

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

Letter from the Board

Your board of directors has reversed an earlier decision and will have snow cleared from the walkways between townhome garages - at least until the next budget review in October or November. You may recall that in December the board voted to exclude these areas because they were determined not to be community property. That view has not changed but discussions continue.

○○○○○○○○○○○○○○○○

Good news for townhome owners on two fronts! As of January the TH reserve fund is fully funded so the board has elected to divert the monthly \$10 dues to the TH operating fund. The move is actually a precautionary step. The operating fund is underfunded, and with the uncertainty of future snow fall necessitates redirecting the \$10 monthly contribution. Several years ago the area was blanketed with the white stuff and the cost of clearing snow literally drained the operating fund. Costs had to be covered from another account but that came at a price: Townhome owners were forced to pay additional dues to make up for the extra expenses until the "loan" could be repaid. We are not looking to repeat history; this step can save everyone a long-term headache.

○○○○○○○○○○○○○○○○

The increasing number of homeowners who have elected to ignore notices from the ACC (landscaping, painting, truck violations) has forced the board to authorize the HOA attorney to file liens against offending property owners. The board has always had the authority to take such action but used it sparingly. Going forward homeowners who are in violation will receive a limited number of notices to correct the issue. Failure to heed the notices will result in a lien placed against the property. On that note, homeowners will be charged an addition \$6.80 for each certified letter - regardless if they accept the letter or not. It's the cost of doing business.

○○○○○○○○○○○○○○○○

Webmaster wanted!

By now most readers know that Bob Correll, who created the Willow Creek III web site four years ago, is moving on and the board is looking for a volunteer to manage the site.

Please let us know if you are interested by contacting the board a wc3directors@gmail.com.

— Bob Bartlett

Willow Creek Chili Cookoff

March 28 • 1 p.m. - 3 p.m. • Mineral Clubhouse



Mark your calendar for the Willow Creek Chili Cookoff. We'll be judging the best red, green, white and vegetarian chili. All of Willow Creek is invited to share a bowl of chili, drink a beer, and get to know your fellow neighbors.



Save the date: The Easter Bunny's on the way!

Willow Creek Easter Egg Hunt

Sunday, April 5, 1:00 pm at Willow Creek Park (meet by Caterpillar Playground) Thank you, Juhi Johnson, RE/MAX, for sponsoring this event!

February 2020

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.



February 2020

ACC Corner

Submitted by Jeffrey Stevens

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

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.

The UPS Store



- Printing • Pack
- Mailboxes • Ship



\$10.00 OFF
ANY U.S. or INTERNATIONAL SHIPPING*
(over \$50.00. With this ad)

8200 S. Quebec St., A3
(in the Willow Creek Center)
store2141@theupsstore.com | 303.770.5800

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




Family Owned & Operated Since 1995



RTP ROOFING CO.
ROOFING & GUTTER SPECIALIST
LICENSED & INSURED
303.791.2223
CALL US TODAY!
www.rtproofing.com

New Roof
Reroof
Repairs & Gutters
Insurance Claims Assistance



Wildlife Trapping, Management and Mitigation Service
Wildlife Specialist
Jay Stewart
Cell (303) 884 - 9100
adcwildlifespecialist@gmail.com
www.wildlifedamage.com

Sell your home with one of **Denver's Top 50 Real Estate Agents**

Derek Gilbert, Keller Williams DTC

"We're off to a quick start in 2020. We're already off to the races!"

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

We've already **sold** quite a few homes in **2020**, and we've got a **dozen properties under contact!** In January, we received **multiple offers** on our listings and saw offers **bid up** far beyond our **listing price**. Even though it's only February, we're already feeling a great deal of **pressure in the market**. The fact that we're seeing so much activity is an indication of a very competitive spring. If you're a seller, now is a great time to get on the market while **inventory is low** and your home is seen as a commodity.

Timing is critical when you decide to sell your home, because we do have **seasonal shifts** in the Denver metro area real estate market. We tell our clients that it's realistic to expect to make the most **money** from **January through June**. I've been helping families to build real estate **portfolios** for nearly **20 years** - if you're interested in planning a financial future we can help you reexamine your equity position and create an investment plan! Call me today: **(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**



Copyright 2014 Keller Williams Realty, Inc. If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed. Equal Opportunity Housing Provider. Each office is independently owned and operated.



Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

February evening event: Keep Calm and Carry On

Thursday, Feb. 13 • 7 p.m. • Mineral Clubhouse

Stress and trauma are increasingly high among children, teens and adults of all ages. As parents, grandparents, aunts, uncles, friends and neighbors are we prepared or equipped to lend a hand, an ear or offer a tool to support each other? To guide us through this conversation and offer some practical tools for immediate use, we welcome Dianne Maroney, the Executive Director and Founder of the Imagine Project, a non-profit organization that gives kids, teens and adults skills to work through life's challenges via expressive writing. Imagine Journaling is a simple, yet powerful 7-step process that provides a simple way to express stress and imagine a new story in our lives. Join us as we learn how to support one another so we can successfully navigate life. Bring a pen or pencil and get ready for an amazing night! Dianne has written several books that will be available for sale. Please bring an appetizer or bottle of wine to share if you wish.

Due to the importance of this topic, all neighbors are invited to attend, and the usual non-WCWC Member participation fee will be waived.

February morning event: Healthy Heart, Healthy You

Wednesday, Feb. 19 • 9:15 a.m. • Mineral Clubhouse

Live Better with Life's Simple 7: The American Health Association has identified seven health factors and lifestyle behaviors that support heart health. Research demonstrates that when individuals become physically active, control cholesterol, manage blood pressure, eat better, lose weight, check blood sugar and do not smoke, quality of life can be greatly improved. We will learn about these seven simple steps to take toward a healthier life. Please bring a heart healthy breakfast item to share if you are able.

Save the date: the Easter Bunny's on the way!

Willow Creek Easter Egg Hunt

Sunday, April 5, 1:00 pm at Willow Creek Park

(meet by Caterpillar Playground)

Thank you, Juhi Johnson, RE/MAX, for sponsoring this event!

Willow Creek III Dolphins Swim Team

The Dolphins is a community-based youth summer swim team that practices and competes from approximately mid-May to mid-July. It is a developmental team that accepts swimmers of all abilities from ages four through 18. The team practices daily and competes weekly in the Mountain High Swim League. For complete information, including a calendar of events and to learn about how to get involved, connect to the Dolphins website: www.wc3dolphins.com or email the team at swim@wc3dolphins.com.

Dolphins Swim Team 2019

(Photo by Stephen Holst, www.stephenholst.com)





EXPERT PAINTING COMPANY

Free Estimates **Robin Kindred** Fully Insured
 Cell 720-937-8907 Owner Fax 303-805-9029
 Residential * Commercial * Apartments
 Interior * Exterior
 It's time to call the EXPERT
 11954 Singing Winds St.
 Parker, CO. 80138
 website: www.expertpaint.com
 email: expertpainters@comcast.net




B & B PAINTING
 Serving Willow Creek Since 1981

- ✓ Residential and Commercial
- ✓ Interior and Exterior
- ✓ Free Estimates



Bob Brooks
303-470-1747

27 Years
In Business

**Display Advertising Rates Per Issue
 for Willow Creek 1, 2 and 3 (Over 1,600 homes)**
(Discounts available for multiple issues)

Business Card \$70 B&W \$130 Color	1/6 page \$110 B&W \$180 Color
1/4 page \$165 B&W \$230 Color	1/2 page \$295 B&W \$370 Color

**MARCH
 ADVERTISING
 DEADLINE**

February 20th



EMAIL KERRI@PORCHLINK.COM FOR MORE INFO

AN OLDER ADULT IN YOUR LIFE NEEDS HELP



**Memory loss.
Stumbles and falls.
A spouse who doesn't sleep
at night. Certainly, there are
people in your life who are
facing challenges like these.**

Many older adults in our community are struggling to **stay in their own homes**, even if they have the means to hire help. At Home Care Assistance, we provide a level of care that enhances the independence of older adults, including those who have Alzheimer's, Parkinson's, or are recovering from stroke or surgery. Surely, you know an older adult who would benefit from **"assisted living – at home."**

CHAMPIONS OF AGING WELL



Call today for a complimentary in-home consultation!
303-957-3100
CentennialHCA.com

The time to plan for the unexpected is NOW...

FREE Consultation



CLARK

LEGAL SERVICES, LLC

Call (720) 358-4768

Estate Plans • Wills • Trusts • Probate

BONUS:
\$100 OFF

Any legal service for neighborhood residents

www.clarklegalservices.com

8375 S. WILLOW ST, STE 200
LONE TREE, CO 80124

Giving Clients Direction

Stay Connected!



**JUHI
JOHNSON**
REALTOR®

homesbyjuhi@gmail.com
www.homesbyjuhi.com

I Am With You From "Start To Finish"!



RE/MAX
PROFESSIONALS

"Your Willow Creek Realtor® and Neighbor Since 1992!"

Call 303.257.1905

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

**Call me with questions/suggestions on getting
your house ready to sell. I can help!**



Certified Negotiation Expert



Senior Real Estate Specialist



That 'D' word

We all know that we should do it, but sometimes we don't know where to start? Yes, I'm talking about that 'D' word, DECLUTTER. Clutter stresses us out. It makes our house looks messy, over crowded!

Marie Kondo's decluttering advice has taken the U.S. by a storm. There are somethings that make sense, but let's face it, some of us can't bring ourselves to talk to our clothes/items that we are going to part with. Decluttering is not easy. Here are a few simple tips to get you started:

1. Designate a spot for incoming mail. Paper accounts for a lot of our clutter. Apply the 'touch only once' rule for paper. Recycle or file as you go. It saves time and also your declutters your physical mental space.
2. Start with an area and make it a 'no clutter' zone. Nothing gets put back in that space unless it belongs there. Keep expanding that zone every day.
3. Have 3 baskets-Keep, Toss and Donate. Organize and label what you have left.
4. It'll be work in progress for a while but you will love the end result!

"Picture your dream home. I bet it's not filled with clutter."

— Joshua Becker, *The Minimalist Home: A Room-By Room Guide to a Decluttered Refocused Life*

Tennis Talk

By Mary Beth Doerr



The holidays have come and gone and now it is time to think about the 2020 tennis season here in Willow Creek! With such a vibrant tennis community, I'm sure there are many of you anxious to get back on the courts. Some very important dates are right around the corner for returning teams as well as new teams. If you are a captain and already have a team in place for either the Trio League or the Mixed Doubles 18 & Over league, now is the time to access our website, www.willowcreektennisclub.com, to download and fill out the "Obtaining a Team Number" form located under the "Get Started" heading. Please read all the information about playing out of Willow Creek. This form will contain all the pertinent information for sending it along with your check to Mary Beth Doerr by February 19 to acquire a team number. If you would like to access the 2020 League Calendar to see the dates and times that all USTA/CTA leagues are played, please go to www.coloradotennis.com and click on the "Adults" button, scroll down to "Calendar Days/Time", go to Denver-Metro and click on "2020 Deadlines Calendar". All leagues are open for registration on February 1.

If you are new to tennis and are interested in league play in WC, the first thing you want to do is join the USTA (United States Tennis Association) and get a valid USTA number. The URL is www.tennislink.usta.com. You can then contact Mary Beth Doerr, Facility Coordinator for Willow Creek Tennis Club (WCTC) at marybethdoerr@gmail.com to see if there is a team here in the neighborhood at your level. Mary Beth can give you the name(s) of the team sponsor/team captain, which you can get in touch with to see if there is an available position on the team. If the team is full, you can go back to the USTA website and click on "Find a League". The website can direct you to other facilities that may have open positions. If you wish to start your own team here in WC, Mary Beth can help you with that process as well.

If you are interested in tennis but not at a competitive level, the WCTC will have socials throughout the season as well as lessons for all ages and abilities. Please contact Mary Beth Doerr to get on our eblast list to hear about tennis happenings in the neighborhood. Also check Nextdoor for tennis updates.

Tennis Courts

Willow Creek 3 has five tennis courts located behind the clubhouse at 8091 East Phillips Circle. Contact Amanda Phifer at Spectrum Commercial Real Estate Solutions, 303 409-6018, for your key to the courts. The key is issued to you while you remain a WC3 resident.



Two of the five courts are generally available for individual use. The other three may be in use for league play. A court can be reserved up to a week in advance by registering on the clipboard in the white box at the gate. Your gate key is good only for the WC3 courts. Visit <https://www.willowcreektennisclub.com/reserving-courts---wciii.html> for details on reserving a WC3 tennis court.

Snow vs. All-Season: Which Tires Are Best?

By Thomas Finley, Patrol Deputy, ACSO

One of the selling points of living in Colorado is 300 days a year of sunshine. While that statement is true most years, it does not negate the need for adequate snow tires on your vehicle in winter months. I have been a patrol officer for 16 years, which means 16 Colorado winters. My personal experience tells me the car that gets stuck on relatively small hills almost always has inadequate tires.

The most common argument against snow tires I hear from people is, "I drive a 4-wheel or all-wheel drive vehicle." In 2017, consumer reports did a study that showed snow tires to be beneficial whether you drive a two-wheel drive, an all-wheel drive car or an SUV. I know that my personal experience is anecdotal, so here are a few researched arguments for snow tires:

1. Below 40° F, the rubber compound in all-season tires begins to harden, reducing your tire's ability to grip the road. Snow tires are made of a special rubber compound that allows the tire to remain flexible down to -30° F.
2. Studies show snow tires stop 30% better than all-season tires when skidding on cold slippery roads.
3. Snow tires reduce the risk of hydroplaning by having special grooves that push water off to the sides.
4. Snow tires are often narrower than all-season tires. The narrower tire can exert more downward pressure, helping cut through snow rather than driving on top of it.

Colorado Law does require drivers to have adequate tires. CRS 42-4-228(5)(a) states: "No person shall drive or move a motor vehicle on any highway unless such vehicle is equipped with tires in a safe operating condition." The bottom line is: Don't be the person who gets stuck trying to climb up a small, icy, snow-packed road, or worse, who causes a preventable accident. Invest in snow tires for winter driving. All of us on the road will thank you.



Tina Lindsay

Pianist/Organist/Vocalist

- Weddings/Memorials
- Christmas Parties
- Piano Instruction

Music for All Occasions

tina@tinalindsay.com

Phone (303)770-7191

Your Neighbor for over 25 years!



Dan Waldmann

(303) 570 5579

danwaldmann@aol.com

www.YourPilotHome.com

Keller Williams DTC

Your Pilot Home

Call Dan for Real Estate Needs and Referrals!



Waste Management:
303 797-1600



Waste Management's Recycling/Trash Schedule

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

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).

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
September 2020	Monday, September 14
	Monday, September 28

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



South Suburban Events February 2020:

For more information on all events, programs and classes below, please visit www.ssprd.org | 303.798.5131

Super Stars - Multi-Sport Classes: This fun and interactive introduction to sports improves basic motor skills while interacting with others in a safe, fun, and positive environment. Ages 3 - 6. Tue, Feb 4 - 25, or Wed, Feb 5 - 26, 9:30 - 10:20 am at the Sports Dome. \$50 Youth Resident

Boom Soccer at the Sports Dome: Coaches use story-telling and silly games to get your little one bouncing, running, kicking, chasing, and discovering the world outside themselves. Ages 18 months - 3 years, with parent participation. Thu, Feb 6 - 27, 10 - 11 am at the Sports Dome. \$60 Youth Resident

Father Daughter Sweetheart Dance: Fathers and daughters spend an evening of dancing, music, and prizes. Refreshments served. Ages 4 - 5. Fri, Feb 7, 6:30 - 8 pm at Goodson Recreation Center. \$25 Couple Resident

Parent-Tot Canvas and Cookies: Create a work of art while enjoying some juice and cookies with a parent or guardian. Ages 5+. Wed, Feb 12, 6:30 - 7:30 pm at Lone Tree Recreation Center. \$14 Youth Resident

Club Lone Tree Camp Days: -Our licensed day camp keeps kids entertained and busy during in-service days and national holidays with activities such as games, crafts, and swimming. Ages 5 - 10. Fri and Mon, Feb 14 & 17, 7 am - 6 pm at Lone Tree Recreation Center. Price: \$31 Youth Resident

Nature Camp - President's Day: Enjoy a crisp winter's day exploring nature as wild animals do! Children seek animal clues and then warm up indoors with games and crafts. Ages 6 -10. Mon, Feb 17 at South Platte Park. \$29 Youth Resident

Art Experience: Learn new techniques or refresh your old skills using oil, watercolor, pastel, ink, and acrylics in a friendly setting. All materials provided. Ages 16 and up. Mon, Feb 24 - Apr 6, 2 - 4 pm at Goodson Recreation Center. \$81 Resident

Watercolor Techniques: This class provides instruction for all levels, beginning to advanced. Explore paint mixing and brushwork techniques led by an exceptional artist in a friendly setting. Ages 16+. Tue, Feb 25 - Apr 7, 12:30 - 2:30 pm at Goodson Recreation Center. \$75 Resident

Hip Hop Dance: Learn hip hop choreography, technique, and coordination that is age-appropriate, high energy, and fun! Wear loose, comfortable clothing and sneakers or closed-toe shoes that will slide for all classes. Ages 4 - 6. Wed, Feb 26 - Apr 1, 4:30 - 5:15 pm at Goodson Recreation Center. \$38 Youth Resident

Jazz Funk Dance: Also called *Street Jazz*, it incorporates little bits and pieces of other dance genres and wraps them into a funky style that is both fun and expressive! When paired with funky music, this dance style is of the body and the mind. Be graceful and be intense and have fun! Ages 7 - 11. Wed, Feb 26 - Apr 1, 5:15 - 6:15 pm at Goodson Recreation Center. \$45 Youth Resident

Cheer/Poms: Come learn fun, high energy routines with sharp synchronized movements. Students will learn cheer movements to incorporate into their dances, including group work, turns, and jump sequences. This class is great for those who want to get on a dance or poms team at their school. Ages 11 - 17. Wed, Feb 26 - Apr 1, 7 - 8 pm at Goodson Recreation Center. \$45 Youth Resident

Willow Works Classified Advertising

ADVERTISE FOR LESS: Email your classified ad to kerri@porchlink.com \$35 for 25 words. Deadline is the 20th of the preceding month.

ACCENTS PROFESSIONAL PAINTING & WALLPAPERING BY NATHAN: Interior & Exterior Excellent Work at Reasonable Rates. 30 years Experience. Carpentry, Drywall, Texturing, Cabinets, Powerwashing, Staining, More. Honest & Reliable Handyman Services. Nathan Cordova 303-341-5542 Or cell 303-902-9149.

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

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

LICENSED GENERAL CONTRACTOR AND HANDYMAN SERVICES: Any home remodeling jobs, big or small- basements, decks, kitchens, etc. Free Estimates and local references. Call John at JW CONTRACTORS: 303-886.6304.



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

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

CENTENNIAL

**Rates per issue for 25 words,
\$.50 per additional word**

**Home
Count**

Willow Creek 1, 2 and 3

\$35

1,629

Foxridge

\$25

1,000

Hunters Hill

\$10

275

ALL OF Centennial

\$60

2,904

How do I place a Classified Ad? To place a classified ad, please email the text for your ad to kerri@porchlink.com 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.

**Are you getting your
Willow Works?**



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

Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

**Is now the best time to
sell?**



Selling when the market is hot—Over the past three years median home prices have been increasing by more than 8% per year. In the 4th quarter of 2019 appreciation began to slow. December prices rose only 3.9% over 2018. If the "what goes up must come down" adage is true, sellers may see 2020 as a great time to sell at the top of the market.

Sellers looking for replacement homes during the last couple of years have been frustrated with the few homes to choose from. We've had record low home inventory for several years running. 2020 is starting out much differently. In December 2019, active home inventory in the Denver metro area increased by more than 50%, providing sellers with a lot more replacement home choices.

Over the last 30 years homes sell, on average, in about 75 days. For the last several years the days on market (DOM) has averaged about 30 days. Although the 4th quarter of 2019 saw many more active listings on the market, December maintained a fast 30 DOM average.

Want to know if now, is the best time to sell? Give me a call or send me an email today.

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

QUALITY *local* BUSINESSES

WORKING IN WILLOW CREEK

FIND THEM IN THIS PUBLICATION!

1

NO NEED TO LOOK ELSEWHERE...
FIND THE HELP YOU NEED!

Centennial News

Submitted by Andrea Suhaka

Deadline Feb. 29: Apply to be on a Centennial Board, Commission, or Committee: The City of Centennial is currently accepting applications for eight of the ten Boards, Commissions and Committees. The appointment process has changed and terms for members will expire yearly in March and all selected applicants will begin serving their terms in April. Serving on a board or commission is a great way to be involved with the Centennial community and provide input on important issues. Applications are being accepted for the Audit Committee, Budget Committee, Board of Review, Election Commission, Investment Commission, Open Space Advisory Board, Planning & Zoning Commission, and Senior Commission. Learn more about each of these Boards, Commissions, and Committees by visiting <https://www.centennialco.gov/Government/Boards-and-Commissions>.

To be considered, applicants must be a resident of Centennial and submit the form found at <https://us.openforms.com/Form/c7fc1a1a-563a-4374-b54b-95aaa61907b5> no later than Feb. 29 at 5pm. The application form can be used to apply for more than one vacancy. Applicants selected for an interview will be contacted via e-mail. Contact the City Clerk, Barb Setterlind, with questions.

March 3 Presidential Primary: On 3 March 2020, Arapahoe County (ArapCO) will hold a Presidential Primary election, which will determine the presidential nominees for each political party. All active voters will receive a ballot the week of Feb 10. There are recent changes to Colorado's presidential primary process, so read on to make sure you're ready for the election on March 3. The most comprehensive voter information for Arapahoe County can be found at <https://www.arapahoevotes.com/>. Update your voter registration

Make sure your voter registration is active and your mailing address is current by visiting <https://www.sos.state.co.us/voter/pages/pub/home.xhtml>. The County uses this information to mail your ballot to you. Please note that ballots are not forwarded even if you have submitted a Change of Address form to the U.S. Postal Service.

Watch your mailbox Ballots will be mailed to active registered voters the week of Feb 10. Please allow one full week for your ballot to arrive. If you do not receive your mail ballot, please visit <https://www.sos.state.co.us/voter/pages/pub/home.xhtml> and verify your voter registration address is correct. Update your address, if necessary, and a replacement ballot will be mailed to your new address. Ballots cannot be forwarded by the U.S. Postal Service. If you have any other issues, please contact our office at 303-795-4511. After Feb. 24, we can no longer send ballots by mail. Instead, you must go to a Voter Service & Polling Center to update your registration and request a ballot.

Who is on the ballot? The Colorado Secretary of State maintains candidate information. Please visit the Secretary of State website for a list of candidates who have been certified to their respective Democratic and Republican party ballots.

Which ballot will I receive? Colorado has not held a presidential primary election since the year 2000. In 2016, Proposition 107 recreated and reenacted state laws allowing for presidential primaries. As noted above, all active voters will receive a mail ballot for the Presidential Primary to be held on March 3. The ballot you receive is based upon your party affiliation. In brief:

- If you are registered with a major party, you will get that party's ballot.
- If you are unaffiliated and have elected to receive a specific party ballot, you will get that party's ballot. Visit GoVoteColorado to declare a major party ballot preference.
- If you are unaffiliated and have no preference, you will get both major party ballots. Please note: you may only return a ballot for one party. If 2 voted ballots are returned, neither will count.
- There are no minor party candidates for the March 3 Presidential Primary. So, if you are unaffiliated and have indicated a preference of a minor party, you will get both major party ballots. Please note: you may only return a ballot for one party. If 2 voted ballots are returned, neither will count.
- If you are affiliated with a minor party, you will not get a ballot.

To check your affiliation status, or to declare an affiliation or party preference, please visit GoVoteColorado or visit a Voter Service & Polling Center.

Centennial Active Seniors: Free Events for Seniors February 23: Standing Tall: Tips for Fall Prevention, 11:30 a.m.-1 p.m.

Centennial Medical Plaza - 14100 E. Arapahoe Rd., Suite B200, Centennial

Learn how to improve balance and increase strength from a local expert in rehabilitation services. You will leave this class with in-home safety tips, strengthening exercises, and strategies for eliminating nearby safety hazards. Lunch will be provided. To register visit <https://www.eventbrite.com/e/standing-tall-tips-for-fall-prevention-tickets-89662419711>.



www.PorchlinkMedia.com

ADVERTISING

Kerri Watts

kerri@porchlink.com

PORCHLINK MEDIA

6525 Gunpark Drive #370-133

Boulder, CO 80301

720-295-2649

Fax (303) 583-8328

PORCHLINK MEDIA offers businesses a cost-effective way to reach consumers in Parker, Centennial, Lone Tree, Aurora, Castle Rock, and Falcon. Information about display or business services ads advertising can be obtained by e-mailing kerri@porchlink.com or by calling 720-295-2649. Deadline is the 20th of the preceding month.

The Willow Creek 3 Board of Directors do not recommend or endorse any advertisement. Oversight and management of advertising is controlled by Porchlink Media.

Advertising Policy: This newsletter is published privately for the residents and homeowners of Willow Creek 3, by Porchlink Media. The Willow Creek 3 Board of Directors does not fund this publication, but does pay for its delivery, which notifies residents of HOA meetings and other relevant neighborhood information via the article portion of the newsletter.

Advertisements pay expenses related to publishing this newsletter. The publisher reserves the right to refuse advertising to any person or company. Publisher does not recommend or sanction any advertisement. Advertisers are expected to treat clients and the community ethically. When hiring anyone advertising in this publication, residents are urged to do their own research. Complaints from residents are given serious consideration.

News From Cherry Creek Schools

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

TOUR THE CCIC AND LEARN ABOUT THE FUTURE OF CCSD: Tour the new, state-of-the-art Cherry Creek Innovation Campus (CCIC) and hear from Superintendent Dr. Scott Siegfried about the future of Cherry Creek Schools at one of two upcoming community events. There will be an evening reception at 5 p.m. on Wednesday, Feb. 12 and a breakfast reception at 7 a.m. on Tuesday, February 25. To RSVP, please visit http://bit.ly/CCSD_Community or call 720-554-4475.

MAPPING OUR FUTURE: Mapping Our Future is a new digital tool to share information about our community's schools: their diversity, their successes and how your tax dollars are being spent to prepare the next generation of leaders. This interactive map is part of the Cherry Creek School District's commitment to transparency and keeping our community informed. Visit cherrycreekschools.org/MappingOurFuture and start exploring!

LEGISLATIVE UPDATES AVAILABLE ON CCSD WEBSITE: You can now visit the Legislative Updates page at <https://www.cherrycreekschools.org/domain/5188> to get information on proposed legislation before the Colorado General Assembly that could have an impact on public schools and your child's education. In an effort to be transparent and to keep you informed, we will post updates to the page throughout the legislative session and will include updates in our Parent Connection and Employee Connection newsletters. Use the resources on the page to get more information on issues, to track bill status or to contact state lawmakers who represent the Cherry Creek School District.

This QR Code will take you directly to the CCSD Legislative Updates page.



CCSD FOOD AND NUTRITION SERVICES DEPARTMENT WINS ACCOLADES: The CCSD Food and Nutrition Department recently underwent an administrative review by the Colorado Department of Education's Office of School Nutrition. The review, which is conducted every three years, encompassed visits to eight schools across the district and resulted in praise and commendations regarding everything from menu design to food procurement. That's no small feat for a department that includes more than 60 full-service kitchens and that last year served about 3.2 million lunches and about 1 million breakfasts.

GET DISCOUNTED COLORADO AVALANCHE TICKETS: Cheer on the Colorado Avalanche as they take on the Washington Capitals at 7 p.m. on Thurs., Feb. 13. Purchase tickets through the Cherry Creek Schools Foundation at http://avalanche.teamkse.com/CCSD_213/ using code AVSCHERRYCREEK2.

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

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.

Willow Creek 3 Board Meeting Minutes • December 12, 2019

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

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

HOMEOWNER FORUM: H/O reported a tree limb hanging over the roof at 8113 E Phillips Circle. Commented on sidewalk snow removal.

COMMITTEE AND OFFICER REPORTS:

- **Landscape:** JBK: Reg/JBK reported crews on site for leaf clean up. Will also get leaves cleaned off tennis courts. All approved project completed for the season.
- **ACC:** Jeff Stevens reported it was a slow month. There was one paint request. Water consumption in townhomes discussed. No response from attorney letters sent to homeowners with fines, two of these H/O's are in collections due to ACC fines.
- **Social:** Willow Creek 3 hosting Santa Day on 12/14/19, all Willow Creek communities are invited. There were donations from WCI and WCII plus a private donor. There is a need for volunteers on Santa Day.
- **Website:** No Report. Bob Correll is stepping back from managing website at end of December.
- **Welcoming Committee:** No report.
- **Pool:** No Report.
- **Tennis Court Committee:** Submitted check in the amount of \$3,835 collected during league season. Courts could become self-maintaining when resurfaced with these funds. JBK was asked to blow leaves off the courts. New league contract to be written for upcoming season.
- **Paver Committee:** Paver project on hold until Spring 2020.
- **Covenants Committee:** Permanently eliminate from Agenda.
- **Reserve Study Committee:** Permanently eliminate from Agenda.

APPROVAL OF MEETING MINUTES: The November 14, 2019 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the November 14, 2019 board meeting minutes for audit as written was made by Jerry Grant and seconded by Fred Kremer. Motion passed with 1 abstention.

APPROVAL OF THE SEPTEMBER, OCTOBER AND NOVEMBER 2019 FINANCIAL REPORTS: The September, October and November 2019 Operating Reports were submitted to the Board for review and approval for audit.

Motion to approve the September 2019 Operating Report for audit was made by Martin Garrity and seconded by Jerry Grant. Motion approved unanimously.

Motion to approve the October 2019 Operating Report for audit was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

Motion to approve the November 2019 Operating Report for audit did not pass until further clarification with association accountant can be obtained.

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.
- Concrete grinding at various identified addresses in townhomes will begin spring 2020. Private property not included on grinding list, only common areas. Greg to repaint grinding locations for safety reasons. Greg to resend 9/3/19 grinding email to Board.
- 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. The Board has requested the legal fees accrued by owners be broken out of their current balance each month. Also, the cost of certified mailings be billed back to homeowner.

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

UNFINISHED BUSINESS: None

NEW BUSINESS:

Snow removal options were submitted to the Board for review and approval of an option. There was discussion regarding the trigger depth, what is the scope of work, need better oversight of workers. Option A includes shoveling the entire perimeter. Option B does not include perimeter shoveling.

Motion to approve Option A was made by Martin Garrity and seconded by Jerry Grant. Motion passed unanimously.

Discussion ensued regarding shoveling between townhome garages, which is owner responsibility. End units are HOA property.

Motion to not shovel between townhomes was made by Martin Garrity and seconded by Bryan Zach. Motion passed unanimously.

Other discussion included the need for Tim to have an ATV and be onsite to supervise his crews. Contact Martin Garrity at 2" depth to determine whether to send out crews. Martin wants the termination for "no cause" to be struck from contract and he wants the right to challenge the costs.

ADJOURNMENT: Motion to adjourn meeting was made and seconded. Motion passed unanimously.

With there being no further business before the Board the meeting was adjourned at 8:17 p.m.

Next Board meeting will be held on Thursday, January 9, 2020 at 6:00 p.m. in the Clubhouse.

Respectively submitted by: Marta Yates, Recording Secretary

GET A SPARKLING CLEAN HOUSE

Weekly, Biweekly, Monthly, Move In/Move Out

Owner Operated Exclusively
Residential Cleaning
Carpet & Upholstery Cleaning

Leticia & Jesus

720 • 732 • 4698

Bonded & Insured • 100% Service Guarantee



Grace's House Cleaning Service

Professionally cleaned each and every time
by the same reliable, hard-working, and trustworthy crew!

• Insured & Bonded
• References Available

720-297-6279



People Retire; 401(k) Plans Don't Have To.

No matter where your employer-sponsored retirement plan is now, it's a great idea to schedule a review with your neighborhood Edward Jones financial advisor to discuss your options.

With over 7 million investors, we can offer you experienced guidance plus the level of support only a face-to-face review can provide.

Let's sit down together to discuss all your options and which choices may work best for you.

Hope G Albu
Financial Advisor
7638 S Locust St
Centennial, CO 80112
202-413-5306

www.edwardjones.com
Member SIPC

Edward Jones[®]
MAKING SENSE OF INVESTING

MKD-7681C-A EXP 31 MAY 2020 © 2018 EDWARD D. JONES & CO., L.P. ALL RIGHTS RESERVED.

Snow Removal in Willow Creek

In case you are wondering when our Willow Creek 3 residential streets qualify for city snow plowing 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.



Swimming Pool

The pool is located directly behind the clubhouse at 8091 East Phillips Circle. It is a 25-meter, 6-lane pool. There is also a baby pool for toddlers.

The pool is closed until spring 2020. Normal opening date is the Saturday of the Memorial Day holiday weekend: Saturday, May 23, 2020.

Willow Creek 3 residents needing a pool keycard (required) should contact Amanda Phifer at Spectrum Commercial Real Estate Solutions. Phone **303 409-6018** or email aphifer@scres.us.



MUSIC with a
MISSION
Concert Series

Good Shepherd
Episcopal Church

8545 E. Dry Creek Rd.
Centennial, CO 80112
303-740-2688
www.gshep.org

*Come enjoy
great music
while
supporting
the community
around you*

Friday, February 21, 7 pm

FREE ADMISSION



Denver Brass 5
Broadway to Bourbon Street

To benefit Covenant Cupboard Food
Pantry





Join the Denver Brass5 as they celebrate the cultural fusions that make up our American Soundscape – from the birth of blues and gospel to the fusion of classics and jazz. The Denver Brass5 will parade you from the Big Apple to the French Quarter, where blues, Dixieland, ragtime and all manner of jazz fusion and American folk traditions rule to this day!

Crazy fast fiber Internet is here in Willow Creek 3



What is gigabit fiber?

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

-  watch videos without buffering
-  make crystal clear video calls
-  upload and download in seconds
-  get online in all kinds of weather

Simple, fair pricing

Upload speed up to ————— 1,000 Mbps

Download speed up to ————— 1,000 Mbps

Home Gigabit **\$89/mo**

Business Gigabit **\$139/mo**

Or try Ting 5/5 with 5 Mbps upload
and download for **\$19/mo.**

Order Ting service



Want crazy fast fiber internet?

Order today at willowcreek3.ting.com

After you place your order, look out for
a call from our team. We'll reach out to book
your installation.



"The Internet works insanely well but
more importantly, the people I have
interacted with have been a pleasure
at every step of the process."

– BRENT D



"My wife teaches English online and
we needed fast and reliable Internet.
It's been a night and day difference
from our previous provider."

– TRAVIS B

Order Ting at willowcreek3.ting.com

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



Roberta Steckler

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

Five Star's "5280 Peoples Choice Realtor" since 2010 "10 Year Winner" RE/MAX "Lifetime Achievement Award" RE/MAX "Hall of Fame"

303.507.6438

robertasteckler@msn.com | www.robertasteckler.com

RE/MAX® Masters
MILLENNIUM

Living and working in Willow Creek since 1989

Porchlink Media, LLC
6525 Gunpark Drive #370-133
Boulder, CO 80301

STANDARD
U.S. Postage
PAID
Denver, CO
Permit 2897

Quebec Highlands



Animal Clinic

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

COMPLETE PET CARE FOR ALL YOUR BEST FRIENDS

Family-owned clinic serving Willow Creek and Foxridge Since 1988!

Medicine
Laser Surgery
Dentistry
Geriatrics
Vaccinations
Emergencies
Acupuncture
Pain Management

Offering THERAPEUTIC
LASER TREATMENT
Help for: Pain Management
Inflammation • Faster Healing

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

www.quebechighlands.vetstreet.com



WILLOW CREEK FAMILY

HRTI
303-984-6159



Greg Cotton

Owner President HRTI, Inc.



*Your full-service exteriors
remodeling company*

WINDOWS ♦ SIDING ♦ ROOFING ♦ PAINTING
FENCING ♦ DRIVEWAYS and more!

As a homeowner and resident of Willow Creek, HRTI is uniquely qualified. In addition to 45+ years in business we understand this area, the requirements of the HOA and have worked with many of your neighbors on their home remodels.

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

Call for a Free Estimate: 303-984-6159 Email: info@hrti.com Web: hrti.com