

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

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

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

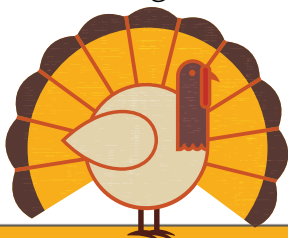
Tennis Keys & Pool Keycard:

Amanda Phifer: 303-409-6018

Clubhouse Manager:

Deanna Mumfrey: 720-933-0785

wc3clubhouse@comcast.net



Letter from the Board

Willow Creek 3 homeowners are urged to attend the Monday, November 18 Centennial City Council meeting to express their thoughts concerning the Regulating Plan for 36 acres of undeveloped land known as The Jones District. The property is located just east of Willow Creek between the Ikea store and the Dry Creek light rail station along I-25. The meeting takes place at 7 p.m. in the council chambers at the City of Centennial Civic Center, 13133 E. Arapahoe Rd.

The Regulating Plan will establish the types and heights of buildings, the network of streets, the number and kinds of residential units, as well as other construction details. The project's developer, Brue-Baukol Capital Partners, is proposing a mixed-use development containing over 3 million square feet of high-rise office buildings (up to 15 stories), retail and entertainment space, and as many as 1,500 residential units (apartments and condos).

Barring the need for an additional meeting, the council is expected to vote to approve or deny the Regulating Plan at the November 18 meeting. A link to details about The Jones District can be found on the home page at WillowCreek3.com and on page 7 of this newsletter.

- Bob Correll

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Congratulations to Fred Kremer and Bryan Zach who were elected to the Willow Creek 3 board of directors during the annual HOA meeting last month. They were among three candidates vying for two seats in this closely contested election. Fred garnered the most votes with 59, Bryan was second at 36 followed by Steve Lubell at 33. More than 200 homeowners mailed in their ballots but unfortunately roughly half were disqualified. Why? They did not include their proxy with their ballots as noted in the election form.

Shortly after the meeting, the board elected officers for 2019-2020. Aidan O'Shea was named president, Jerry Grant as vice president, Martin Garrity as treasurer and Bob Bartlett as secretary.

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The proposed covenant change to allow homeowners with pickup trucks to park their vehicle on the driveway failed to garner the necessary majority vote for passage.

A total of 340 homeowners out of 515 casted their ballots with 280 in favor, 80 against. Per the by-laws, 67 percent of all homeowners must vote in favor of a change in order to take affect. As a result the current covenant that requires trucks to be parked in the garage remains in effect.

- Bob Bartlett

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.

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/ 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. The clubhouse key must be returned no later than midnight the day of your event.

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 notifying of such.

Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

gcoleman@scres.us • 303-409-6000

www.DenverCommercial.com



November 2019



ACC Corner

Submitted by Jeffrey Stevens

The ACC sends out notifications to paint a home, fix a fence or trim/cut down a tree and assorted other requests. At times a request may be ambiguous, such as cut which tree since they all look okay to me. Or which fence picket needs repair as they are all a bit crooked. When these concerns arise, e-mail Amanda Phifer at aphifer@scres.us. The ACC will then check the property and provide clarification or close the issue if a mistake has been made. It does happen.

Winter is coming. For townhomes this means that plowing of alleyways can occur most efficiently if no cars are located directly at the end of the alleyways. Parking in the designated spots is okay. It is just that sometimes cars are parked directly at the end of the alleyway impeding the snow removal process.



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Derek Gilbert, Keller Williams DTC

"There are so many reasons we tell our clients that fall is the best time to buy a home!"

By Derek Gilbert at The Gilbert Group, November 2019

If you're ready to **upgrade** to your next home, you should consider doing so in the fall! Some of the **summer housing inventory** extends into the fall market as the seasons change, which means there's a great deal of fantastic inventory waiting for the perfect buyer! In the **off-season** homeowners are more likely to **negotiate** - they want their homes sold and fast! In contrast to the spring, there's less **competition** for homes, which means sellers are also more likely to consider **contingency offers** (which are common if you're selling your **starter home**) and they are more likely to honor requests to repair **inspection items**. Homes are spending more days on the market as we

shift back into a real estate model that more closely aligns with Denver's historic patterns. Realtors are utilizing a more traditional strategy of letting homes sit on the market a little longer, with the intention of finding the right buyers without having to make major price adjustments. We're also seeing an unprecedented refinancing boom. We just had a buyer close with a **3% interest rate** on a 7 year jumbo loan! The combination of **phenomenal interest rates**, smart financial opportunities for buyers, and a solid market for home sellers makes now an ideal time to move up from your starter home to your **dream home**! Call me today at **(720) 480-9877**.



The Gilbert Group

Derek Gilbert

Owner/Realtor: 18 years

Willow Creek Homeowner

www.GilbertGroupDenver.com

Derek@TheGilbertGroupCo.com

(720) 480-9877

6300 S Syracuse Way #150

Englewood, CO 80111



Call Derek today at **(720) 480-9877**



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Centennial Holiday Celebration

Saturday, November 16, 2019 from 3 p.m. - 5 p.m.

Holiday festivities featuring local school choir performances and more. Centennial Center Park | 13050 E. Peakview Ave.

Quebec Highlands



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

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Thank you, Willow Creek for making our 12th Annual Willow Creek Walk For The Cure such a success! Special thanks to: Amy and Pete Lane-Home Care Assistance, Starbucks, ANB Bank-Castle Rock, Juhi Johnson-RE/MAX Professionals, Boy Scout Troop 634, Girl Scout Troop 67486, WC Women's Club, Einstein Bagels, James Stella Band and ALL other volunteers who donated food, drinks and their time for this Walk.

THANK YOU!

SUNDAY • 24 NOV. 2019 • 1 PM TO 4 PM

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Thank you, Willow Creek for making our 12th Annual WC Walk For The Cure such a success! Between registrations and your generous donations, we raised almost \$6500 to help find a cure for breast cancer.

THANK YOU!

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I would love to stop by to discuss your real estate needs. No pressure, seriously!

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Thank you Girl Scout Troop 67486 for keeping us energized and hydrated!



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Cell: 303-257-1905 Email: homesbyjuhi@gmail.com www.homesbyjuhi.com

Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Submitted by Diane Kremer

Wine Pairing for the Holidays!

Thursday, November 14 at 7 p.m.

Mineral Clubhouse, 8500 E. Mineral Drive

Claudine Pruitt, our personal wine guide from Wineshop at Home, will showcase five artisan wines for the holidays. Wineshop at Home is a boutique winery located in Napa Valley. They produce artisan, no headache (yes, you read right), award-winning wines that are not available in any retail setting. You will have the opportunity to purchase wines, if you wish.

Please RSVP to willowcreekwomensclub@gmail.com and bring your favorite holiday appetizer or dessert to share if you are able.

We will be collecting can goods to donate to a local food bank.

Festive Food for the Holidays

Wednesday, November 20 at 9:15 a.m. Mineral Clubhouse

Back by popular demand, Trader Joe's is coming to WCWC. You don't want to miss this event. Trader Joe's will showcase their holiday fare, including appetizers, cheeses, desserts and more. Learn how to decorate your table with fresh flowers and create a mouth-watering feast for your family and friends.

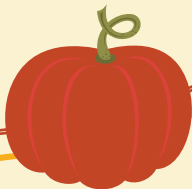
We will be collecting gloves (men's, women's or children's gloves) to donate to a local homeless shelter.

December Event - Save the Date

Annual Holiday High Tea

Wednesday, December 11 at 9:15 a.m.

Don't miss this wonderful event featuring three tiers of mouth-watering home-made treats and delicious teas! Reservations are required and are taken on a first-come basis. Reservations will be taken at the daytime November 20th meeting, which they will be taken by email at wcmholidaytea@gmail.com.



Dedicated to Excellence

Cherry Creek Schools

News From Cherry Creek Schools

For information about Cherry Creek Schools, visit www.cherrycreekschools.org.

5th ANNUAL STEAM-A-PALOOZA IS NOV. 9: STEAM-A-Palooza provides hands-on learning experiences to students and their families. Join us at Grandview High School as we celebrate the 5th annual STEAM-A-Palooza on Sat., Nov. 9. Come see how Cherry Creek students have been empowered by innovation and learning. Visit the showcase of student projects, participate in interactive activities, explore career fields with our community sponsors, and enter free giveaways. Visit <http://www.steamapaloozaccsd.com/> for more information.

CALL FOR NOMINATIONS FOR LEGACY WALL OF FAME: The Cherry Creek School District is seeking nominations of exemplary individuals and groups who have left a lasting legacy in their dedication and commitment to excellence in the district for induction into the Legacy Stadium Educational Leadership Wall of Fame. Nomination deadline is Nov. 15. More information can be found on the CCSD website.



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Centennial News

Submitted by Andrea Suhaka

17 Nov., Autumn Craft Workshop: A Make-and-Take Crafting Space

The Arc Arapahoe & Douglas Counties invites you to join us for our first Autumn Craft Workshop. Try your hand at making fall-themed decorations, centerpieces and more just in time for the Thanksgiving holiday. You will even leave with some simple recipes and activities to try at home! This event is free. RSVP by Nov. 15, so that we can ensure we have supplies and snacks for all attendees. Please contact Kelly Lawler, kelly@arc-ad.org, with questions.

Date and Time: November 17 from 1 - 4 pm

Location: The Arc Arapahoe & Douglas Counties

6538 S. Racine Cir., Centennial

City Unveils a Redesigned Website

The City of Centennial has launched a new and improved website: <https://www.centennialco.gov/Home>. The new site enhances the City's ability to keep residents informed about the topics that matter most to them. Creating effective, mobile-first digital content with a focus on key service areas and less complicated navigation will result in a simplified experience for the user. Additionally, a strong focus was put on improving the search capability for easy access to information and to complete online transactions.

"The overall goal of this project was to improve the user experience of the City website. After learning approximately 46 percent of visitors to the website use a mobile device, it was clear we needed to update the look for it to be consistent on mobile and desktop. Data from the previous website was used as a guide for what people are looking for when they visit the site, so we designed the site with that in mind," says Centennial Mayor Stephanie Piko. "Visitors to the new site will notice more photos that capture the essence of the City illustrating why people move here and stay."

Throughout the last several weeks, user testing was conducted on the beta site and public responses revealed users find the website easy to use. Visitors to the new website will have the same opportunity to provide feedback. Visit the website, and let us know what you think! The City of Centennial website was designed, developed and is hosted by Open Cities.



Final Hearing to be Held on The Jones District Development

The city of Centennial city council will hold a public hearing at its meeting on Monday, November 18 concerning the Regulating Plan for 36 acres of undeveloped land known as The Jones District. The property is located just east of Willow Creek between the Ikea store and the Dry Creek light rail station along I-25. The hearing will take place in the council chambers at the Centennial Civic Center, 13133 E. Arapahoe Rd.

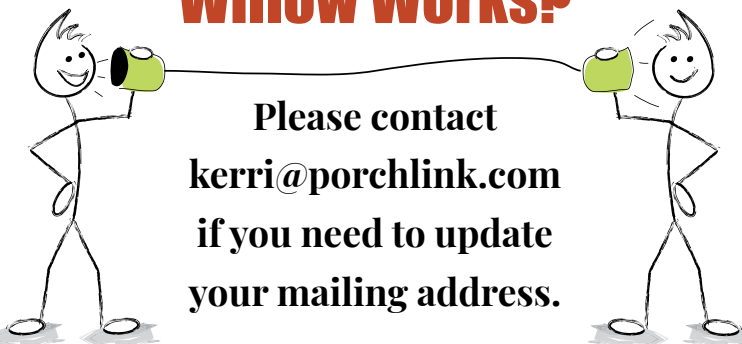
The city council hearing follows an October 23 hearing by the Planning and Zoning Commission at which commission members voted to approve the Regulating Plan and send it to the city council for public comment and then council vote.

The Regulating Plan establishes the types and heights of buildings, the network of streets, the number and kinds of residential units, as well as other construction details. The project's developer, Brue-Baukol Capital Partners, is proposing a mixed-use development containing over 3 million square feet of high-rise office buildings (up to 15 stories), retail and entertainment space, and as many as 1,500 residential units (apartments and condos).

Barring the need for an additional hearing, the council is expected to vote to approve or deny the Regulating Plan at its November 18 meeting. For more information on The Jones District, visit:

<https://www.centennialco.gov/Government/Departments/Economic-Development/The-Jones-District>

Are you getting your Willow Works?



Please contact
kerri@porchlink.com
if you need to update
your mailing address.

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

South Suburban Hosts their 8th Annual Coat Drive: Help those in your community stay warm this winter by dropping off gently worn or new winter coats and jackets in designated drop-off bins at our facilities. We are partnering with 9NEWS/Dependable Cleaners' Coats for Colorado program.

Who: Coats for men, women and children

When: Nov 1 - 30

Where: Goodson Recreation Center, 6315 South University Boulevard, Centennial

- Lone Tree Hub, 8827 Lone Tree Parkway, Lone Tree
- Lone Tree Recreation Center, 10249 RidgeGate Circle, Lone Tree
- Family Sports Center, 6901 South Peoria Street, Centennial
- South Suburban Ice Arena, 6580 South Vine Street, Centennial
- South Suburban Golf Course, 7900 South Colorado Boulevard, Centennial

Babysitter Training: Are you interested in becoming a babysitter? The American Red Cross Babysitter's Training provides information and necessary skills to provide safe and responsible care for children in the absence of parents or adult guardians. Take the CPR class separately. Ages 11 - 14. Sat, Nov 9, 9 am - 4 pm at Lone Tree Recreation Center. Price: \$90 Youth Resident

Free Friday Night Film at the Nature Center: One man's remarkable experience of raising a group of wild turkey hatchlings to adulthood. Ages 6 and older. Fri, Nov 15, 7 - 8:30 pm at Carson Nature Center.

Leonids Meteor Shower: The Night The Stars Fell - In November 1833, every person in North America awed as the heavens rained stars upon the earth. Join us on the peak night of the Leonids Meteor Shower as we talk about this remarkable event, and how it captured the imagination of Americans. Campfire and refreshments included. Ages 10 and older. Sun, Nov 17, 7 - 8:30 pm at Carson Nature Center.

Price: \$5 - \$10 Resident

FREE Monthly Coffee and Chats: Join us this month for the "How to Love Home" presentation while enjoying light refreshments, socializing, and playing Turkey Bingo. Ages 55 and older. Tue, Nov 19, 11:30 am at Lone Tree Recreation Center.

AARP Smart Driver Course: Sign up for this driver improvement course designed for motorists age 50 and older. Fee due on the first day of class payable to AARP. Adults over 50. Wed, Nov 27, 8 am - 12 pm at Lone Tree Recreation Center. Price: \$15 AARP member; \$20 AARP non-member

THANKSGIVING WEEK CAMPS:

Art Camps: Learn about art and make crazy fun art pieces using various materials. These classes are designed to be taken multiple times, and students will never repeat projects. Dress for a mess. Ages 6 - 10. Mon - Wed, Nov 25 - 27, 1 - 4 pm at Goodson Recreation Center. Price: \$55 Youth Resident

Thanksgiving Break Lacrosse Skills Clinics: Learn skills to advance as a lacrosse player. Taught by former collegiate lacrosse players and coaches. Ages 8 - 14, separate instructions for boys and girls. Wed. Nov 27, 12:30 - 4 pm at Family Sports Dome. Price: \$35 Youth Resident

Thanksgiving Break Licensed Day Camps: Kids enjoy activities such as games, crafts, and swimming.

Ages 6 - 10. Mon, Tue, Wed, Fri, Nov 25 - 27 and Nov 29, 7 am - 6 pm at Club Lone Tree - Lone Tree Recreation Center and Club Goodson - Goodson Recreation Center. Price: \$31 Youth Resident, daily

Photography Camp: Get creative with your own camera and learn about lighting, composition, and other photographic elements. Ages 9 - 14. Mon - Wed, Nov 25 - 27, 9:30 am - 12 pm at Goodson Recreation Center. Price: \$49 Youth Resident

Soccer Skills Camp: This fall soccer camp is designed for players of all skill levels and abilities to learn fundamental soccer skills in a fun and positive environment. Ages 6 - 12. Mon - Wed, Nov 25 - 27, 9 am - 12 pm at Family Sports Dome. Price: \$75 Youth Resident

Willow Creek Real Estate News

Presented by Brent Hilvitz of



The (Sub)Urban Legend: Never Sell Your Home in Winter

(Sub)Urban legend says that the slowest months in real estate is November and December. The suburban truth is home buyers looking during these months are looking for a good reason, they need to buy a home NOW!

If they had time, they might wait until spring when there are more homes to choose from. But whatever their reason, be it a job transfer, or moving in from another state, winter home buyers are motivated, and because of the lower inventory, they are willing to pay a premium for a nice home in a good neighborhood.

If you are considering selling before the first of the year, don't let the first step is to find out what homes are selling for in Willow Creek. You can get pictures and details of all the homes for sale and sold in the neighborhood at **WillowCreekMLS.com**.

Just go to the site, put in your name and email, and you will get a monthly email with pictures descriptions, and square footage details of all the homes for sale that month. I'll never send you spam or even ask for your address. (You can even put in a fake name if you want)

We all get monthly flyers of homes for sale in the mail or Xeroxed copies stuck to the door, and that's great, but it's just a bunch of addresses and prices. What we really want are pictures and details, not just numbers.

Give it a try, It's free and you can cancel anytime.

I have over ten years experience selling homes in Willow Creek and the Metro area. Give me a call for help with any of your real estate needs. 720-432-5545 or at Brent@RedesignedRealty.com

QUALITY *local* BUSINESSES

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Important Contact Information

Spectrum Commercial Real Estate Solutions

1873 South Bellaire Street, Suite 300, Denver, CO 80222

303-409-6000 (main); 303-409-6001 (fax)

Hours: 8 a.m. - 5 p.m. Monday - Friday

Greg Coleman | 303-409-6000 | Email: gcoleman@scres.us

Amanda Phifer | Executive Administrative Assistant

303-409-6018 (direct) | Email: aphifer@scres.us

Board Email Address: wc3directors@gmail.com

Please identify yourself in your email. The board's goal is to check emails daily and respond within three days. The board asks for your patience in case there is an unforeseen delay.

Clubhouse Manager: Deanna Mumfrey

Email: wc3clubhouse@comcast.net | 720-933-0785

Clubhouse fee \$35/day, \$100 deposit.

Need to complete rental agreement.

Tennis court keys and pool keycards: Amanda Phifer

303-409-6018 | Email: aphifer@scres.us

Perfect Pools (WC3 pool management)

303-795-1191 | Email: hb@perfect-pools.com

JBK Landscape: 303-751-0192

WC3 landscape and greenbelt maintenance.

Waste Management (trash and recycling) 303-797-1600

Dolphins Swim Team (Willow Creek 3 youth swim team)

Email: swim@wc3dolphins.com

Willow Creek Women's Club:

Carolyn Pyron, President | Email: pyroncarolyn@yahoo.com

Natisha Doherty, Membership | Email: natisha.doherty@yahoo.com

Willow Creek Tennis Club:

Mary Beth Doerr, President | Email: marybethdoerr@gmail.com

Organizes and promotes tennis activities for all three Willow Creek communities.

Arapahoe County Sheriff's Office:

Non-emergency number: 303-795-4711

The ACSO provides police services under contract with the city of Centennial.

City of Centennial Information Line: 303-325-8000

Available 24/7 to answer questions and direct you where to go for help.

District 3 (includes Willow Creek) City Council Representatives:

Ken Lucas | 303-754-3367 | klucas@centennialco.gov

Mike Sutherland | 303-754-3407 | msutherland@centennialco.gov

City of Centennial Animal Control: 303-325-8070

South Suburban Parks and Recreation: 303-798-5131

South Metro Safety Foundation: 303-805-0228 | 720-989-2260

Classes offered by this organization include: CPR, Driver Awareness, Teen Crash Avoidance, Super Sitting Babysitting. They also do child car seat inspections.

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.

Willow Creek Pets

Dogs must be leashed when they are out and about in our community. Both the city and our HOA require it. City of Centennial Animal Control patrols Willow Creek and will issue warnings and tickets to offenders. There have been serious incidents in the past where unleashed dogs have injured other pets and/or caused residents to be concerned for their safety.



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.

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Willow Works Classified Advertising

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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

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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
Southshore	\$25	650
Tollgate Crossing	\$25	1,500
ALL OF Aurora	\$165	9,900

CASTLE ROCK

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

LONE TREE

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ERIE

Colliers Hill	\$25	842+
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Willow Creek 3 Board Meeting Minutes • August 8, 2019

CALL TO ORDER: President, Aidan O'Shea called the meeting to order at 6:02 p.m.

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

HOMEOWNER FORUM:

- H/O wanted to thank Board for having abandoned car towed. He asked if anything was found out about short-term rentals. *It was reported there are no restrictions in Willow Creek 3, City of Centennial or Arapahoe County.*
- H/O would like the large hole by 8196 E Phillips Place to be filled in.

COMMITTEE AND OFFICER REPORTS:

- **Landscape - JBK:** Elizabeth went through her checklist items. She confirmed the pool landscape project will not begin until after pool is closed. Presented list of trees that need to be removed before winter in case Board wants to bid out this project. Tennis Committee asked if JBK could blow leaves off the tennis courts.
- **ACC:** No report.
- **Social:** Diane Kremer with the Willow Creek Women's Club submitted information on a "Trunk or Treat" event on October 27th between 2-6 in Willow Creek 3 clubhouse parking lot. After discussion the Board decided to allow the Women's Club their Trunk or Treat event in the Willow Creek 3 parking lot for all Willow Creek communities to participate and attend.
- **Website:** No report.
- **Welcoming Committee:** Committee welcomed 7 new homeowner in June and 3 in July. All will be welcomed by end of August.
- **Pool:** No report.

- **Tennis Court Committee:** Reported a light out on clubhouse building facing tennis courts. Committee needs a decision regarding the Pro being able to hold classes on WC3 courts. *(Will be covered under Unfinished Business)*. Committee chair also wanted to know update on tennis court replacement. After discussion it was determined Greg should get a hold of list of people who showed interest in being on a committee to research interest in and options for court replacement.

- **Paver Committee:** Greg submitted three (3) different pavers for Board to choose from. Aidan has chosen the installer. Next step is to have JBK remove appropriate landscaping for pavers to be installed.

Motion to approve paver Option #3 to be installed was made by Aidan O'Shea and seconded by Martin Garrity. Motion passed unanimously.

- **Covenants Committee:** The draft Covenant Amendment with ballot was mailed to Owners. Management to continue to e-blast Owners for next two weeks reminding Owners to vote.

- **Reserve Study Committee:** Meeting postponed.

APPROVAL OF MEETING MINUTES:

The June 13, 2019 minutes were resubmitted to the Board to review and approval for audit.

Motion to approve of the June 13, 2019 board meeting minutes as corrected for audit was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

The July 11, 2019 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the July 11, 2019 board meeting minutes with added asterisk for audit was made by Jerry Grant and seconded by Martin Garrity. Motion passed unanimously.

APPROVAL OF THE MAY, JUNE AND JULY 2019 FINANCIAL REPORTS: The May 2019, June 2019 and July 2019 Operating Report(s) were submitted to the Board for review and approval for audit.

Motion to approve separately the May 2019, June 2019 and July 2019 Operating Reports was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

MANAGING AGENT REPORT:

Action Item List: Greg

- Ting still disputing responsibility for underground short in pole light. SCRES communicating with Ting to come to a solution.
- The Board has requested the auditor attend the October meeting.
- The clubhouse bathroom refurbishment on hold until after pool closes for season.
- May clubhouse cleaning was done. Carpet stain was successfully removed.
- The sunshades did not fit tables. Will return shades to manufacturer, regroup and order shades that fit next pool season.
- Purchase of a solar cover was not recommended.

Motion to not purchase a solar cover was made by Jerry Grant and seconded by Martin Garrity. Motion passed unanimously.

Collection Status Report: Status report submitted to Board for review. Homeowner whose account is being considered for foreclosure contacted attorney asking for payment plan. The Board did not approve payment plan.

Motion to start the foreclosure proceedings was made by Jerry Grant and seconded by Martin Garrity. Motion passed unanimously.

UNFINISHED BUSINESS:

A. Solar Pool Cover. The Board has decided to not to purchase a solar pool cover.

B. Appointment of new Board Member. It was decided to get a legal opinion on appointing a current Board member to another Board members term and position.

C. Tennis Pro Discussion. After reviewing and discussing the revised contract submitted by Ryan, tennis pro, the Board has decided to allow the use of two (2) courts vs 1st come 1st served. They will allow Willow Creek 3 resident and guests. They also decided to scratch the 2nd point of request.

Motion to accept the changes to the contract made by Ryan and to approve the revised contract was made by Martin Garrity and seconded by Betsy Alexander. Motion passed unanimously.

D. The Board voted on a donation given in the name of Willow Creek 3 by electronic vote.

Motion to ratify electronic vote for donation was made by Martin Garrity and seconded by Jerry Grant.

NEW BUSINESS:

A. June Clubhouse Rentals: There were 10 regular rentals, 6 recurring rentals and 3 non-revenue generating uses.

B. October Board Election. The cover letter for a call for candidates and the nomination application was submitted for approval to distribute to Homeowners. After discussion there are revisions to the letter that have to be made and a statement of qualification be added to application. To be mailed week of 8/12.

Motion to mail out Board nomination application with cover letter as amended and scheduled was made by Martin Garrity and seconded by Jerry Grant.

C. Pool Closure. After discussion it was decided to keep the Willow Creek 3 pool open on the following dates, Sept. 6, 7, 8 and Sept. 13, 14, 15.

Motion to keep the pool open on Sept. 6, 7, 8 and Sept. 13, 14, 15 was made by Martin Garrity and seconded by Jerry Grant.

ADJOURNMENT: With no further business before the Board the meeting was adjourned at 8:02 p.m.

Next meeting held SEPTEMBER 12, 2019 at 6:00 p.m. in the Clubhouse. Submitted by: Marta Yates, Recording Secretary

Advertise in the December issue of *Willow Works*

E-mail kerri@porchlink.com

for rates and information.



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Waste Management's Recycling/Trash Schedule

Willow Creek 3 trash is picked up on Monday each week.
Recycling pickup takes place every second Monday.

November 2019	Monday, November 11
	Monday, November 25
December 2019	Monday, December 9
	Monday, December 23

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.

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,
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Willow Creek 3 Teen Services

Updated November 2019 To add or update your listing, please have your parents contact Kerri at kerri@porchlink.com. Please include name, age, phone number, and services provided, and birthday for tracking purposes. Please specify "Willow Creek 3".

The Teen Services listing is offered and maintained by the Homeowners Association, and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to the Homeowners Association.

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



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