

February 2018

Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

Community Directory

Website:

Willowcreek3.com

WC3 Board of Directors:

Jay Weber
Fred Kremer
Bob Bartlett
Martin Garrity
Jerry Grant
Aidan O'Shea
Laura Ream

WC3 Manager

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

Pool Management:

Perfect Pools 303-795-1191
hb@perfect-pools.com

Swim Team:

swim@wc3dolphins.com

Willow Works Newsletter:

Porchlink Media, LLC:
720-295-2649
kerri@porchlink.com

Trash Removal/Recycling:

Waste Management:
303-797-1600

Willow Creek Women's Club

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

Tennis Keys & Pool Keycard:

Amanda Phifer: 303-409-6018

Clubhouse Manager:

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

Letter from the Board

Welcome back Jay Weber!

Jay, who served as board president, resigned last month when it was discovered that his three-year term expired in October of 2017. It was an oversight that no one had caught prior to the elections. Rather than put the board in an awkward position, Jay stepped down. However, during the January HOA meeting the board unanimously voted to reinstate Jay to a one-year term and continue as board president.

To accompany this change newly elected board member Martin Garrity agreed to switch his term of office to three years from one year. Martin formerly replaced Mike De Rosayro who resigned in December.

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Most likely Willow Creek 3 will have a new internet service provider in full operation by March. Pending finalization of an agreement with the Board of Directors, Ting could begin laying cable in February for town homeowners.

The Board, represented by Jay Weber, president, and Greg Coleman of Spectrum were scheduled to meet with Ting representatives in late January to iron out details such as repairing or covering the cost of repairs should the company damage HOA property during the installation.

Ting has partnered with the City of Centennial to service the city's more than 107,000 residents with its gigabit fiber internet. That agreement gives Ting property easements covering Centennial's 30-square mile area, but the WC3 board has the final say-so concerning easements to the townhomes.

Ting is mobile virtual network operator and internet service provider launched in February 2012 by its parent company, Tucows Inc. (pronounced two cows). The Canadian-based company purchased its first fiber network two years later when it bought Blue Ridge InternetWorks of Charlottesville, VA. In addition to Charlottesville and Centennial, Ting also has operations in Westminster, MD; Holly Springs, NC, and Sandpoint, ID.

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By now most WC3 residents have reviewed and hopefully completed the community survey.

As in past surveys - the last one being in 2012 - the questions focused on the health and well-being of Willow Creek 3, covering the grounds, the swimming pool, tennis courts, social activities and the club house. New this year were several questions about truck parking in the neighborhood and whether such policies should be revised.

For the first time WC3 used SurveyMonkey - an online survey tool - to develop and compile the questionnaire for WC3 homeowners and town home owners who have established an email link to Spectrum. Those without that link should have received the same questionnaire by mail from Spectrum with a return envelope. Spectrum will tally the results and present them to the board.

It should be pointed out that the board will not take any immediate action based on the survey results. It's a way to gauge the community pulse in these changing times. More later.

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Hats off to Fiona O'Shea who has volunteered to head the WC3 social committee. Fiona takes over for Bonnie Baker who stepped down last year.

Willow Creek 3 HOA Board Meeting: December 14, 2017

Call to Order: Laura Ream called the meeting to order at 7:03 p.m.

Roll Call: Board members present: Laura Ream, Fred Kremer, Bob Bartlett, and Jerry Grant. Jay Weber was present by teleconference call. Greg Coleman of SCRES was also present. Quorum was established.

Committee and Officer Reports

Pool: The 2018 Perfect Pools contract was not executed at meeting. Board to have discussion with Had Bradbury regarding terms of contract. Will discuss at February meeting.

Landscape: Elizabeth Wood of JBK Landscape reported they removed junipers from 8294 E Phillips Pl. They would like approval for winter watering of new trees planted earlier in 2017 at a cost of 16 hrs@\$65/hr.

Motion to approve winter watering of new trees at a cost of 16 hrs@\$65/hr was made by Jerry Grant and seconded by Fred Kremer. Motion passed unanimously.

7910 E Phillips Cir is concerned about the removal of junipers. If they were to be removed there would be no landscaping on that row. JBK suggested they make a master plan for spring. Each row would be different; they would plan for sun, irrigation, etc. The Board will table this request until the April meeting.

JBK needs clarification of where common areas are located. Where the areas begin and end.

Tennis: No report.

ACC: Jeff Stevens reported that it is a slow time of year. There were no requests this month. Bob Correll joined the ACC Committee.

Social: Bonnie Baker has stepped down as head of the Social Committee. Fiona O'Shea will be taking over as head of Social Committee. The Holiday party was held on December 10th. There will be no 4th of July party in 2018, however, there will be an end of Summer party plus other events during the year. The Committee is requesting a credit card or an escrow account because they do not want to have to float expenses and wait to be reimbursed.

Website: Bob Correll reported the website; willowcreek3.com has been updated to include the monthly financials and the 2018 budget on a separate page. Another addition is the Clubhouse page which includes rental information and forms, amenities, contact information to rent Clubhouse and a real time calendar for availability. Bob suggested the wc3board@gmail.com be reinstated. He also noted the financials, approved minutes from prior month and articles for the Willow Works are due to publisher by the 20th of the month and is posted within 24 hours. Send an email blast through SCRES letting residents know it is posted. There was a question, what to do if you want to opt out of receiving email blast? Bob to find out if Porchlink has a digital version of the Willow Works.

Swim Team: Pool is closed and swim team on hiatus until next spring.

Welcoming: Continuing to receive new homeowner information from SCRES and getting new homeowner welcome packets to them.

Homeowner Forum

- Jeff Stevens reported there is a meter problem with the meter servicing the 8007 S Quince Cir townhome row. There is too much water being used. SCRES to contact homeowners in the townhome row on 12/15/17 by email and by letter in that row to find out if there is a leak inside a home or if there is a leak outside somewhere. If a leak can't be identified, an outside vendor will have to be contracted to find the leak.

- Ted Miller thanked SCRES accountant for WC3 for answering his financial questions. He is concerned that the fiscal year started in February and not January. He does not like the way the reports are in Caliber. He suggested the Treasurer have a debriefing session with SCRES.

- Peggy Occhiato has an accounting issue going back two management companies. Her account looks like it is behind and she keeps getting statements to that effect. Greg replied he would get with the accountant and investigate her issue. The Board stated they would like an action plan from SCRES because of too many complaints regarding the financials.

Hearings

- Cotton / 8067 S Quince – Homeowner is requesting to have the fines waived for having his pickup truck parked in Willow Creek 3. He explained he is getting his garage expanded to accommodate his truck. He would like clarification as to how long a truck can be on site for unloading and loading purposes.

Motion to deny waiving the fines for truck parking at 8067 S Quince was made by Jerry Grant and seconded by Bob Bartlett. Motion passed unanimously.

- Ricles / 7922 S Quince Way is frustrated with all the violation letters that have compiled regarding the dead tree in his back yard. He stated he has no tree in his back yard and wants the fines waived. Jeff Stevens/ACC explained the process for identifying back yard violations. He also said he has no problem waiving the fines accrued.

Motion to waive fines for violations at 7922 S Quince Way was made by Jerry Grant and seconded by Jay Weber. Motion passed unanimously.

Approval of November 9, 2017 Minutes: Motion to approve the November 9, 2017 Board Meeting minutes as written was made by Jerry Grant and seconded by Fred Kremer. Motion passed unanimously.

Approval of November 2017 Financial Reports: The November 2017 was not approved for audit. Jay Weber is frustrated he can't reconcile the budget with the balance sheet. All the incorrect postings need to be corrected. He would like SCRES to go through unexpended balance sheet for October and November by the end of the year. The Board would like to see a Variance Report with explanations every month in the Operating Report.

Continued on page 4

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A year in Real Estate review: Willow Creek 2017

There were **75 homes** sold in 2017 in Willow Creek. Sales were highest in July and October. The average days on market were **20 days** with sellers receiving approximately **99.77%** of their list price. Homes ranged from \$690,000 to \$344,560 with a median sales price of \$495,589.

Sold Date	Address	Style	SqFt	Bed	Bath	Sold Price	Sold Date	Address	Style	SqFt	Bed	Bath	Sold Price
January	7558 E Long Cir	Tri-Level	2966	5	3	\$562,500	July	8258 S Xenia Ct	2 Story	3525	5	4	\$665,000
	7971 S Quince Way	2 Story	3012	4	2	\$476,000		8723 E Kettle Pl	2 Story	3492	4	3	\$634,000
	8015 E Phillips Ave	Townhouse	2286	3	2	\$361,000		8232 S Tamarac St	2 Story	3527	4	4	\$535,000
February	8788 E Otero Pl	2 Story	3498	4	4	\$560,000		7779 E Mineral Dr	Tri-Level	2928	4	3	\$530,000
	8599 E Long Ave	2 Story	3655	4	3	\$515,000		7870 S Valentia St	2 Story	2510	4	3	\$517,500
	7838 Long Pl	Tri-Level	2314	4	3	\$445,000		8721 Kettle Cir	Ranch	4038	6	3	\$475,000
	8237 S Syracuse Ct	Multi-Level	2603	3	3	\$434,900		7658 S Rosemary Cir	2 Story	3090	4	4	\$467,000
	E Phillips Pl	Townhouse	2220	3	3	\$349,000		7926 Roslyn Way	2 Story	2653	4	4	\$463,000
	8678 E Otero Cir	2 Story	3728	4	3	\$690,000		8115 E Phillips Cir	Townhouse	2556	4	4	\$420,000
March	8454 E Otero Cir	2 Story	3033	5	3	\$551,000	August	7876 S Trenton St	Multi-Level	2211	3	3	\$418,000
	8078 S Quince Cir	2 Story	2653	4	4	\$549,330		7787 S Valentia St	2 Story	3482	4	4	\$580,000
	8246 S Trenton Way	Ranch	2776	4	3	\$520,000		8258 E Long Pl	2 Story	3528	4	4	\$555,000
	8154 S Trenton Way	2 Story	3015	3	3	\$445,000		8066 S Rosemary Ct	2 Story	2617	4	3	\$539,000
	8030 S Quince Cir	Tri-Level	1821	3	2	\$420,000		8787 E Otero Pl	2 Story	3359	5	4	\$525,000
	7582 S Rosemary Cir	2 Story	2890	3	3	\$402,000		7980 S Wabash St	Tri-Level	2689	4	3	\$485,000
April	8777 E Otero Pl	2 Story	3542	5	4	\$648,000		8073 S Syracuse St	Tri-Level	2180	3	3	\$469,000
	8759 E Otero Cir	2 Story	3492	4	3	\$635,000		7715 E Jamison Dr	2 Story	2726	3	3	\$407,500
	7630 S Uinta Ct	2 Story	3660	4	4	\$605,000	September	7654 E Phillips Cir	2 Story	3001	3	3	\$489,000
	7547 E Long Cir	2 Story	3093	4	4	\$537,500		7877 S Ulster St	Multi-Level	2180	3	3	\$439,995
	7405 E Jamison Dr	2 Story	3100	4	4	\$465,000		7905 S Roslyn Way	Multi-Level	1819	3	2	\$420,000
	7521 S Uinta Pl	2 Story	2570	4	3	\$457,500		7576 S Rosemary Cir	2 Story	2714	4	3	\$419,000
	7926 E Phillips Cir	Townhouse	2286	4	2	\$400,000		8041 E Phillips Cir	Townhouse	2556	3	3	\$379,000
May	7579 S Willow Cir	2 Story	3471	5	4	\$651,500		7615 S Rosemary Cir	2 Story	2316	3	3	\$344,560
	8491 E Long Ave	2 Story	3467	5	4	\$634,000	October	8261 E Jamison Pl	2 Story	2570	4	3	\$569,000
	7597 E Mineral Pl	2 Story	3483	4	3	\$565,000		8386 E Jamison Cir	2 Story	3903	5	4	\$540,000
	7785 S Trenton Ct	2 Story	2965	4	3	\$525,000		8503 E Jamison Ave	2 Story	3603	4	3	\$519,716
	7561 S Uinta Pl	Tri-Level	2419	3	3	\$512,000		8444 E Jamison Cir	Multi-Level	2695	4	3	\$495,000
	8257 S Syracuse Ct	2 Story	3363	6	4	\$500,000		7517 S Rosemary Cir	2 Story	2902	3	3	\$460,000
	7699 E Mineral Pl	Ranch	2472	4	3	\$472,000		7687 S Roslyn Ct	Tri-Level	2225	3	2	\$435,500
	7618 S Rosemary Cir	2 Story	2552	3	3	\$413,000		7653 S Rosemary Cir	2 Story	3098	3	4	\$435,000
	7639 E Mineral Pl	2 Story	2570	4	4	\$580,000		7890 S Valentia St	Multi-Level	1448	3	2	\$420,000
June	8108 Spruce Cir	2 Story	2617	5	4	\$559,90		7301 E Long Ave	2 Story	3348	6	4	\$410,000
	7755 E Kettle Pl	2 Story	3093	4	4	\$536,000		7581 Rosemary Cir	2 Story	2708	3	3	\$390,000
	8896 E Nichols Ct	Ranch	3030	4	4	\$530,000	November	8116 S Willow St	2 Story	3491	4	3	\$620,000
	7889 S Valentia St	Ranch	2371	4	3	\$496,500		7351 E Long Ave	Multi-Level	2614	3	3	\$497,000
	8085 S Rosemary Ct	2 Story	2427	4	3	\$475,000		7860 S Trenton St	2 Story	2180	3	3	\$465,000
	7571 S Rosemary Cir	2 Story	3030	3	3	\$425,000	December	7887 S Trenton St	Ranch	2371	4	3	\$496,000
								8119 S Spruce Cir	Tri-Level	1828	3	2	\$422,000
								8123 E Phillips Cir	Townhouse	2751	3	4	\$409,000

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Willow Creek 3 HOA Board Meeting: December 14, 2017

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Managing Agent Report

Action List

Item: Paver Walls. Waiting for contractor to give estimate how to divide grading costs between Homeowners and Association. Need separate bills to invoice townhomes. Management to call Jay Weber for proration's. :

Item: Tree Pruning. Work is near completion.

Item: Ting Internet. Jay Weber and Greg Coleman to pursue due diligence regarding Ting Internet. Jay to contact his contact with City of Centennial to see what easement was granted by the City.

Item: Lighting. Colorado Lighting replaced lights out and wiring issues on E Phillips. They will walk the property with Greg Coleman for a light check.

Item: Icing due to sidewalk sinking and cracking. Need to walk townhomes with Board member to determine what trip hazards need immediate repair.

Item: Various landscaping issues will be discussed and added to Arbor Garden WC3 To-Do list.

Item: Jeff Stevens reported unusual water consumption from townhome row 8007. SCRES to contact owners in that row by email and by letter asking them to check their toilets, sinks, water spigots, etc. for any leaks and to report them to SCRES.

Homeowners suggested several tree companies besides Arbor Care; Above & Beyond and Guillermo Moreno.

Delinquency Status Report: There is concern that the Collection Policy is not being followed. Board would the table column showing if owner has a payment plan be reinstated in Delinquency Report. The report also shows the owners in collections are shown as Second Notice, this needs to be corrected.

Collection Status Report: Not reviewed.

Managing Agent Report - Action List:

Item: Paver Walls. Waiting for contractor to give estimate how to divide grading costs between Homeowners and Association. Need separate bills to invoice townhomes. Management to call Jay Weber for proration's.

Item: Snow Removal. Revised snow depths. Shovel remains at 2" and plowing depth revised to 4". Management to clarify with Terracare, snow removal vendor.

Item: Greg Cotton Lien. All letters and notices were sent to attorney. Status changed to Done.

Due to the issues on 7936 E Phillips Cir regarding the ice collection in sunken sidewalks and drain pan heaving it was requested that Mike de Rosayro and Greg Coleman walk all the townhomes to determine what to fix. There are a lot of one inch trip hazards.

Delinquency Status Report: There is concern that the delinquencies are not getting addressed and the ACH credit is in question. Would like 10 ACH homeowners called to see if credit was given. Delinquent letters were not being mailed out. Make sure delinquent letters are diligently being mailed.

Collection Status Report: Not reviewed.

Unfinished Business

- Truck Parking: Discussed earlier in meeting.

- Open Board seats: There are two seats available on the Board. Mike de Rosayro resigned from the Board.

The other seat was left vacant by Bob Correll and a replacement has not been voted on.

Motion to ask Martin Garrity to join the Board was made by Fred Kremer and seconded by Bob Bartlett. Motion carried.

Motion to ask Aidan O'Shea to join the Board was made by Fred Kremer and seconded by Bob Bartlett. Motion carried.

- October Financials: October financials to be approved with the November and December financials at the January Board meeting.

New Business

- November Clubhouse Rentals: The Clubhouse was used 18 days in November.

- 8146 S Syracuse St: Request for late fees to be waived. After Board review it was determined to suspend fees until Collection Policy is reviewed.

Follow up with Greg Coleman. He is to call 10 delinquent homeowners to see if they have brought their questioned delinquency to SCRES/ Board attention. If so, stop fines for those who brought to the SCRES/ Board attention.

- 7910 E Phillips Cir Row of Townhomes-Landscaping: Paving and related landscaping projects to be tabled until March/April.

Big Items: Big items for future Board discussion include the Ting Internet Easement; Community Survey in December, not ready for Board review or community distribution. In January, Laura Ream's list to be added to Agenda. Future Agenda items include Reserve Study in February; Tennis Courts in March; Paver Project in April and Pool Operations on May.

- SB100 Policies: Tabled until January.

- Pool Liaison: The pool liaison should be a Board member.

- Late Fees: Late fees were covered by SCRES and accounts are now on auto-pay.

- Change of Meeting time: The meeting time to be changed to 6:00 p.m. from 7:00 p.m. starting in January. Need to find out how much time the homeowners have to be given informing them of the change in the meeting time.

Motion to change the monthly Board meeting start time from 7:00 p.m. to 6:00 p.m. was made by Fred Kremer and seconded by Laura Ream. Motion passed unanimously.

Action Items:

- Board would like a copy of all contracts.

- Call Comcast to find out why no internet in clubhouse. A box from Comcast arrived to the clubhouse.

- Amend the definition of truck in the truck policy.

- Do fines keep accruing when a lien is placed on a property?

Adjournment: With no further business before the Board the meeting was adjourned at 10:22 p.m. Next meeting will be held January 11, 2018 at 6:00 p.m. in the Clubhouse.

Recording Secretary Submitted by Marta Yates, *Recording Secretary*



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kerri@porchlink.com ♦ 720-295-2649



WC3 Swim Team

Searching for Sponsors

The swim team board is ramping up for summer swim team. We are excited for another fun swim season for all of our swimmers. During the off season, we wanted to pass along information to the community:

SPONSORS - we are looking for sponsors for the 2018 Summer Swim Team season. If you own a small business and would like to participate, please email fundraising@wc3dolphins.com to receive the sponsorship packet. Sponsorships with the WC3 Swim Team will allow for unique and exclusive access to the parents within Willow Creek 3 as well as the surrounding areas. Our swim team season runs for 10 weeks with the swimmers and parents at the pool 6 days a week. While it is a short season, the swim team experience is intense. Please contact fundraising@wc3dolphins.com for a sponsorship packet.

REGISTRATION- we anticipate registration to open mid-March. The calendar is updated with swim meets, end of the year party, and other important dates. Please stay tuned to www.wc3dolphins.com for more info.

See you at the pool!!

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 6:00 PM at the

Willow Creek Clubhouse III 8091 East Phillips Circle.

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Willow Creek Solds

10/1/2017 to 12/31/2017

Address	Beds	Baths	List Price	Sold Price	DOM
8116 S Willow St	4	3	\$625,000.00	\$620,000.00	12
8261 E Jamison Pl	4	3	\$569,000.00	\$569,000.00	2
8386 E Jamison Cir	5	4	\$545,000.00	\$540,000.00	21
8503 E Jamison Ave	4	3	\$565,000.00	\$519,716.00	4
7351 E Long Ave	3	3	\$499,999.00	\$497,000.00	22
7887 S Trenton St	4	3	\$499,900.00	\$496,000.00	53
8444 E Jamison Cir	4	3	\$493,000.00	\$495,000.00	11
7860 S Trenton St	3	3	\$469,000.00	\$465,000.00	31
7517 S Rosemary Cir	3	3	\$440,000.00	\$460,500.00	6
7687 S Roslyn Ct	3	2	\$422,500.00	\$435,500.00	28
7653 S Rosemary Cir	3	4	\$435,000.00	\$435,000.00	0
8119 S Spruce Cir	3	2	\$419,000.00	\$422,000.00	44
7890 S Valentia St	3	2	\$415,000.00	\$420,000.00	2
7301 E Long Ave	6	4	\$430,000.00	\$410,000.00	36
8123 E Phillips Cir	3	4	\$409,000.00	\$409,000.00	38
7581 S Rosemary Cir	3	3	\$389,000.00	\$390,000.00	3

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Arapahoe County Sheriff's Office Updates

We believe knowledge is power. And when there's knowledge to be shared that can help our citizens protect themselves, we definitely want to pass it on.

Recently, an Arapahoe County citizen fell victim to a pretty sophisticated shipping scam. He was contacted via email and asked to "work" for a company called OK Post. The "work" consisted of receiving packages, applying a new, pre-paid shipping label (provided to him by the company), and sending it along to its next destination. He was to be compensated for his time, but wasn't.

What makes this scam particularly sophisticated is that the company asked our victim to fill out a W-4, with his personal information and Social Security number, as well as an employee agreement--something typical of legitimate employment.

This story has another victim. In one instance, the victim received a package, and sent it on to its next destination with a pre-paid shipping label, as he was being 'paid' to do. The item happened to be a device valued at about \$1,000, which had been purchased by credit card with a fraudulent name by a criminal and sent to our victim. The credit card company reported it as a fraudulent purchase and now the small, family-owned company from where the device was purchased is out a good chunk of change.

It can be tempting to find ways to make a little more cash. Unfortunately for all the victims involved in this scenario, this type of "job" is not legitimate. While it may seem like easy money, it is a scam, and it's hurt not only one of our citizens, but hard-working folks who run a small business in another state.

Generally in life, if you find yourself in a situation where something seems "too good to be true," it most likely is. We encourage you to always do thorough research with regard to any work-from-home employers. Be sure to check with the Secretary of State and the Better Business Bureau for information about the company.

How do you know it might be a scam?

- Request for money upfront
- Promise of easy money
- You are being pressured
- You can't figure out how the other person or company benefits

For more detail, read this U.S. News and World Report article: <https://money.usnews.com/money/blogs/my-money/articles/2016-04-19/6-ways-to-spot-an-online-scam>.

We have seen them all, and we see them throughout the year. Don't fall for it!

Willow Creek Women's Events



Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon

Inspiration to Reality: Giving Your Space the "Magazine Treatment"

Thursday, Feb. 8 from 7 – 9pm - Mineral Clubhouse (8500 E. Mineral Drive)

Teresa Marsh is an interior designer, property stylist and overall home space expert. After completing a degree in Interiors, she began her design career in staging and redesign. Since then, Teresa has worked with realtors, private clients and home builders in all facets of residential interior design. From staging installations, finish and trim work for new builds, to designing and installing model homes from start to finish, Teresa is passionate about all things home. She is a contributor to The Chaise Lounge Interior Design Podcast and has most recently served as a staging consultant for HGTV's renovation show "Flipping Virgins."

Taking Good Photos

Wednesday, Feb. 14 at 9:15am - Mineral Clubhouse 8500 E. Mineral Drive)

Willow Creek's Chuck Whitley will provide us with pointers on taking good point-and-shoot pictures. Barb Corson will demonstrate how to use a collage app on our phones or iPads to select pictures and create awesome cards or collages you can easily have printed anywhere!

Willow Creek Women's Club Board Meetings

First Wednesday of the month - 6:30 pm at Willow Way Clubhouse

All Willow Creek Women's Club members are welcome to attend.

Willow Creek Real Estate News

Presented by Brent Hilvitz of Redesigned Realty

40% Of Homes Sold for Over List Price in 2017



Something incredible is happening in Willow Creek. We have always enjoyed a brisk real estate market here, but this afternoon is the first time in recent memory that there are absolutely zero homes for sale in the neighborhood.

The good news is that this severe lack of inventory means that home prices will continue to rise. The bad news is finding a replacement home will continue to be a challenge.

39.5% of all Denver homes sold in 2017 sold ABOVE the original asking price. That's up from just 17.9% of all homes selling above list price in 2016. The median amount paid over list price last year was 2.9% or \$10,000.

Want to keep your finger on the pulse of our neighborhood? Drop me an email and I will send you your own personal link to the MLS with all Willow Creek Homes For Sale, Under Contract, and Sold complete with photos and full MLS descriptions.

Ready to sell your home? Call me to learn how to get the most money in the least amount of time.

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



News From Cherry Creek Schools - February 2018

SUPERINTENDENT HARRY BULL ANNOUNCES RETIREMENT

Cherry Creek Schools Superintendent Dr. Harry Bull has announced Jan. 8 that he will step down at the end of the 2017-18 school year, after more than three decades of service to the district. Dr. Bull was appointed superintendent in July 2013 after serving across the district in roles as teacher, dean, principal and administrator. He was named the 2017 Superintendent of the Year by the Colorado Association of School Executives. The Board of Education will move quickly to decide on a process for selecting the next superintendent of Cherry Creek Schools.

PARENTS' COUNCIL SALUTES DR. BULL, INVESTIGATES INNOVATION

Parents' Council kicked off the new year with a standing ovation for Superintendent Harry Bull and by delving into innovation initiatives that are being implemented across the district. Those include "innovation spaces" to be created at every elementary and middle school. That work will take place in three phases, with construction beginning at the first 15 schools this summer and continuing through 2019. "We're not just changing furniture," Grobbel said. "We're actually taking down walls, we're making things open and transparent and giving kids a real opportunity to work and learn in innovative ways."

Crime Stats

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

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

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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.

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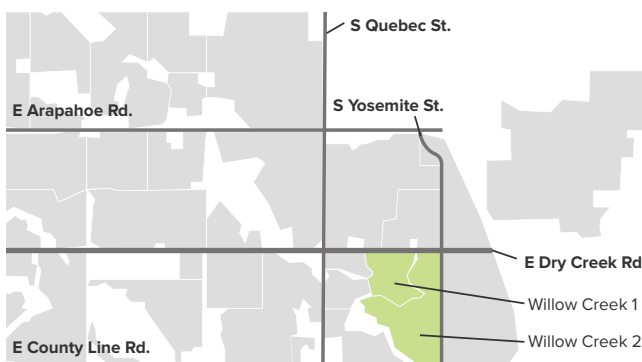


We believe that a great town deserves great Internet. We're committed to building the Centennial fiber network and bringing crazy fast fiber Internet — the fastest Internet around — to you.

What is Gigabit fiber?

This is next generation Internet that has huge benefits not just for homes but for businesses too. We're talking symmetrical gigabit Internet. 1000 Mbps download and 1000 Mbps upload. It's an Internet connection that doesn't slow down no matter how many people are in the house, in the city, or online.

- surf the web with no load time
- get unlimited monthly data usage
- no contracts - you can leave any time
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Construction has started in Willow Creek

This is just the beginning of our network build here in Centennial and our goal is to wire the entire city with blazing-fast, economy-driving, job-creating fiber. We'll be announcing future neighborhoods and the next phases of our build in early 2018.

- Phase 1 - Willow Creek 1 and 2
- Phase 2 and beyond (to be announced)

Pre-order for free installation

A \$9 pre-order will give you a \$250 discount on start up costs for gigabit fiber Internet as well as put you at the front of the line when we start lighting up homes in your neighborhood. Pre-order deadline is **April 30, 2018**.

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Business Services Advertising rates & information:

How do I place a Business Services ad? To place a business service ad, please email the text for your ad to kerri@porchlink.com by the 20th of the preceding month in which you would like your ad to appear. Please indicate in which communities you would like your ad to run.

How do I pay for a Business Services ad? Once your business service ad has been received, you will receive an emailed invoice. You may log in and pay via the link in the invoice, call Kerri Watts at 720-295-2649 with your payment info, or mail a check to Porchlink Media, 6525 Gunpark Drive #370-133, Boulder, CO 80301. Payments are due on the 20th of the preceding month.

How are Business Services ads different than display ads? Business service ads are just text ads, which are usually placed within the last few pages of the newsletter. They do not contain any images or logos.

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