

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: Bob Bartlett

Members-at Large:

Fred Kremer

Betsy Alexander

Bryan Zach

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:

wc3dolphins.com

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

January 2020

Letter from the Board

In the last ten weeks we have spent over \$27,000 on snow removal due to the fact that we have had over 25 inches of snow this fall.

Besides the depth of snow, there are two material components that factor into the cost experience by our community. The first is what areas are cleared. The BOD has spent an extensive amount of time reviewing options to develop the approach that is most practical and safety conscious.

To clarify for all what we have asked our contractor to clear; the walks in front of the townhomes up to the porch/stoop, the paths on the greenbelt, the Phillips circle perimeter, the Mineral perimeter and the areas around the mailboxes will all be cleared by either shovel or ATV.

One area that has, on occasion, been erroneously cleared is the sidewalk between townhome garages. This area is not community property and should be done by individual residents. We will also plow the alleyways.

The second major factor is when we call out our vendor. There are two areas we consider when engaging the contractor, depth of snow and upcoming weather. We can all agree that it does not make sense to shovel two inches of snow when the next two days are in the 50s or 60s.

— Martin Garrity

Given this information we are asking townhome owners who park their vehicles at the end of the alleyways to be mindful of approaching snowstorms so they can park either in the garage or on the street. Following November storms crews were not able to completely plow several alleyways because vehicles were blocking the area. This can make for a hazardous situation, especially when the snow melts then refreezes. And because we are on a budget it is not frugal to have the crew make return trips. We hope you understand.

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The board would like to thank Bob Correll for the creation, dedication and maintenance of the Willow Creek III website for the past four years. The website has served as a great resource tool for our community. After many years of his time Bob will be retiring as Webmaster. With Bob's retirement we will need a community member to help with updating the website, if you are interested please email wc3directors@gmail.com.

— Aidan O'Shea

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A big THANK YOU to Fiona Maguire-O'Shea and the WC3 Santa day committee for organizing the hugely successful Santa Day! Riding on a South Metro fire truck Ol' St. Nick arrived at WC3 clubhouse where he was greeted by well-wishers who in turn were treated to an afternoon of fun and festivities. A special thank you to the boards of WCI & WCII who contributed to make it a successful event and to the many volunteers who made this a day to remember! The event was also sponsored by Gilbert Group/KW Realty DTC and Starbucks.

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FYI: There has been a recent up-tick in crime in the Willow Creek community — specifically a number of vehicles have been broken into. Please lock your vehicles at night.

— 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



January 2020

ACC Corner

Submitted by Jeffrey Stevens

The Architectural Committee is filing Liens.

No one wants a lien against their home. However, the Architectural Control Committee is starting to lien homeowners that fail to comply with ACC notices and generate substantial fines. Our community is covenant controlled and 95% of us comply with ACC notices that keep our community attractive and desirable. There are only a few that habitually ignore notices to paint, remove a dead tree, water the yard, fix a fence, store garbage cans properly and other infractions. Remember that the ACC will work with homeowners that are having difficulties meeting deadlines, illness and financial hardships can affect us all. Usually this involves an extension to complete the work. However, the homeowner must contact us through the management company as soon as it is apparent that a deadline will be missed or if there is a question about the notice. Waiting a six month to a year and generating \$500 plus in fines is not advisable. The goal of the ACC is to maintain a community as envisioned by the Writer Corporation when originally designed.

Contact the ACC by e-mailing Greg Coleman at gcoleman@scres.us. Greg is the property manager.

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"In 2019 The Gilbert Group sold almost \$50,000,000 in real estate!"

By Derek Gilbert at The Gilbert Group, **January 2020**

Happy 2020! This time of year our team likes to reflect on the previous year and start dreaming of the year to come! In 2019 we had a **record breaking year**. We are so proud that we helped over **100 families** sell their homes or upgrade to new ones. Although the market is still fantastic, if you're dreaming of moving in 2020, there are a few things you need to know. For instance, **inventory is down 12%** year over year. This positions home sellers in a perfect position to monopolize

your corner of the market. When there is no one to compete with, your property is likely to **fly off the market**. It's a good idea to get a jump start before spring hits, when the market will become busy again. The lack of inventory doesn't make it easy on buyers, but if you're serious about a move, now is the right time to buy. The inventory issue will only get worse, so start house hunting now and jump into the market before the competition gets more fierce. Call me today: **(720) 480-9877**



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Derek Gilbert

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Willow Creek Homeowner

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Santa Arrives in Style for Willow Creek Santa Day



Although it was shiny and bright red, it wasn't Rudolph's nose that guided Santa Claus to the Willow Creek 3 clubhouse December 14, it was a South Metro Fire Rescue truck.

With Santa on board and families waiting, the fire truck made its way down

East Mineral Drive from the Willow Creek 2 clubhouse into the clubhouse parking lot in Willow Creek 3. Once there, Santa greeted the crowd, handed out candy canes to eager kids and was the star attraction for picture taking. Hundreds turned out for Willow Creek Santa Day. It was organized by Fiona Maguire-O'Shea — with the help of dozens of volunteers — and sponsored by Derek Gilbert of The Gilbert Group.

Food and refreshments were available in a covered area outside the clubhouse. Inside, craft tables were filled with kids and guitarist Jake Kriley played Christmas music as families waited in line for photos with the clubhouse Santa.

Santa Day was a big event that required substantial planning and organizing. Thank you to South Metro Fire Rescue, to sponsor Derek Gilbert, to all the volunteers who made it happen and to residents throughout Willow Creek who came for the fun.

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You don't need to do a radon test prior to selling your home. Pretty much, all buyers will get the test done. You can address the issue once you have their results. For more information on Radon, go to: EPA.gov/radon

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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

January 2020 Events

Evening Event: New Year's Networking – Jan. 9, 2020, 7 p.m., Mineral Clubhouse

To start the New Year, we'll play a few rounds of human bingo to learn more about the interesting women who belong to the club. Join us for this fun, social evening! Please bring an appetizer if you're able.

Morning Event: Fitness over 50 – Jan. 15, 2020, 9:15 a.m., Mineral Clubhouse

Our presenter will be Chrissy Padgett, who served in the US Air Force as a personal trainer helping soldiers stay mission-ready and helping their families gain knowledge and motivation through fitness. Following active duty, Chrissy earned a degree in health science. She loves training and educating people of all ages and abilities. She now works for Vasa Fitness as a personal trainer to 50+ clients each week helping them attain their goals. Chrissy will educate us about staying fit after 50 through functional strength training and body awareness, keeping safety at the center of training. Quiz...most everyone knows our most important muscle is our heart, but what is our second most important muscle and why? Join us as Chrissy teaches us which muscle it is and how to work it! Please bring your favorite healthy breakfast item if you're able.

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Centennial News

Submitted by Andrea Suhaka

Colorado Home Modification Tax Credit: Do you need your home to adapt to you? Grab bars, ramps or wider doorways are just some examples of home modifications that could save you \$5,000 on your Colorado taxes. To take advantage of the Home Modification Tax Credit, you must:

- Have an illness, impairment or disability that requires the requested home modification;
- Be a state income taxpayer with an adjusted family income at or below \$150,000 for the 2019 income tax year.
- Anticipate owing more in state income taxes over the next 5 years than the value of the work or \$5,000, whichever is less.
- The credit is available for retrofits completed in the tax years 2019 through 2023.

A qualified family member that lives with you may also be eligible. To learn more call: (303) 864-8425.

'No Puffing' Laws in Effect: One of the most widespread crimes in Arapahoe County (ArapCo) is completely preventable. Sheriff's office investigators are working on 387 auto theft cases. ArapCo ranks third in Colorado for auto thefts in 2018, according to sheriff's office statistics. Denver County had 4,733 stolen vehicles in 2018, followed by Adams County with 3,118 and Arapahoe County with 3,009.

You should be extra careful if your vehicle is one of the top five stolen models. From July 1 through Sept. 30, 2019, the most stolen vehicles were:

1. Honda Civic
2. Honda Accord
3. Ford F-250
4. Chevrolet Silverado
5. Ford F-150

In Colorado, it is illegal to leave your car running, unlocked and unattended. Those with remote locks on your vehicles don't face the same penalties, but you can receive a ticket for 'puffing.' Investigators urge drivers to always lock vehicle doors, keep garage doors closed and take out or remove personal belongings in your vehicles overnight, even when they are in the garage.

Colorado Digital ID Available Starting December 1: Starting December 1, Coloradans will be able to use digital IDs on their smartphones. Colorado Digital ID is a secure electronic form of a Colorado driver's license or state ID stored within the myColorado app. The app's newest feature gives residents the ability to create an electronic version of their Colorado driver license or state identification (ID) card on their smartphone as proof of identity, age and address for interacting with government agencies and businesses within Colorado. You can also use the app to renew a Colorado driver license, securely store personal and payment information, easily search state services and receive notifications for important state information.

Note that the digital ID doesn't replace a physical driver license, and it can't be used yet for police purposes or at airport security screenings. However, those uses are anticipated in the future. Learn more about how to sign up for a Colorado Digital ID and how it can be used at <https://www.colorado.gov/pacific/dmv/mycolorado-and-colorado-digital-id>.

Prime Timers: Submitted by Bob Novick- Prime Timers is a group of active seniors and is sponsored by the Centennial Rotary Club and the City of Centennial Senior Commission. We meet every Monday at the Willow Creek Clubhouse #3 for board games, dominoes, Mah Jongg etc., and on every second Monday of the Month for a luncheon (\$5) with a speaker or entertainment. The rest is free. We also meet at Koelbel Library once a month for a movie in their theater and once a month for Happy Hour (location differs each time). If you would like to try us out, e-mail cmajack@me.com or call Mary Alice at 303-400-3641. Payment for meals is made at the luncheons.

News From Cherry Creek Schools

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

Calling All CCSD High School Students - CCSD Career & Job Fair: All CCSD high school students are invited to the CCSD Career & Job Fair from 6 to 8:30 p.m. on Thurs., Jan. 30, 2020, at the Cherry Creek Innovation Campus. Explore different career pathways, meet with local businesses, participate in informative breakout sessions. Start building your future success now!

Donate Band and Orchestra Instruments: Do you have any band or orchestra instruments that are no longer being used? Would you like to put them to good use? Then donate them to the Cherry Creek Schools Instrumental Music Program! You can help student musicians pursue their passion for music and the district will provide you with a gift letter for tax purposes. Contact Paul Cribari, CCSD Instructional Coordinator of Performing Arts, pcribari@cherrycreekschools.org, if you have an instrument to donate.

Get Discounted Colorado Mammoth Tickets: Cheer on the Colorado Mammoth vs. the Buffalo Bandits at 7:30 p.m. on Sat., Jan. 25th. Purchase tickets through the Cherry Creek Schools Foundation and a portion of each ticket sold will be donated to the school of your choice. To purchase, visit <https://mammoth.teamkse.com/ccsd1920/> and use code MAMCCSD.

Snow Removal in Willow Creek

In case you are wondering when our Willow Creek 3 residential streets qualify for city snowplowing following a winter snow storm, here's the scoop: The city prioritizes its streets into Priority 1, Priority 2 and Priority 3. Our WC3 streets are considered Priority 3. According to the city's website, "Priority 3 streets are maintained only when authorized by the City Manager or his designee. The City Manager will consider the following guidelines in determining when to authorize Priority 3 snow route plowing: Forecasted street snow accumulation is six (6) or more inches; Forecasted temperatures are below freezing for an extended period after the storm; Forecasted additional snow events within the next 24-48 hours." Although city residents are not required to shovel their residential sidewalks, the city "strongly encourages citizens to remove snow from the sidewalks adjoining their property within 24 hours after a snowstorm ends.

www.centennialco.gov/Government/Departments/Public-Works/Snow-Ice-Control



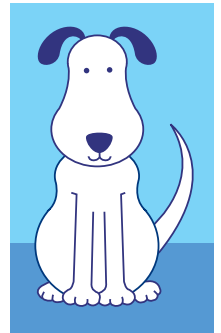
Community News & Information




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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Waste Management:
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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.

NOTE: The ONLY **holidays** in 2020 where Willow Creek 3 trash or recycling pickup will be delayed by one day are **Memorial Day** (May 25) and **Labor Day** (Sept. 7).

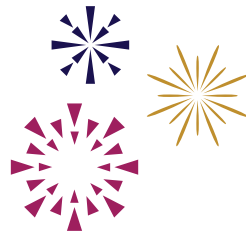
January 2020	Monday, January 6
	Monday, January 20
February 2020	Monday, February 3
	Monday, February 17
March 2020	Monday, March 2
	Monday, March 16
	Monday, March 30
April 2020	Monday, April 13
	Monday, April 27
May 2020	Monday, May 11
	Tuesday , May 26
June 2020	Monday, June 8
	Monday, June 22
July 2020	Monday, July 6
	Monday, July 20
August 2020	Monday, August 3
	Monday, August 17
	Monday, August 31

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, 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

Advertise in the February issue of *Willow Works*



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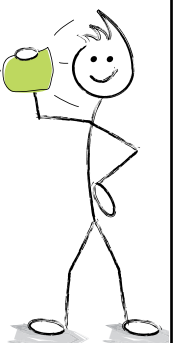
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HANDYMAN/ HOME IMPROVEMENT: with Integrity and Quality... Basic Plumbing, Electrical, Maintenance & Lighting. Dick Boevingloh (W. C. Resident) at 303-221-1291.

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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.

METICULOUS HOUSE CLEANING! References upon request. Bonded & Insured. Call Eloisa for free estimate. 303-525-0851.

PETERSEN CUSTOM GLASS, LLC: Fast, friendly service specializing in custom shower enclosures, residential window replacement, mirrors and glass tabletops. Family and veteran owned. 10% off materials with mention of this ad. 720-810-1160.

Classified Advertising Rates

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ALL OF Centennial

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

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

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



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Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty



Is Winter the New Spring???

The standard thought has always been that the slowest month in real estate sales is December. The truth is that for the past 3 years December home sales have outpaced late summer sales by quite a bit. In fact this year, the hottest month was February. In 2017 and 2018 April was the hottest month.

Each year for the past several years, the "Hot Selling Season" has moved earlier and earlier. Buyers are trying to get ahead of the crazy season and in turn have shifted the traditional real estate season to the first part of the year instead of the typical summer season. If you're thinking of selling your home next year, now is the time to get your ducks in a row! Don't wait till spring and miss your window of opportunity.

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

Happy New Year!

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Willow Creek 3 Board Meeting Minutes • November 14, 2019

CALL TO ORDER: President, Aidan O'Shea called the meeting to order at 6:03 p.m.

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

BUDGET REVIEW: Martin Garrity thanked the Budget Committee and went over the budget process. He explained the 5 different funds that make up the overall budget. He went over the 2020 budget changes. He gave an overview of both the single family and townhome budgets. It was recommended there be no increase in monthly assessments.

Motion to accept the recommendations to the budget from the budget committee was made by Martin Garrity and seconded by Aidan O'Shea. Motion Passed.

HOMEOWNER FORUM:

H/O had issues regarding the Board of Directors 2019 election. Issues included mailing with a blank candidate sheet and change in ballot counting was not explained properly. He suggests either a recount of all ballots or do the whole vote over again.

COMMITTEE AND OFFICER REPORTS:

- **Landscape – JBK:** No Report.
- **ACC:** No Report. It was suggested the certified violation letter costs be passed onto homeowner.
- **Social:** Willow Creek 3 hosting Santa Day on 12/14/19, all Willow Creek communities are invited.
- **Website:** No Report. Bob Correll is stepping back from managing website. Would like an email blast to go out to community requesting someone to take over website management.

- **Welcoming Committee:** Two (2) new Homeowners were welcomed by Committee in August, none in September and three (3) in October. The Women's Club thanked the Board for allowing use of the clubhouse for the Trunk or Treat event.

- **Pool:** No Report.

- **Tennis Court Committee:** Annual contract with tennis leagues auto renewal postponed for at least three (3) months. Need to let tennis committee know contact will not be automatically renewed.

- **Paver Committee:** Paver project on hold until Spring 2020.

- **Covenants Committee:** No Report.

- **Reserve Study Committee:** No Report.

APPROVAL OF MEETING MINUTES:

The September 12, 2019 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the September 12, 2019 board meeting minutes for audit as written was made by Jerry Grant and seconded by Fred Kremer. Motion passed.

APPROVAL OF THE AUGUST 2019 FINANCIAL REPORTS: The September and October 2019 Operating Reports were submitted to the Board for review and approval for audit. No motion was made. It was decided to wait for Martin Garrity to be in attendance to approve Operating Reports.

The Board directed SCRES to more closely manage the snow removal vendor. Board would like snow removal map revisited and adjusted.

MANAGING AGENT REPORT:

Action Item List: Greg

- Reached agreement on the damaged controller, homeowner will pay \$400 over the next four (4) months.
- Pool bathroom renovations will be revisited in February after a walk through and cleaning out of clubhouse basement. It was reported the clubhouse urinal is backing up.
- The 8123 E Phillips Circle pooling water issue will be addressed before 2020.

Motion to approve grinding at a cost not to exceed \$4,000 was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

- The landscape vendor has removed the shrubs that were impeding the paver project. Paver project start date will be Spring 2020.
- Trees need to be inventoried for trimming and replacement and bids resubmitted after the count.
- Greg to let 7936 E Phillips Circle owner know timing on his pan replacement project.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. Board has requested the delinquency report be up to date with accurate fines by a certain date.

Motion to have attorney send letter to homeowners with ACC violations regarding potential property lien if ACC fines are not paid by a certain date was made by Jerry Grant and seconded by Fred Kremer. Motion passed.

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

UNFINISHED BUSINESS:

A. Appointment of New Board Member. After receiving legal opinion on appointing a current Board member to another Board members term and position, it was decided to appoint Aidan O'Shea to fulfill Laura Ream's unexpired term on Board effective after the Annual Meeting in October.

Motion to appoint Aidan O'Shea to fulfill the rest of Laura Ream's unexpired term effective after Annual Meeting was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

NEW BUSINESS:

- A. Clubhouse Rentals: (Take off Agenda and do not add report to Board packet.)
- B. Tree trimming bids: Greg to meet with Wilco to review tree trimming inventory.
- C. Audit Engagement Letter: executed by Board for 2019 audit.

ADJOURNMENT: Motion to adjourn meeting was made by Jerry Grant and seconded by Bryan Zach. Motion passed. With there being no further business before the Board the meeting was adjourned at 7:42 p.m. Next Board meeting will be held on Thursday, December 12, 2019 at 6:00 p.m. in the Clubhouse.

Respectively submitted by: Marta Yates, Recording Secretary

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