

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@sres.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

March 2020

Letter from the Board

Willow Creek III is one step closer to upgrading the community's tennis courts!

Your board of directors set the wheels in motion during last month's board meeting by allocating \$350,000 to the long-awaited project. Now the Tennis Committee of Jerry Grant and Fred Kremer can start the next phase: seeking designs/specs from at least three firms that specialize in the construction of tennis courts.

The committee has several options: recreate the current five-court configuration or go in a different direction — perhaps reduce the courts to four or less. Ultimately, the goal is to keep the courts as an appealing amenity that has made this community a great place to live and to enjoy life.

To that extent the committee is looking at several alternatives, one of which is post-tension concrete. Back in 1981 when the courts were built using asphalt, there was little concern about deterioration since asphalt was considered one of the best products on the market. Times have changed.

Essentially post-tension concrete features cables that are encapsulated within a protective sleeve or duct then pulled or tensioned under roughly 33,000 pounds of pressure. The result has been a great playing service — i.e. the courts in Willow Creek II — that will last many years without the constant need of repairs as has been the case in WC3.

Every five years or so the board has spent about \$65,000 to have the constant cracks filled and the courts resealed to keep them in playing shape. But the foundation is past its prime. The cracks appear more often and to our dismay getting wider. That creates an unsafe surface and a potentially harmful one.

So how did the committee come up with the \$350,000 figure? Their research has shown that the cost for post-tension concrete ranges from \$50,000 to \$70,000 per court.

Bottom line: we as a board hope — and expect — to hear from you, either through your attendance at the monthly board meetings or by voicing your opinions using our website — wc3directors@gmail.com

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On to a lighter subject: Homeowners, please remember to put out your trash cans no earlier than 5 p.m. on the Sunday before collection, and put them in the garage or behind your fence no later than 8 p.m. on Monday. Thanks!



Chili Cookoff

March 28 from 1 - 3 p.m. at the Mineral Clubhouse



Calling all great Willow Creek Chefs! Do you have a passion for cooking? Do you have a TOP SECRET chili recipe? Wow your neighbors and take pride in your creation by sharing at the next Willow Creek Chili Cookoff, March 28 from 1 to 3 p.m. We're looking for neighbors to enter their favorite red, green, white and vegetarian chili. Prizes will be awarded in all categories. Join us for a bowl of chili, a beer and connect with your neighbors. If you're interested in entering, contact Anne Bonelli at AnneBonelli98@gmail.com.

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!

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.



March 2020

ACC Corner

Submitted by Jeffrey Stevens

In the spring the ACC does the first walk-around. During this time the ACC's goal is to keep the communities' exterior in harmony with covenants and guidelines. This is the time when the paint notices are sent, fence repairs are mentioned, mailbox replacement/repairs noted and other needed exterior maintenance is brought to the homeowners' awareness. The walk-around will occur in March and perhaps extend into April.

Just a note; exterior maintenance does always not need an ACC notice to occur. Some homeowners wait until they receive a notice to repair driveways or repair fences and others tackle this on their own. Either process works as the goal is to keep WC III well-maintained and a desirable place to live. Painting however does require ACC approval especially for single family homes as the color palette changes over the years.

Just a reminder, the ACC meets in the clubhouse the first Monday of the month. The meeting starts at 7:00 p.m. Homeowners are welcome and can bring requests or ask questions.

Rent the Willow Creek 3 Clubhouse

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

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents. See the Clubhouse Availability Calendar at willowcreek3.com/clubhouse-5/ 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.



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Management Corner

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

Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

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"Nearly ever property we've put on the market since January 1st has received multiple, competitive offers."

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

The theme of this month is **sell, sell, sell!** If you have any plans to sell a home this spring is absolutely the best time to do it! In fact, **the sooner** you can list your property **the better**. Making the decision to sell towards the **beginning of the year** is critical, simply because it's an **election year**. We've seen very **low rates** over the last 60 days, which has taken some of the pressure off of buyers who had previously been pushed out of the market. There just isn't enough inventory in the Denver

market to keep up with **demand**, and buyers are ready to buy your home **NOW**. Some homeowners are hesitant to jump into the market, because they aren't sure how to navigate the balance between selling their old home and buying a new one. Do you need to make **repairs** to your current home? Do you want to explore how a **bridge loan** could put you in a position to make non-contingent offers? I'm here to be your **guide** and **resource**. **Call me today:** (720) 480-9877



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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Please note that our March events both occur during the 2nd week of the month to accommodate Spring Break for Cherry Creek Schools.

Morning Event: Spring Cleaning with Marie Kondo expert

March 11 • 9:15 a.m. • Mineral Clubhouse

Spring means Spring cleaning! What better way to begin than by hearing from a Marie Kondo consultant? Learn about this life-changing organization method from the bestselling book, "The Joy of Tidying Up." Get answers to your questions about the Kon Mari method and prepare to set yourself free from your clutter!

Evening Event: Ladies Night Out

March 12 • 5 to 7 p.m. • Slaterry's Irish Pub

Come along and join us for one of the best happy hours around at Slaterry's Irish Pub in honor of St. Patrick's Day. Slaterry's is located at The Landmark, 5364 Greenwood Plaza Blvd, Greenwood Village 80111. RSVP to Fiona_emeraldisle@yahoo.com.

2020-21 Board Member Openings

With the WCWC year drawing to a close in May, the Board of Directors is looking for additional volunteers for open board positions for the 2020-21 year. If you are interested in volunteering, please contact Carolyn Pyron (pyroncarolyn@yahoo.com or 303 912 6628) for more information. This is a dynamic group of ladies focused on our mission--a social and service organization designed to promote a sense of community, camaraderie and friendship among the women of Willow Creek 1, 2, 3 and Willow West by providing unique activities and events which offer charitable support, education, information and entertainment. We welcome anyone interested in volunteering to consider a board position; the success of the club is enhanced by a fully functioning board. Thank you to our 2019-2020 Board Members for their positive attitude, countless volunteer hours and enthusiasm!

WCWC Board Meetings

The WCWC Board of Directors meets the 4th Tuesday of each month @ 6:30pm (Willow Way Club House). As always, club members are welcome to attend.

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)



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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."**

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WHAT TO REPAIR BEFORE YOU LIST YOUR HOME

When you are getting ready to list your home, it's very important that you are showing it in the best light. Show that you took great care of your home!

- 1. Repaint Walls:** A fresh coat of paint can do **WONDERS** and it is very cost effective. Use neutral colors. You can even do it yourself.
- 2. Repair floors:** Buyers love hardwood floors. You want to ensure that they look their best. Simply fixing scratches, cleaning and polishing floors can make a huge difference.
- 3. Upgrade Kitchen:** Anything you can do to update and repair, to give it a fresh look! Replace old tired hardware. You will be amazed how small upgrades change the look of your kitchen and it's worth your investment.
- 4. Fix Fixtures:** Fix leaky faucets, broken/missing switch plates, loose handles, broken locks, fix doors that need adjustment.
- 5. Refresh Landscaping:** Curb appeal is **VERY** important in selling your house. Trim bushes, hedges, trees. Clean walkways. Freshen with new mulch and gravel. Remove any junk from the yard. Plant fresh flowers. Make the entrance look inviting!

These are just a few recommended repairs before selling your home. I am happy to stop by and advise you of improvements that will help sell your home fast! Call 303-257-1905

**Proud Sponsor-WCWC Easter Egghunt
Sunday-April 5th, at 1:00 PM WC Park**

Tennis Talk

By Mary Beth Doerr



Ever thought about trying your hand at the game of tennis? Well now you have three great reasons to get out on the court and hit some balls!

- ❶ It's just plain old fun.
- ❷ The health benefits are amazing.
- ❸ It's social and a great way to meet new people.

Not only is playing tennis really fun, it does wonders for your body and overall well-being. Most people don't realize the many health benefits that are associated with tennis.

- increased aerobic capacity
- lowering resting heart rate
- increasing bone density
- lowering body fat
- improving muscle tone, strength, and flexibility

And this list goes on and on....

Tennis is also a perfect way to spend an afternoon with friends. It's truly a sport of a lifetime. If you are new to the game or just want to polish up your game a bit, call our Willow Creek Tennis Pro, Ryan Freeman, at 720-295-0584 or visit his website at ryanfreemantennis.com.

If you would like to get your child signed up for the spring session starting April 1st and/or May 1st registration is available on Ryan's website. Just click on Junior Programs and then click on Willow Creek. There is a four-week beginners class for adults already scheduled that you can sign up for. Check back later in the month to find adult drills/lessons.

If you want to learn more about tennis here in Willow Creek, visit our website at

www.willowcreektennisclub.com

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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).

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 March 2020:

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

2020 Census: You Count, Be Counted! It's important, easy, and safe:
The 2020 Census is fast approaching. Your census data directs more than \$675 billion in federal funds to states and communities each year for your schools, roads, health care, housing, libraries, public transportation, emergency services, and community resources. Watch your mail in March for instructions and visit <https://2020census.gov/> for more information.

Youth 2020 Spring Leagues: Flag football (competitive and recreational), lacrosse, CARA (Colorado Association of Recreational Athletics) volleyball. Learn more at southsuburbansports.com. Ages 5 - 17 (varies by sport). Mar 2 - May 17 (varies by sport). Various locations and prices per sport.

Adult 2020 Spring Leagues: Offered this spring for the enjoyment of adults are basketball, lacrosse, softball, volleyball. Learn more at southsuburbansports.com. Ages 18+. Mar 16 - Apr 13 (varies by sport). Various locations and prices per sport.

Free South Suburban Job Fairs: We're hiring for hundreds of positions for the spring and summer seasons, lifeguards, park maintenance, horticulture, restaurant servers, cooks, sports camps counselors, and more. Ages 15+. Mon, Mar 9, 2 - 6 pm, Lone Tree Recreation Center.

Lunch and Learn: This month's presentation is "*The 5 Things You Need to Know About Your Amazing Brain*." Enjoy it along with a light lunch. Tue, Mar 10, 11:30 am - 12:30 pm at Goodson Recreation Center. \$10 Resident

St Patrick's Day Party: Enjoy an Irish buffet, drink specials, and music by Jeff Johnson and Company. Adults only. Fri, Mar 13, 5 - 9 pm. Lone Tree Grill, inside the Lone Tree Golf Club & Hotel, reservations required. Call 303.790.0202. \$17.95, plus tax and gratuity.

Skean Dubh Celtic Folk Music Concert: Come prepared for a lively evening of Celtic music at its finest. Their repertoire spans centuries with fire-driven instrumentals, Scottish ballads, Irish pub-songs, Celtic folksongs, and gorgeous slow airs. All ages. Fri, Mar 13, 7 - 9 pm at Lone Tree Recreation Center. \$14 all tickets

Nature Therapy Walk: Come experience the therapeutic benefits of nature through a facilitated, slow-pace, mindful walking practice of nature immersion to support physical, emotional, and mental health. Ages 14+. Sat, Mar 14, 12:45 - 3 pm at Lone Tree Hub, \$19 Resident

Youth Spring Break Camps:

- Club Lone Tree: Lone Tree Recreation Center, ages 6-10, Mar 16 - 20, 7 am - 6 pm, \$31 Resident Youth, bring own lunch and snack.
- Family Sports Center Adventure Camp: Family Sports Center, ages 6 -13, Mar 16 -20, 7 am - 6 pm, \$50 Resident Youth, lunch and snack provided.
- Spring Break Mixed Media Art Camps: Learn all about art and make crazy fun art pieces using various materials. Dress for a mess.
- Goodson Recreation Center: Mon - Fri, Mar 23 - 27, 1 - 4 pm, ages 6 - 10, \$95 Resident Youth
- Lone Tree Recreation Center: Mon - Fri, Mar 23 - 27, 1 - 4 pm, ages 8 - 12, \$95 Resident Youth

Other spring camps, such as arts, nature, sports, and more available at ssprd.org

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.

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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

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.

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



Centennial News

Submitted by Andrea Suhaka

From Nancy Sonnenfeld, Arapahoe County 2020 Census Coordinator:

Census 2020 is fast approaching! As mandated by the U.S. Constitution, the census is a once-every-decade (decennial) count of everyone living in the country. The count shapes the flow of federal dollars to states and communities to support schools, roads, emergency response services, housing, transportation, human services and more. It also determines how seats in Congress are distributed among the 50 states, and, generally, leads to redistricting within states. Policy leaders, businesses, schools, health care, and philanthropy all use census data to make important decisions for our communities.

Next month, the U.S. Census Bureau will send every household an invitation to complete a simple questionnaire (about 10 questions) about who lives at your address as of April 1. Your answers can only be used to produce statistics; your personal information is not shared with any other government agency. The 2020 Census does NOT ask for your social security number, money or donation, your bank or credit card account numbers, your mother's maiden name, immigration status, or anything on behalf of a political party.

When we all respond, we all benefit. Let's make sure our community is accurately represented in the upcoming decennial count! Check your mail mid-March for an invitation to respond from the Census Bureau. You will have the opportunity to respond online, by phone, or by mail, and federal law keeps those responses secure. Take 10 minutes to make a difference for the next 10 years.

New check-in program lets Arapahoe County seniors know someone cares

We may be living longer, but not necessarily better. According to studies, 29% of seniors in the United States live alone. Older adults who live alone are more likely to be poor, lonely and socially isolated. That's why the Arapahoe County Sheriff's Office (ACSO) has started the Senior Check-In program. We want adults in Arapahoe County (ArapCo) to know that someone cares. It also offers some peace of mind for family members living out of the area.

"This program creates connections and makes our world stronger. I have been calling my senior for three years now, and we have lunch on a regular basis! She is a great friend and confidant that I treasure. It is our hope that through this program more of these relationships with bloom and cultivate exactly what ArapCo strives for in 'an emphasis on community spirit,'" said Lea Harms, Communications Supervisor at the ACSO.

Seniors who join the check-in program will receive a weekly call by a volunteer. The volunteer will ask about their well-being and make sure they're doing OK. If there is no answer, the volunteer will call again until they make contact with the senior. If there is no response, the volunteer will contact the ACSO. We will call the senior's emergency contacts and will dispatch a deputy to conduct a wellness check.

To qualify to be in the program, the person must be 60 years or older, live alone (not in a nursing home or an assisted living facility,) and not have any relatives nearby. The senior must also live in the city of Centennial or in unincorporated ArapCo. We do not have agreements with other cities and towns to provide the service.

To join the program yourself or enter a senior in the program, please call 303-795-4711. We're also looking for volunteers to make weekly check-in calls.

Centennial Earns No. 5 Spot on 'Safest Cities' List:

The City of Centennial has been ranked No. 5 on the list of safest cities in CO.

The list, compiled by insurance and lending firm LendEDU, looked at cities with populations higher than 100,000. Cities were ranked based on the rate of violent crime (2.33x weight) and the rate of all other crimes (1x weight). Cities with low crime rates had higher "safety scores" and vice-versa for those with high rates of crime. Crime numbers were adjusted by population to account for differing city sizes. This is Centennial's second top-5 safe city designation in recent months. In November, 24/7 Wall Street named Centennial the No. 2 safest city in the state.



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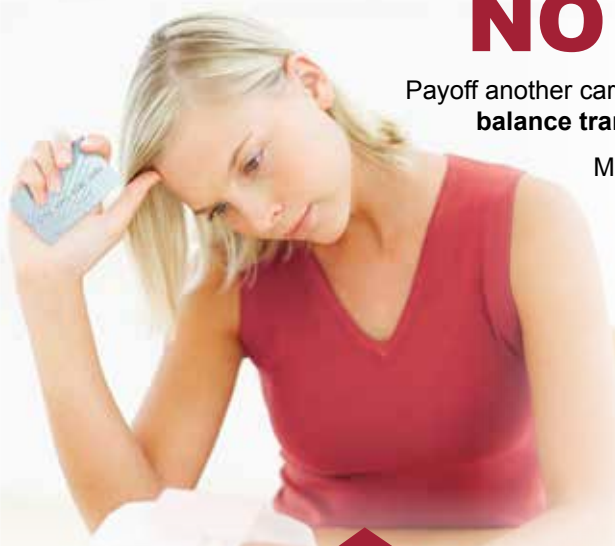
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Tennis Courts

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 www.willowcreektennisclub.com/reserving-courts---wciii.html for details on reserving a WC3 tennis court.

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



News From Cherry Creek Schools

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

GET READY FOR CHERRY CREEK READS

Get ready for Cherry Creek Reads - a districtwide celebration of reading with the theme "Read Together, Change Lives Together!" Our featured book is *Because*, an inspirational story by Mo Willems, a New York Times bestselling author. "Because" takes readers on a journey of self-discovery, with the realization of how one small event can change a life forever and make one wonder.... What's my "because?"

CCSD TO HOST 2ND ANNUAL HBCU, HSI AND TSI COLLEGE FAIR

High school students and parents can meet with representatives from Historically Black Colleges, Hispanic Serving Institutions and Tribal Serving Institutions and learn about admissions requirements and scholarship opportunities during the Second Annual HBCU, HSI and TSI College Fair, which will be held from 6:30-8:30 p.m., on Tues., March 3, Overland High School.

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Luck of the Irish

One of the most frequently visited sites in Ireland is the Blarney Stone. Thousands of tourists a year visit Blarney Castle for a chance to get the “Gift of the Gab” by kissing the Blarney Stone. Although the exact origin of this custom is unknown, the history of the castle itself is well documented.

Blarney Castle was built in 1446 with walls 18 feet thick in places. The stone itself is situated high up in the battlements of the castle, and is reached by following one of several long, stone spiral staircases up to the top. The stone is believed to be half of the Stone of Scone, which originally belonged to Scotland, and over which Scottish kings were crowned. Cormac MacCarthy obtained the stone in 1314 from Robert the Bruce, and eventually it was placed in Blarney Castle. Legend has it that an old woman cast a spell on the stone to reward a king who had saved her from drowning. The king kissed the stone and was given the ability to speak sweetly and convincingly, the “Gift of the Gab.”

More likely though, the basis for the legend of the Blarney Stone comes from the dealings of Queen Elizabeth I with Ireland’s chiefs. Cormac MacCarthy was a diplomatic negotiator, with an ability to delay the queen’s requests. Elizabeth proclaimed that MacCarthy was giving her “a lot of Blarney,” and thus the legend was born.

Kissing the stone is supposed to bring the kisser the gift of persuasive eloquence. But it comes at a price—the stone is in a difficult to reach place. In order to reach the stone, the kisser must lie on his back and bend backward and downward, holding iron bars for support. But those willing to go to these lengths are truly able to say they have the “luck of the Irish.”

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 tennis activities for all 3 Willow Creek communities.

Arapahoe County Sheriff’s Office Non-emergency: 303-795-4711.

The ACSO provides police services under contract with the 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

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Friday, March 13, 7 pm



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Willow Creek 3 Board Meeting Minutes • January 9, 2020

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, Jerry Grant, Bob Bartlett, Betsy Alexander and Martin Garrity. Fred Kremer and Bryan Zach were not in attendance. Greg Coleman of SCRES was also present. Quorum was established.

HEARING: Owner pleaded truck violation fines. Truck parks in garage overnight. Only parked in driveway in the mornings to load tools. Board will get back to homeowner with decision to keep fines in place. Aidan will email Amanda with decision.

HOMEOWNER FORUM: H/O reported a tree limb hanging over the roof at 8113 E Phillips Circle, she turned in ACC request to get it removed. She couldn't find a WC3 rule regarding snow removal from perimeter sidewalks. *The City of Centennial does not require sidewalk snow removal.* She also commented the snow removal was getting better.

COMMITTEE AND OFFICER REPORTS:

- **Landscape - JBK:** Reg/JBK submitted a list of general observations regarding beautifying the community. Board requested a time table of landscaping items that can be done before spring.
- **ACC:** Jeff Stevens reported it was a slow month. There were 2 requests.
- **Social:** WC3 BINGO night coming up in near future.

- **Website:** No Report. Bob Correll stepped down from managing WC3 website. Need volunteer to take over. *Ask Bob in getting details of what is involved, how much time it takes, etc.*
- **Welcoming Committee:** No report.
- **Pool:** No report.
- **Tennis Court Committee:** No report.
- **Paver Committee:** Paver project on hold until Spring 2020.

APPROVAL OF MEETING MINUTES: The December 12, 2019 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the December 12, 2019 board meeting minutes for audit as amended was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

APPROVAL OF THE NOVEMBER AND DECEMBER 2019 FINANCIAL REPORTS: The November and December 2019 Operating Reports were submitted to the Board for review and approval for audit.

It was decided to wait for Martin's input before approval of financial reports. The Operating Reports may be approved before February meeting by email.

Motion was made to suspend the \$10.00 monthly townhome reserve contribution and apply to townhome operating budget starting in February for the remainder of 2020 by Jerry Grant and seconded by Betsy Alexander. Motion passed.

MANAGING AGENT REPORT:

Action Item List: Greg

- The townhome sidewalk grinding to be completed by February meeting.
- Annual tree trimming. Board to walk property first week in March with SCRES and Above/Beyond.
- Board member request to reconsider not shoveling the sidewalks between townhome garages. Shovel up to gate in back and up to first step in front.

Motion to reverse Board decision in December minutes and continue shoveling for the rest of the season. Then find out who has legal ownership before next season was made by Jerry Grant and seconded by Betsy Alexander. Motion passed.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. Board asked that a column in report be added for what monies have been paid by individuals.

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

Motion if no response after first certified letter is mailed to owner Board will be notified and instructions to place a lien on property if failure to respond to attorney lien letter was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.

Motion to place liens on four (4) properties identified by Board and attorney was made by Jerry Grant and seconded by Betsy Alexander. Motion passed.

UNFINISHED BUSINESS: None

NEW BUSINESS: Mary Beth Doerr, Board committee liaison and several other Board members to meet to discuss tennis contract and court use.

ADJOURNMENT: *Motion to adjourn meeting was made by Martin Garrity and seconded by Betsy Alexander. Motion passed.*

With there being no further business before the Board the meeting was adjourned at 8:20 p.m.

Next Board meeting will be held on Thursday, February 13, 2020 at 6:00 p.m. in the Clubhouse.

Respectively submitted by: Marta Yates, Recording Secretary

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.







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