Auburn Hills	\$25	1,400
ALL OF Parker	\$100	8,950

### AURORA

Blackstone	\$25	1,306
Saddle Rock East & South	\$25	1,566
Saddle Rock North	\$25	663
Tallyn's Reach	\$25	1,314
Murphy Creek	\$20	1,400
The Farm at Arapahoe CO	\$10	1,500
Chapparral	\$25	519
Southshore	\$25	650
ALL OF Aurora	\$150	8,919

### CASTLE ROCK

Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000

### LONE TREE

Acres Green	\$25	1,053
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### ERIE

Colliers Hill	\$25	480
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# Arapahoe County Sheriff's Office Information

**Now that snow has finally arrived, it is probably here to stay until April or May.** That means you may occasionally see cities and counties go on Accident Alert. Drivers often wonder what exactly that means. An accident alert, or crash alert, is a term used any time an agency is unable to take minor crash reports. This happens most often during weather events, when law enforcement personnel are tied up on serious crash investigations or other priority calls. However, rarely, an alert may be issued when there is a large-scale event, unrelated to the weather, requiring a significant number of resources and no one is available to take minor crash reports.

Accident alerts are issued by individual agencies, so some areas may be on accident alert while others are not. If you are involved in a minor crash in an area on accident alert, there are no injuries, and there is no suspicion of drugs or alcohol being involved, exchange information with the other driver and file a police report with the proper jurisdiction as soon as possible. In Centennial, you can do that on our website. In unincorporated Arapahoe County, file the report with the Colorado State Patrol. You can find information about the process on their website.

The Sheriff's Office and Colorado State Patrol post information about accident alert on social media accounts. During weather events, this information is also shared by local news organizations.



**We know it's cold out.** We know your car that has been parked in your driveway overnight is freezing, and you will probably be able to drive to work before it warms up. We know it's tempting to let your car warm up while finishing getting ready to head out the door. **DON'T DO IT!** Puffing, or leaving your vehicle running unattended, is not only illegal in most metro areas, it is a contributing factor in many area auto thefts. In fact, 229 puffer cars were stolen in 2017. Auto thieves love the cold weather because they can easily spot the exhaust coming from your cold, running, unattended vehicle. They troll neighborhoods and, once they have spotted a target, they can make the steal in just seconds.

Colorado's Unattended Vehicle Law (C.R.S. 42-4-1206, page 45) strives to keep owners' vehicles from the hands of opportunistic thieves by making it illegal to leave a vehicle running with the keys in it. You may know it as the "Puffer Law." Those who have a car with a remote ignition switch are allowed to warm their car, provided the driver keeps the keyless start fob far enough away from the car that it cannot be moved.



**How will you get information from the Sheriff's Office in the event of an emergency?** We use many tools to reach community members in areas affected by emergency events, with ArapAlert being one of our primary systems. ArapAlert uses the CodeRed system to call, text, or email individuals and businesses. CodeRed is also used by many of our surrounding agencies, which can allow residents to set up multiple alert areas. For example, you can set alerts for your home in Arapahoe County, your child's school in Littleton, and your work in Douglas County. ArapAlert using CodeRed is an OPT-IN system, meaning users need to sign up and select the information they want to receive. Visit the ArapAlert website to get complete information about ArapAlert and CodeRed. Sign up today to be sure you get the right information at the right time!

Note: The City of Aurora is NOT part of this system. If you live or work in the city limits of Aurora, please also sign up for their alerts on their Citizen Alert page.



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

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Kerri Watts 720-295-2649

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Fax (303) 583-8328

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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## What is your New Year's Resolution this year?

Every year, our resolution is to provide our clients with the best quality of care!

Through our **Balanced Care Method™** we encourage our clients to be physically active. The Balanced Care Method™ is a holistic program that promotes a healthy diet, physical exercise, mental stimulation, socialization and sense of purpose.

- **The Method** seeks to help seniors start and maintain a healthy activity level.
- **Contract-free** services ranging from short-term to 24/7 care.
- **Experienced** with advanced care needs, including Alzheimer's and Parkinson's.
- **Compassionate, reliable** support for meals, transportation, personal care, and more.

Call to schedule your free consultation today!

**303-957-3100**

CentennialHomeCareAssistance.com



## Advertise in the February issue of Willow Works

**kerri@porchlink.com**

**or 720-295-2649**



Deadline to advertise is January 20th

## Winter Watering

Don't forget to water trees at least once a month so they will be healthy and happy this spring.



### Tim's Very Good Tiling Services

#### Ceramic / Porcelain / Natural Stone

- Bathrooms
- Kitchens
- Walls and Floors

Local Willow Creek Resident – Tim Kromer

Phone - 303.919.4024

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



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Maintenance or Repair  
(May not be combined with any other offer)

## 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

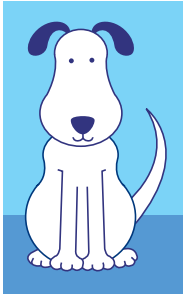
**Board Meetings** are held at 6 p.m. the 2nd Thursday of each month.

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

## Real Estate Investing 101

I have created a **BRAND NEW CLASS** I am deeply passionate about real estate investing and the impact it can **MAKE IN YOUR LIFE!** I've been investing in real estate and helping others since 1997. I'll help you understand the risks and rewards of Investing in real estate, and teach you the strategies needed for success.

**You'll Learn:**

- Why you can't count on pensions, Social Security, or IRAs/401ks
- How just 2 rentals can create a predictable lifetime income stream
- Learn the 6 tax advantages with investment real estate
- Learn the 10 benefits of investing in real estate
- 4 ways to acquire properties
- The pros and cons of each property type
- Over 20 great insider property manager tips

Sign up at

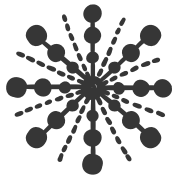
**WillowCreekMLS.com**

**Jan 23rd**

**6:30 pm**

**Mineral Clubhouse**

Presented by Brent Hilvitz  
Redesigned Realty  
303-668-5789



## Avoid Frozen Water Lines

If you have frozen lines, first of all, don't panic  
- do the following:





- Before attempting to thaw a pipe, locate and shut off the incoming water main inlet for your home. This will prevent water from gushing out as soon as the pipe is thawed. Also, open the taps that supply the affected pipe to reduce stream pressure, which can cause pipes to burst. Close the taps when the pipe has thawed.
- When water runs in only one part of the house, a pipe in an outside wall or uninsulated crawl space may be frozen. Turn up the heating system, then open the kitchen and bathroom sink cabinets to let in warm air or heat the pipes where they emerge from the wall.
- If a pipe is partly frozen, open the affected faucet all the way. Then, open other hot-water faucets in the house to raise the temperature of the nearly frozen pipe. Once hot water is flowing from all faucets, close them to a trickle. Don't turn them off completely until water is flowing freely from the affected faucet.
- Once you have pinpointed the frozen section of a pipe, heat it slowly with a hand-held dryer or a heat lamp to a temperature your hand can tolerate. Work backwards from the faucet toward the frozen area.
- Do not, under any circumstance, boil water, use propane torches, or use open flames of any kind for thawing. Pipes can explode if they are heated excessively or too suddenly.

# 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

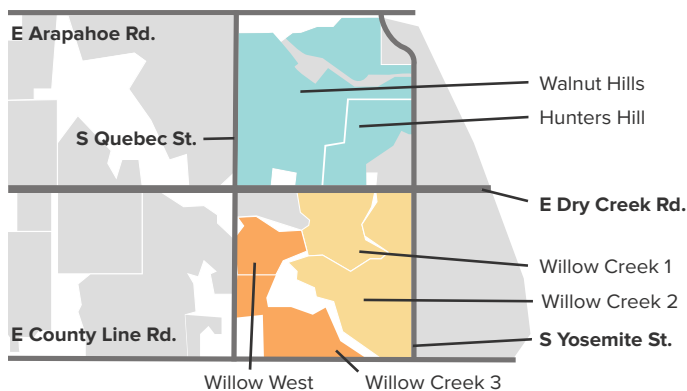
## Simple, fair pricing

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).



## 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>January 2019</b>	<b>Monday, January 7</b>
	<b>Monday, January 21</b>
<b>February 2019</b>	<b>Monday, February 4</b>
	<b>Monday, February 18</b>
<b>March 2019</b>	<b>Monday, March 4</b>
	<b>Monday, March 18</b>
<b>April 2019</b>	<b>Monday, April 1</b>
	<b>Monday, April 15</b>
	<b>Monday, April 29</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 toter 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



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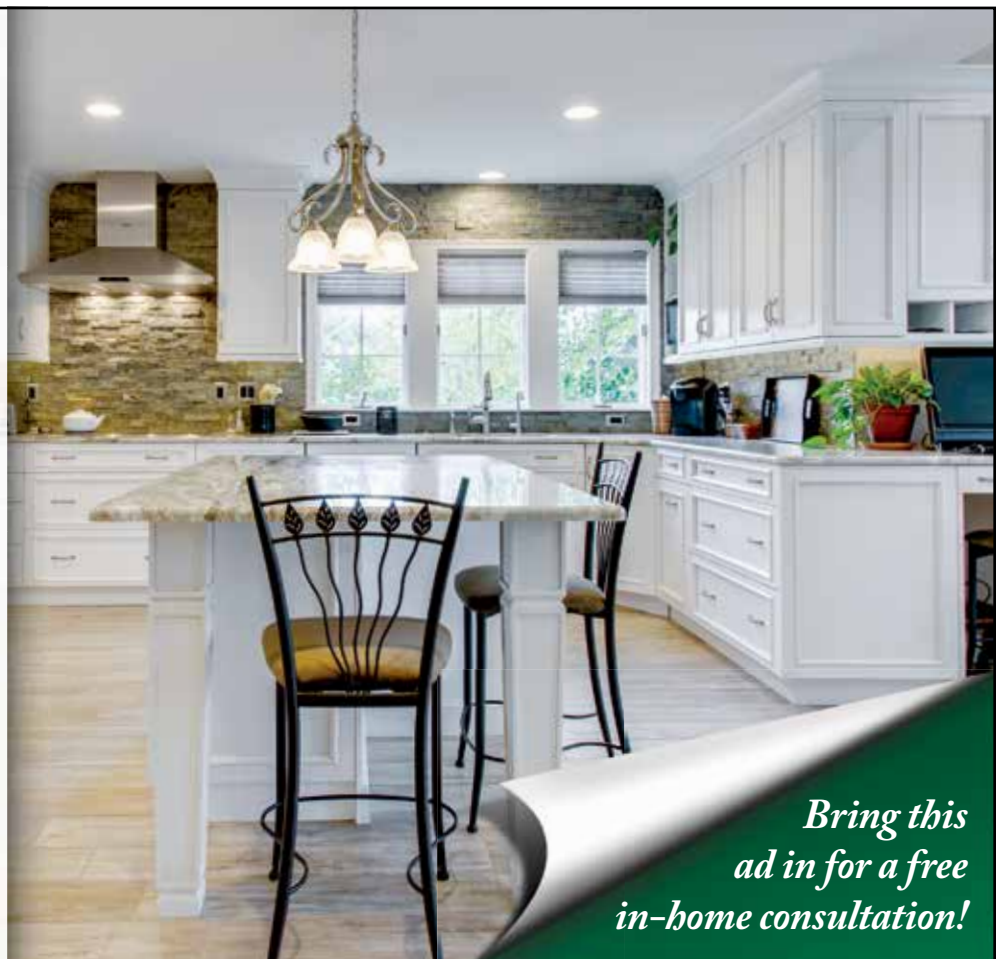
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