

July 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: Aidan 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

Final review of the proposed covenant changes governing parking trucks in the neighborhood is expected at the July 11 HOA meeting.

Action was delayed during last month's HOA meeting because the Covenants Committee was stilling working through updates in the language.

Under the proposed changes, owners of pickup trucks would be allowed to park their vehicles in their driveways. Currently owners must keep their pickups in their respective garages. They are still prohibited from parking their vehicles on neighborhood streets.

Same is true for town home owners. Since they do not have a driveway, they must keep their vehicles in their respective garages.

○○○○○○○○○○○○○○○○

Willow Creek III residents who don't have an access card to the swimming pool (lost or didn't work properly) might want to contact Spectrum for a new card.

The board is working with an outside vendor to reactive the access control on the pool gates so a card will be necessary to swipe to enter. The number to contact Spectrum is 303-409-6000.

- Bob Bartlett

What is The Jones District and why should Willow Creek 3 residents care?

The Jones District is a development proposed for construction just east of Willow Creek between the Ikea store and the Dry Creek light rail station. Think of it as a smaller version of the Tech Center and The Streets at SouthGlenn combined. As envisioned by the developers, Brue-Baukol Capital Partners, the project would include over 3 million square feet of high-rise office buildings, retail and entertainment space, and as many as 1500 residential units (mostly apartments) on 36 acres of undeveloped land.

For the past six months or so, the city has been taking public comment on the development -- including comments on the design, density and potential traffic impact on our community. The Planning and Zoning Commission and the City Council will be holding hearings in the upcoming summer and fall months to review the development and to take additional public comment before deciding on its future. The hearings will be advertised in advance.

On the Home page of WillowCreek3.com, you'll find links to information on The Jones District and to Frequently Asked Questions. Residents are encouraged to become informed and express any concerns they may have. Comments can be emailed to jones@centennialco.gov or to Principal City Planner Jenny Houlne at jhoulne@centennialco.gov.

- Bob Correll

## BASEMENTS:

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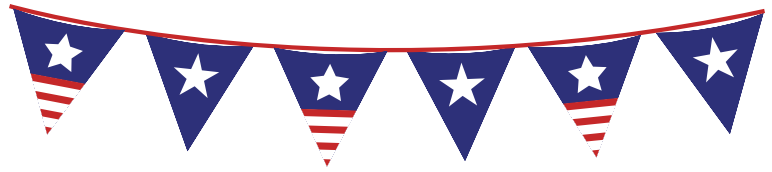
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## July 2019 ACC Corner

**Submitted by Jeffrey Stevens**

**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 remove of large trees can be costly. If you need an extension for tree removal due to financial concerns just e-mail the ACC [gcoleman@scres.us](mailto:gcoleman@scres.us) and ask for an extension.

**Watering the lawn.**

Seems like every year the ACC has to remind a few single family home owners to water their lawns. The Covenants are clear in that "The structures and ground of each lot shall be maintained in a neat and attractive manner." No one wants to see a parched homestead in the neighborhood. Please water the yard now that the weather is warm.

**Yard Signs.**

A reminder about notices placed on the mail kiosks; please remove them after a suitable time frame, about 7 days. And if you observe a notice that has been in place for an extended period of time, recycle it. Also, commercial signs are prohibited in yards, no roofing signs, no aeration signs, etc.

**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 Spectrum Management Company at [gcoleman@scres.us](mailto:gcoleman@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 or call Spectrum Management to express your interest.



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## Management Corner

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

### Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

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

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



## 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.

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# Derek Gilbert, Keller Williams DTC

**From a business perspective, the real estate market in the Denver metro area is moving fast right now, and it's volatile!**

By Derek Gilbert at The Gilbert Group, July 2019

The real estate market is changing here in the Denver Metro and even in Willow Creek. Although some properties are still receiving multiple offers, we're pricing the homes we list strategically to stand out from their competition. By doing so, we've been able to have a higher list to sales price than the market average. Although Denver's average list to sales price is about 99% right now, The Gilbert Group is still averaging over 100%. Additionally, home inventory is up about 30% from this time last year. With interest rates at a record low, now is the optimal time to not only get a great rate, but also net

the most equity on your home sale. Moving into the latter part of the summer market buyer demand will decrease, however home prices will remain strong. From January to now, home values have appreciated approximately 8%. The real estate market is still very healthy, and buyers are definitely continuing to purchase homes! Once the school year begins, we anticipate seeing a slight slowdown into the seasonality of the fall. Make sure to list your home during the high point of the market. Call me today at (720) 480-9877.



## The Gilbert Group

### Derek Gilbert

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# Don't Miss Willow Creek 3 Events



## Willowstock 2019 to Take Place August 17

Willowstock 2019, an event that organizers say will feature "community, music, food and fun," is scheduled for Saturday, August 17 at the Willow Way pool park area here in Willow Creek. It is a celebration of the 50th anniversary of Woodstock. The Willow Way pool park is located at 7700 South Willow Way.

The 1969 Woodstock festival ran from August 15 - 18. This free, family-friendly and kid-friendly Willowstock 2019 event, is scheduled to be a bit shorter - from approximately 4 p.m. until 9:30 p.m. It is open to everyone in Willow Creek.

Jimi, Janis, Country Joe and Santana won't be there, but neighborhood bands and musicians will. They'll be donating their time and talent to perform. Along with the music, food trucks will be on site for purchases, and beach volleyball and a playground will be available for kids.

If you are interested in helping to sponsor Willowstock 2019, or in getting involved with promotion, clean-up or kid friendly activities, contact Organizing Committee Chair, Blair Zykan, at [blair@blairzykan.com](mailto:blair@blairzykan.com), or call him at 303 324-7606.



## Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

- Submitted by Diane Kremer

### Open House

Tuesday, August 20 from 7 p.m. - 9 p.m. Mineral Clubhouse

Join us for the Willow Creek Women's Club Open House. Meet our Board of Directors, reconnect with friends, complete your membership form and help us launch a great year. Learn more about our day and evening events as well as activity groups, including book clubs, antiques club, bridge club, Bunco, cooking clubs, garden club and more.

### Willow Creek Home Tour

Wednesday, Sept. 18 from 11 a.m. - 2 p.m.

Save the date for the Willow Creek Home Tour. We're looking for one more home to feature. Any home in Willow Creek 1, 2, 3 or Willow West is eligible. The tour features homes in which the homeowner has made design or interior renovations that other homeowners might enjoy seeing. Contact Christine Justino at [cjustino@yourhomepro.net](mailto:cjustino@yourhomepro.net) or 303-916-3475.

**Willow Creek Women's Club Mission:** Willow Creek Women's Club is a social and service organization designed to promote a sense of community, camaraderie and friendship among the women of Willow Creek 1, 2, 3 and Willow West by providing unique activities and events that offer charitable support, education, information and entertainment.

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# Pool News

## New Pool Furniture is in Place

The WC3 Board has replaced the old pool furniture that had seen its better days with brand new furniture. Kick back in one of the new lounge chairs and try it out! Normal summer pool hours are 9 a.m. to 9 p.m. Saturdays, Sundays and holidays; 11 a.m. to 9 p.m. Monday through Friday. If you don't have a pool keycard (required), contact Amanda Phifer at Spectrum Commercial Real Estate Solutions. She can be reached at aphifer@scres.us, or call her at 303 409-6018.

For adults interested in pool time for themselves, during the final 15 minutes of each hour the pool is used for adult swimming. No youngsters in the water. And that's every day during normal pool hours. The only exception is the final hour of the day when the pool begins to shut down at 8:45 p.m. There is no single, larger block of time reserved just for adults. One lane is available for lap swimming throughout the day for all ages.

Part of the summer pool fun is taking in a Willow Creek 3 Dolphins youth swim team meet. The next Dolphins home meet will be a championship meet on July 13.

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## Food Trucks 2019

Food Trucks will once again be at the Mineral Clubhouse Parking lot the 2nd and 4th Wednesday May through August. They sell their food 5:30-8:00 pm.

All Willow Creek residents are welcome to join in this popular event. Bring chairs, little tables, blankets, beverage and join the neighborhood fun. The clubhouse is not open during this time and the Mineral pool is open to WC2 residents and their guests.

### 2019 Schedule (2nd and 4th Wednesday)

July 10

August 14

July 24

August 28

## Willow Creek Special:

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# Tennis Talk

By Mary Beth Doerr



Interested in Willow Creek Tennis? Sign up for our **Willow Creek Tennis Club Committee e-blast list** via our website at:

**[www.willowcreektennis.com](http://www.willowcreektennis.com)**

Receive tennis updates and invitations to club-sponsored events.

The busiest times for this play is Monday-Thursday evenings, 6 - 8 pm though mid-July. But not to worry, there is always at least one court open per HOA for walk on play.

## Willow Creek Tennis Club Socials

**Friday, June 14 • Friday, July 12**

**Friday, August 2 • Friday, September 20**

5:30 p.m. Mineral Courts, 8500 East Mineral Drive. Be part of the fun and join the Willow Creek Tennis Club for this social. Weather permitting. Food and drinks provided. Adults only.

## 14th Annual Willow Creek Tennis Classic

**Wednesday, September 4 - Sunday, September 8**

Takes place on courts throughout Willow Creek 1, 2 and 3. Registration date to be determined. This non-sanctioned event offers men's and women's doubles and mixed. Email [rbolin\\_99@yahoo.com](mailto:rbolin_99@yahoo.com) to be added to email list or for information on sponsoring.

# Jones District Update Letter

*Submitted by Wendy Eckstein*

Hi Neighbors! It has been awhile since we joined forces to call into question the wisdom of building the Studio 6 (Motel) project so close to our homes. Fortunately, our community 'showed up' and the property owner withdrew the sale to the Motel 6 parent company, and the City placed a moratorium on building any new lodging until further study is complete (we'll let you know when we get a status update).


Currently, plans are underway to develop a 40 plus acre site that sits between I-25 and Chester, north of IKEA and south of Dry Creek. The Jones District is a mixed-use development that includes: 130,000 square feet of retail, 3,000,000 square feet office, a 200-room hotel, and 1,500 residential units.

The project's possible negative impacts, along with its favorable features, were discussed during two City of Centennial focus group meetings, attended by several Willow Creekers. We're glad that the City and property owner were open to feedback at the front end of this process. Many of our suggestions are incorporated into the Jones District overview in a recent City of Centennial District 3 Newsletter. Project website: [centennialco.gov/jones](http://centennialco.gov/jones).

Of primary concern is the property owner's request for a **zoning change** to allow 50% residential, up from the allowable 20%. This would add 1,500 housing units to the already built 304. The added residential units will add traffic congestion, cut through traffic, and noise and safety considerations. According to the traffic study findings, daily traffic along Dry Creek, Yosemite, County Line, and Chester is likely to be at 28,556 trips.

The Jones District is expected to account for over half of this traffic. The traffic study firm concludes that, "...the development will be successfully incorporated into the existing and future roadway network." Several surrounding roads and intersections will be enhanced. We're waiting to hear back from the City regarding the amount of traffic that can be attributed to the increase in residential units. Also, Neil Lipson questioned how the construction traffic would be handled.

Next steps are the Planning and Zoning meeting probably in late August, followed by the City Council meeting prior to approval. At this point, I encourage you to contact the City with any input: Jenny Houlne, Project Manager, [jhoulne@centennialco.gov](mailto:jhoulne@centennialco.gov). Or, see the City of Centennial website for updates on the project. We will keep the community informed as we hear more.



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if you need to update  
your mailing address.

# Willow Creek 3 Board Meeting Minutes • May 9, 2019

**CALL TO ORDER:** President, Aidan O'Shea called the meeting to order at 6:00 p.m.

**ROLL CALL:** Board members present: Aidan O'Shea, Fred Kremer, Bob Bartlett, Jerry Grant, Martin Garrity and Betsy Alexander. Laura Ream was not present. Greg Coleman of SCRES was also present. Quorum was established.

**HOMEOWNER FORUM:** None. There were no homeowners present who wanted to speak.

## COMMITTEE AND OFFICER REPORTS:

• **Landscape – JBK:** No report.

• **ACC:** Jeff Stevens reported the walk around was completed and violation letter have been sent. ACC requests coming in more frequently, no unusual requests. Three houses painted without submitting ACC request. Colors on 2 houses are not in compliance with the WC3 paint colors. Owners notified.

• **Social:** No report.

• **Website:** No report.

• **Welcoming Committee:** No report.

• **Pool:** No report. Board wants to make sure Hadley w/Perfect Pools will attend all future Board meetings until close of season.

• **Pool Enhancements:** Laura Ream submitted recommendations for pool and park furnishings replacements at a cost of \$12,000 to the Board for review and approval.

**Motion to accept recommendations for pool and park furnishings with a shipping cost buffer of \$1,000 was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

• **Tennis Court Committee:** Email blast to residents requesting community rep to join tennis court committee to work with Board to determine what to do with tennis courts remodel.

• **Paver Committee:** Vendor and product selection plus a start date for project to be submitted by June Board meeting.

• **Covenants Committee:** Second Amendment to Declaration:

**Motion to incorporate the Alternate language in the amendment was made by Martin Garrity and seconded by Fred Kremer. Motion passed with 3 yes and 2 no.**

*There was discussion regarding the definition of restricted vehicles and passenger truck. It was concluded that the language in the amendment needs more clarification by the attorney. Bob Bartlett will submit his comments to Board. Aidan to get recommendations to attorney.*

**Motion to withdraw motion to accept alternate language until clarification by attorney is made and amendment language revised was made by Martin Garrity and seconded by Fred Kremer. Motion passed.**

• **Reserve Study Committee:** No report. Addendum to be included in these minutes. (Need copy of Addendum).

• **Swim Team:** Kristy, parent rep attended meeting. She wanted to confirm the pool will be ready to go by May 13th for team practice. Would like chemical log book to be available in the guard shack. She is asking for volunteers for the July 4th party. Aidan to ask Jay Weber for suggestions on what needs to be done in planning the party. She also wanted to know if non-WC3 swim team members may volunteer to help with the July 4th Party. Board agreed the non-WC3 team members may volunteer to help with the 4th of July party hosted by swim team. WC3 swim team hosting the championships on July 13th.

**APPROVAL OF MEETING MINUTES:** The April 11, 2019 minutes were submitted to the Board to review and approve for audit.

**A motion to approve the April 11, 2019 meeting minutes for audit as written was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

**APPROVAL OF THE MARCH 2019 AND APRIL 2019 FINANCIAL REPORTS:** The March 2019 Operating Report was submitted to the Board for review and approval for audit.

**A motion to approve the March 2019 Operating Report was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

The April 2019 Operating Report was submitted to the Board for review and approval for audit. The March 2019 Operating Report was not approved for audit by the Board. Revisions to be made and April 2019 Operating Report to be resubmitted for review and approval at June meeting.

## MANAGING AGENT REPORT:

### Action Item List:

- Clubhouse basement hallway mural paint over. Aidan to email Laura regarding painting over the mural to make basement hallway lighter. Board wants to make sure the swim team who installed the mural wall paper is good with painting over it.
- The slip and fall incident at 8155 E Phillips Pl. The HOA reimbursed for the x-rays. Victim signed release of liability.
- Sidewalk heaving at 8123 E Phillips Cir will need to be replaced, not mud jacked. Will be scheduled with other critical concrete repairs/replacements throughout the community.
- Irrigation Meter Vault Leak. Management to have city turn water back on to determine if the leak coming from inside or outside the vault. Repairs to be determined depending on if leak is found inside or outside vault. Board has requested vault repairs be on the next meeting agenda.
- Inspection of driveway drain pans and list of those that need repairing and replacing to be completed by June meeting.

**Delinquency Status Report:** The Delinquency report was submitted to the Board for review. There are no additional homeowners recommended sent to collections. The Board has requested all fines be put on the delinquency list, even though they are not delinquent as of yet, to get an accurate list of all monies owed to community. Find out from Moeller Graf if there is any equity in a certain collection account before proceeding with foreclosure. Find out if an insurance claim was made for repair of sprinkler control valve that was hit by a broken tree.

**Collection Status Report:** Status report submitted to Board for review.

**UNFINISHED BUSINESS:** Tennis court crack fill. **Motion to accept Coatings bid of \$2,640.00 and contingent upon weather was made by Martin Garrity and seconded by Jerry Grant. Motion passed.**

## NEW BUSINESS

A. April Clubhouse Rentals: There were 14 regular rentals, 6 recurring rentals and 4 non-revenue generating uses. There have been no complaints regarding clubhouse cleanliness.

B. Clubhouse parking lot restripe contract was awarded to PLM at a cost of \$325.00.

C. Internship Picture Request. Photography student at Metro would like to take swimming pool pictures on May 22nd before 9:00 a.m. and is asking Board approval. Board approved.

### Other new business:

- Find out from attorney if the HOA can prohibit short term rentals such as Airbnb and VROB.
- Boy Scout project – exercise bar has fallen over and needs to be put back in place.

**ADJOURNMENT:** With no further business before the Board the meeting was adjourned at 8:21 p.m.

**Next meeting held June 13, 2019 at 6:00 p.m. in the Clubhouse. Submitted by: Marta Yates, Recording Secretary**

# WC3 Swim Team

[www.wc3dolphins.com](http://www.wc3dolphins.com)

Thank you Willow Creek neighborhood for supporting our swimmers and early morning practices. Also, we appreciate you sharing the pool on one Saturday in June for our home meets and one upcoming Saturday in July. July marks the final stretch of our swim team season.

The month of June has been a fun-filled month with swim meets, spirit nights, pancake breakfast, bagel mornings, movie night, and lots of hours in the pool. If you see a swimmer around, ask them about the pep rallies!

We have three weeks left of practices and conclude with prelims, championships, and All-Stars. Our last practice will be Friday, July 19th!

The coaches have done an amazing job through the season. In addition to teaching swim technique, they provide a safe, fun, team environment for many kids in the neighborhood. They are always encouraging our swimmers to be leaders in the community. We are very grateful to our group of interns who make swim team happen and providing extra encouragement to the younger swimmers.

## CHAMPIONSHIP SWIM MEET:

**Saturday, July 13 • 8 a.m. Willow Creek 3 Pool**

**Championships!** This year, the Willow Creek 3 Dolphins will be hosting championship. It is quite an honor that the league believes we run such a great meet and concession stand, they love having us host. The date is Saturday, July 13th.

We will have four other teams joining us to see our terrific community that day. You can expect traffic around the pool and neighboring streets from about 6 am until 2 or 3 pm.

Our parent volunteers will communicate to the visiting teams as where to park, what to expect, etc. Also, we will have a parking team walking around doing our best to enforce any parking restrictions.

If you have any specific concerns, please email [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com). We would love to work through them proactively.

**Swim Lessons:** Did you know?? All of our coaches and interns do private lessons on the side. This is handled directly between the two parties and swim team is not involved. This is a great way to learn to swim or help perfecting a stroke. For a list of coaches and contact info to schedule your own swim lessons, please email [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com).

**Join Us at Pirates Cove!** Our year end bash is held at Pirates Cove for a fun-filled evening. We are inviting all of our WC3 friends to join us. Please meet us at Pirates Cove on Tuesday, August 6th at 6:30 pm. The cost is \$5 per person to enter Pirates Cove. Cash only. We have it reserved until 8:30 pm!

**THANK YOU and GO DOLPHINS!!!!**

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**Dan Waldmann**

(303) 570 5579

[danwaldmann@aol.com](mailto:danwaldmann@aol.com)

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## New Charity League for Boys in Grades 7-12

A new **boys team charity** (btc) league has recently launched for boys in grades 7-12 who live or attend school within the West Middle School area in the Cherry Creek School District. **btc Slopeside** is a volunteer service organization dedicated to developing an altruistic spirit in young men through active participation of parents and sons in philanthropic projects in their communities. **btc Slopeside** currently has openings for members who will be in grades 8-12 next year. If you are interested in joining our new league, please complete the Prospective Member Application found on the btc Slopeside website at [btcslopeside.chapterweb.net](http://btcslopeside.chapterweb.net). Please contact our Membership team at [membership@btcslopeside@gmail.com](mailto:membership@btcslopeside@gmail.com) if you have questions.

## Rent the Willow Creek 3 Clubhouse

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

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





## Centennial District 3 Updates

*Submitted by Ken Lucas and Mike Sutherland*

**Council Members Help Break Ground on New Recreation Complex on County Line Road:** South Suburban Park and Recreation District broke ground in May on a new regional recreation complex that will include a fieldhouse with two synthetic turf fields, two gymnasiums with Pickleball courts, three sheets of ice and District administration offices. The project will replace the 50-year old South Suburban Ice Arena and the South Suburban Administration Office.

The new facility will be 206,000 square-feet. It's being built just southwest of East County Line Road and South Holly Street. The complex is expected to open in December 2020. The estimated project cost is nearly \$61 million. For updates on the project, visit [www.ssprd.org/recreation-complex](http://www.ssprd.org/recreation-complex)

**City of Centennial Earns Gallup Great Workplace Award for Third Time:** The City of Centennial is proud to announce that it has earned the Gallup Great Workplace Award for the third year in a row. The Gallup Great Workplace Award recognizes organizations devoted to cultivating a culture of engagement. Engaged employees are involved in, enthusiastic about and dedicated to their work and workplace. They consistently generate creativity, innovation and growth, paving the path to performance excellence.

Each company's employee engagement is measured using Gallup's Q12 survey, a survey that asks employees questions that tie to their performance, their commitment to their organization and specific business metrics. The results are compared with Gallup's extensive database including 35 million respondents and more than 3 million workgroups from 195 countries. The City of Centennial employs approximately 65 people and is the only local government to be recognized this way.

## Consumer Advisory from the 18th Judicial District Attorney's Office

*Submitted by Andrea Suhaka*

**Roof Repair -Think Ahead as Hail Season Approaches:** It is "high season" for contractor complaints. Given the numerous complaints law enforcement receives this time of year, now is the time to consider steps to take for repairing a roof or property in the event of hail or storm damage. Consider the following:

- The greatest number of complaints are against door-to-door contractors, especially those who come knocking right after a hailstorm.
- The most common complaint type is contractor nonperformance - the homeowner gives money up front to an untrustworthy contractor who may or may not begin the work and then disappears—closely followed by poor quality of work grievances.
- If the loss to the consumer exceeds the \$7,500 amount for small claims court, the consumer may have to risk hiring an attorney to file a lawsuit. Consumers may end up winning judgments that they can never collect.
- Under the Colorado Mechanics Lien Law - C.R.S. 38-22-101, subcontractors and suppliers have the right to place a lien on an owner's property if they are not paid by the contractor for the work they performed on the home. The law ensures that subs/suppliers are fairly paid for the value they provide to a home as a result of their work.

**Do your due diligence:** Door-to-door contractors are not necessarily scam artists, but doing business with one out of sheer convenience is risky.

- Research all prospective contractors. Ask your insurance company for a recommendation. Review the business on the Better Business Bureau website. Things to look for include the length of time the company has been in business and the number of complaints the business has received. How the business handles such complaints is often revealing.
- Check with the building department in your city or county to see if the contractor is licensed.
- Get at least three bids. Many companies will not request any payment before work is completed. A roofing contractor is prohibited by law from waiving your obligation to pay your insurance deductible.
- Understand the contract before signing. The contract should have a start and end date, and a clause that indicates how disputes will be handled. Understand your obligation if the insurance company does not pay for something. Once the work commences, get all change orders in writing.
- Get a signed lien waiver from the contractor when you make your payment to ensure that all subcontractors and suppliers have been paid to avoid a lien being slapped on your home (see Mechanics Lien Law, above).
- Understand your rights under the Residential Roofing Services statute, C.R.S. 6-22-101. A roofing contractor must disclose their surety and liability coverage insurer and provide the homeowner with written notification that the roofing contractor shall hold any payment from the residential property owner in trust until the roofing contractor has delivered roofing materials or has performed a majority of the roofing work on the residential property.

DA – 18th Consumer Protection Line: 720-874-8547

## South Suburban Events July 2019:

**South Suburban Youth Commission:** We are looking for teens to advise South Suburban staff on what is important to area youth regarding recreation. It is designed to provide a forum for exchanging information and for volunteering in the community. It's not too early to start thinking about joining. Applications are due by Oct. 1. Grades 7 - 11, district residents. Meet once a month as well as various service projects. South Suburban Administration building. Free

**Therapeutic Massages:** Book your appointment with one of our certified massage therapists at Goodson. Variety of modalities offered: Swedish, Deep tissue, Sports, Neuromuscular, Prenatal, Hot stone, Cupping. Ages 18 and over. Call 303.483.7080 for an appointment with one of our certified massage therapists. Goodson Recreation Center. Price - One hour: \$57 Resident, 30 min: \$35 Resident; Hot Stone or Cupping - One hour: \$67 Resident

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

Tuesday, July 16, Goodson Recreation Center

Wednesday, July 17, Lone Tree Rec Center

Friday, July 19, Family Sports Center

**Youth Ninja Nation Day:** Come train with American Ninja Warriors at the Sports Dome. Participants will learn the techniques and skills necessary to become a true Ninja Warrior and compete against other up and coming Ninjas on a challenging 150 ft. obstacle course. Ages 6 - 12. Wed, July 17 at Sports Dome. Price: \$25 Youth Resident

10 - 11:30 am, ages 6 - 8

11:30 am - 1 pm, ages 8 - 10

1 - 2:30 pm, ages 10 - 12

**Free Summer Beats Concert:** Kick start the beginning of your weekend with a free concert in the park! The RidgeGate Summer Beats Concerts are presented by South Suburban Parks and Recreation. Experience live entertainment, as well as outdoor fitness activities, food trucks and art activities. It's fun for the whole family! Bring lawn chairs, blankets and the kids. Thu, July 18, 5 pm. Band is SKEAN DUBH (Celtic Folk). Rain or shine at Prairie Sky Park in Lone Tree. Free

**Friday Night Adult Tennis and Social:** Social and competitive fun all in one. Watch dates and

## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty



## It's the economy stupid!

There are no shortages of articles saying the sky is falling, but the numbers don't lie, right now we are still in a strong seller's market. If the local or national economy changes significantly we could see a shift. Historically housing shifts have been gradual with the exception of the 2008 financial crisis.

**Here are the numbers:** Last month the number of home sales in the metro area was nearly identical to 2018, and 2017. These numbers stayed consistent even with a 10% increase of new listings. Although that seems like a lot of new homes on the market, the number of homes that went under contract also increased 10%. That proves that the appetite for homes hasn't abated much if at all from last year.

While the average price has only increased 4.3%, sellers are still getting 99.7% of their list price, and homes are staying on the market only 3 days longer than last year.

Of course what really matters if you are selling a home in Willow Creek, is what's happening here and now. Give me a call or email me and I will be happy to give you the most recent stats, or you can go to **www.WillowCreekMLS.com** to sign up for free weekly reports.

**Brent Hilvitz is Broker Owner of Redesigned Realty and has 10+ years experience selling homes in Willow Creek. He can be reached at 720-432-5545 or at Brent@RedesignedRealty.com**

locations throughout the summer. Warm-up drills and match play. Bring an appetizer and a drink to share. Ages 18 and up. Fri, July 19, 6 - 7:30 pm at Holly Tennis Center. Price: \$25

**Indoor Drop-in Pickleball:** Already know the game or want to learn with other players? Come play during drop-in Pickleball at our recreation centers in Centennial, Littleton, Lone Tree, and Sheridan. Ages 18+. Check recreation centers' schedules online or at the recreation centers. Price: \$4.45 - \$5.75 Resident, \$5.75 - \$7.75 Recreation Center Drop-in fee apply

**FREE Coffee and Chats Summer Pot Luck Party:** Join us for various speakers and presentations. Come hear from community organizations at our monthly gathering while enjoying light refreshments and spend time socializing with others. Active Adults. July 30, last Tuesday, every month, 11:30 am at Lone Tree Recreation Center. Price: Free

**Youth and Adult TRYathlons:** Swim, bike, run for fun! This is the perfect starting point to try a TRY! All athletic levels are welcome. The only prerequisite is that you must be able to swim unassisted in deep water. The philosophy behind the event is completion rather than competition. Ages 5 and older. Sat, July 27, begins 8:40 am with staggered times by age group. Cook Creek Pool in Lone Tree. Price: \$25 preregistration, \$30 on site



**Brew-N-Que:** Saturday, July 13, 2019 from 3 - 7 p.m. at Centennial Center Park located at 13050 E. Peakview Ave.

The City's 4th annual BBQ & Beer Tasting Festival will feature 15+ local breweries coupled with local BBQ. Enjoy live music and local vendors as well!

**Under the Stars Concert & Laser Light Show:** Saturday, August 10, 2019 from 6 - 10 p.m. at Centennial Center Park located at 13050 E. Peakview Ave.

Join us for an evening of great food, family activities and vendors followed by a concert and laser show.

**Car Show and Concert:** September 7, 2019 from 10 a.m. - 1 p.m. at Centennial Center Park located at 13050 E. Peakview Ave.

Join us for Centennial's 4th Annual Car Show featuring an exciting collection of classic and exotic cars with live music, food trucks and activities.

# 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.

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

**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.

**OB PAINTING: \$300 OFF** Interior or Exterior Painting, 10% discount for cash payments and Military Vets. A+ BBB Accredited Member and 31 years experience. Call today! 303-908-9063.

**THE BEST CLEANERS.** Lowest prices in town. Honest people. Free estimate. References available (720) 364-8403.

**INDEPENDENT BEAUTY CONSULTANT:** Mary Kay Cosmetics. Denise Vaughn, Foxridge resident of over 40 years! Delivery within 24 hours. HOW OLD YOU ARE IS YOUR BUSINESS, HOW OLD YOU LOOK IS MY BUSINESS! Call 702-575-0680 or email [therelaxingzone@yahoo.com](mailto:therelaxingzone@yahoo.com). [www.MaryKay.com//Denise777](http://www.MaryKay.com//Denise777)

## 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**

## 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.



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

### ADVERTISING

Kerri Watts 720-295-2649

### PORCHLINK MEDIA

6525 Gunpark Drive #370-133

Boulder, CO 80301

720-295-2649

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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## Do You Have a Loved One Who Wants to Stay at Home but Needs Help?

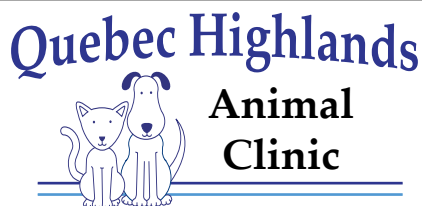
If so, meet **Home Care Assistance**.

- **High Caliber Caregivers.** We hire experienced and dependable people with excellent referrals.
- **No Long Term Contracts.** Use our services only as long as you're 100% satisfied.
- **Personal Assistance.** Help around the house and more—meal preparation, errands, transportation—from hourly to live-in.

**Call today to schedule a free consultation!**

**303-957-3100**

CentennialHomeCareAssistance.com



Dr. Nina Clow  
Dr. Bruce Bowman  
Dr. Megan Lowthorp  
Dr. Judy Spurling

## COMPLETE PET CARE FOR ALL YOUR BEST FRIENDS

*Family-owned clinic serving Willow Creek and Foxridge Since 1998!*

**Medicine**  
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**303-796-0800 | 7136 E. COUNTY LINE Rd.**

[www.quebechighlands.vetstreet.com](http://www.quebechighlands.vetstreet.com)

**303-791-2223**

# RTP

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

Deadline to advertise is

**July 20th**

**kerri@porchlink.com**

**or 720-295-2649**



**Display Advertising Rates Per Issue**  
**for Willow Creek 1, 2 and 3 (Over 1,600 homes)**  
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<b>Business Card</b> \$70 B&W \$130 Color	<b>1/6 page</b> \$110 B&W \$180 Color
<b>1/4 page</b> \$165 B&W \$230 Color	<b>1/2 page</b> \$295 B&W \$370 Color

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Please disregard if your home is currently listed.

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*Serving for over  
37 Years!*

# 2019 RECYCLING SCHEDULE

GO  
GREEN



Waste Management: 303 797-1600

## Waste Management's 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:

July 2019	Monday, July 8
	Monday, July 22
August 2019	Monday, August 5
	Monday, August 19
September 2019	Tuesday, September 3
	Monday, September 16
	Monday, September 30
October 2019	Monday, October 14
	Monday, October 28
November 2019	Monday, November 11
	Monday, November 25
December 2019	Monday, December 9
	Monday, December 23

### Recycling items **NOT ACCEPTED** 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 **ACCEPTED** 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.



## CRACKED CONCRETE?

- Concrete lifting or removal and replacement
- Decorative Stamped Concrete also available!
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- Serving you since 1994

**303 840 4725**



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

## Website:

[WILLOWCREEK3.COM](http://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



## 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](mailto: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](http://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](http://WM.com)

# Crazy fast fiber Internet is here in Willow Creek 3



## What is gigabit fiber?

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

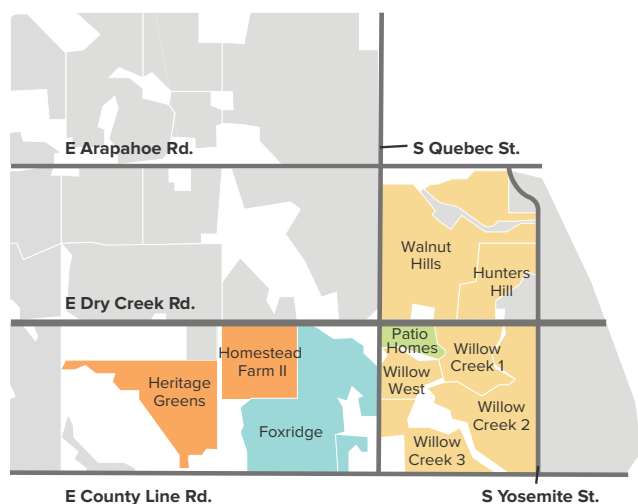
-  watch videos without buffering
-  make crystal clear video calls
-  upload and download in seconds
-  game with low ping and no lag

## 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.**



## Order Ting service

Want crazy fast fiber Internet? Check your address at [ting.com/centennial](https://ting.com/centennial) or give us a call at **720-627-6916**. When we're ready to light up your street, our team will reach out to book your installation.

-  **Phase 1** – Installations and installations coming soon
-  **Phase 2A** – Installations coming soon
-  **Phase 2B** – Under construction
-  **Patio Homes** – Construction coming soon

We're lighting up your neighborhood! Order Ting at [ting.com/centennial](https://ting.com/centennial).



# Willow Creek 3 Teen Services

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".

List updated July 2019.

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



## Roberta Steckler

Contact Roberta Steckler with all your real estate needs and she will put all her years of experience, plus her high tech marketing skills to work for you.

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**WILLOW CREEK FAMILY**

**HRTI**  
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**Greg Cotton**  
Owner President HRTI, Inc.



*Your full-service exteriors  
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**WINDOWS ♦ SIDING ♦ ROOFING ♦ PAINTING**  
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*As a homeowner and resident of Willow Creek, HRTI is uniquely qualified. In addition to 45+ years in business we understand this area, the requirements of the HOA and have worked with many of your neighbors on their home remodels.*

*We would love the opportunity to help complete the vision you have of your home.*

**Call for a Free Estimate: 303-984-6159 Email: [info@hrti.com](mailto:info@hrti.com) Web: [hrti.com](http://hrti.com)**