

# 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

**April 2020**

## Letter from the Board

April promises to be a busy month for our community with several key projects!

Weather permitting, two projects — the paver and alley repaving — will be getting underway, while the tree trimming project will most likely be ending. The paver project is slated to begin with townhomes starting at 8088 East Phillips Circle and continue for three more rows this year. Board members Aidan O'Shea and Bryan Zach walked the area to pinpoint which alleyways are in immediate need of repair. However, the number of alleys and their locations were not available at the time of this publication.

Not to be forgotten, the Tennis Committee hopes to present bids from three contractors to replace four/five courts with post-tension concrete. Last month the board allocated \$350,000 in reserve funding, but as we mentioned the bidding process is just one phase of this long project. More later.

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Welcome Mackinze Colonius to the ACC. Mackinze stepped up last month to fill the vacancy left by outgoing volunteer Bob Correll.

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Speaking of the ACC, the person in charge, Jeff Stevens, has agreed to expand his list of duties by taking over as webmaster of the Willow Creek 3 website. During his transition Jeff is looking for ideas/suggestions from the community. Please forward your information to Amanda at aphifer@scres.us.

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More residents are using the board's email address to voice their opinions. One townhome owner wanted to thank the board for seeking opinions when it comes to upgrading the courts. "Back when the tennis courts were being repaired under another Board, I attended a meeting concerning the tennis courts. Sadly, opinions were not considered. Many of us walked past the repair work going on, but there was no supervision and money did not seem to matter. I and many other residents do not use the courts but we realize that others do. Therefore, they are an amenity even to those who do not live here. If I may, I would like to commend the person on your board who finally walked over the bridge and up the hill to appreciate how the Willow Creek 2 courts were built — WITH THOUGHT! Reducing our courts and building less but better courts uses common sense, concern for the long term and consideration for other's wallets."

Opinions are always welcomed — WC3directors@Gmail.Com

— Bob Bartlett



## Willow Creek Easter Egg Hunt

Due to the coronavirus restrictions, this year's Easter Egg Hunt, previously scheduled for April 5, is cancelled.

We hope to see you at the 2021 hunt.

**21st Willow Creek Garage Sale...May 1st & 2nd**

**Sponsored by Roberta Steckler, REMAX Masters Millennium**

303-507-6438 or robertasteckler@msn.com

## 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.



## April 2020 ACC Corner

Submitted by Jeffrey Stevens

### Painting a single-family home in WC III?

Before you paint, be sure to e-mail the paint coordinator at willowcreek3paint@gmail.com. All you need to do is send an e-mail saying you want to paint and you will receive painting instructions. Paint colors for the single-family homes must be chosen from an approved palette of colors. Painting a home an existing color is often not acceptable as the spectrum of colors has changed over the years. The ACC works with paint professionals so that the homes in Willow Creek III are current with the prevailing trends. The ACC believes that this enhances the value of homes in Willow Creek.

### Painting a town home?

Remember that town home owners must submit an ACC request when painting their home. This is a formality to insure that the correct paint and shade of paint is used.

### Disagree with an ACC notice.

If you feel an ACC notice is incorrect or would like more time to correct an issue, talk to the ACC. The ACC meets the first Monday of the month in the clubhouse at 7:00 P.M. You may also send an e-mail to Greg Coleman at gcoleman@scres.us asking for a time extension or for the ACC to review your particular issue.

## 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/](http://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](mailto: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](mailto:aphifer@scres.us) notifying of such.

### Got questions?

WC3 Manager: Greg Coleman

Spectrum Commercial Real Estate Solutions

[gcoleman@scres.us](mailto:gcoleman@scres.us) • 303-409-6000

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## Derek Gilbert, Keller Williams DTC

**"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



### The Gilbert Group

#### Derek Gilbert

Owner/Realtor: 18 years

**Willow Creek Homeowner**

[www.GilbertGroupDenver.com](http://www.GilbertGroupDenver.com)

[Derek@TheGilbertGroupCo.com](mailto:Derek@TheGilbertGroupCo.com)

(720) 480-9877

6300 S Syracuse Way #150

Englewood, CO 80111



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



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# Pool News

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. That would be 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; email [aphifer@scres.us](mailto:aphifer@scres.us).



## Boys Team Charity

Looking for a way to volunteer with your son? Boys Team Charity Slopeside League, serving those who live in the West Middle School boundary or attend West, is holding a New Member Drive.

Visit <https://btcslopeside.chapterweb.net> to learn more!

**boys team charity**

**Slopeside League**

**ABOUT US**

boys team charity is a volunteer service organization dedicated to developing an altruistic spirit in young men through active participation of parents and sons in philanthropic projects in their communities.

boys team charity is a 501(c)3 organization that has a national governing board and geographic specific leagues. Leagues are organized by grade level and have classes for 7th - 12th grade boys. Membership Renewal: Feb 14-24th New Member Drive Dates: Feb 28-Mar 8

**boys team charity Goals**

1. Serve the Local Community-Develop a sense of social responsibility.
2. Promote Personal Growth-Build self esteem and a giving spirit.
3. Strengthen the Family Relationship- Deepen bonds with parents by volunteering through boys team charity activities.
4. Develop Team Skills-Cultivate respect and appreciation of others by working as a team and creating friendships.
5. Offer Educational Opportunities-Provide young men with the experiences that foster their community responsibilities and goals.

**Visit our Website:**  
[btcslopeside.chapterweb.net](https://btcslopeside.chapterweb.net)

## 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](http://www.wc3dolphins.com) or email the team at [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com).

## Dolphins Swim Team 2019

(Photo by Stephen Holst, [www.stephenholst.com](http://www.stephenholst.com))



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## 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."**

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**WCWC EASTER EGGHUNT ON 4/5  
is cancelled due to COVID-19**

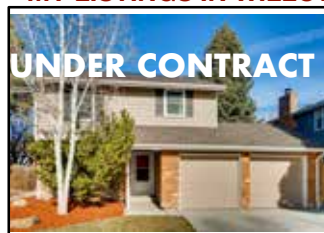
## REAL ESTATE During COVID-19

With the rapid progression of COVID-19 around the world, this is an unprecedented time for everyone. This pandemic has impacted all industries, including real estate. We are implementing techniques to enable social distancing such as: video conferencing, chat platforms, Facebook Live, digital /3D tours of properties and many other online tools. Title companies are able to do remote closings and notarizations.

Serious buyers are still out there and new listings continue to come on the market everyday.

I'm available to you via phone call, Facetime or on other virtual platforms. Your safety is my priority! Please call me if I can help you with your real estate needs 303-257-1905! Stay safe and healthy!

### MY LISTINGS IN WILLOW CREEK



8316 E. MINERAL DR.



7600 E. MINERAL PL

# Willow Creek Women's Events

## Sponsored by Willow Creek Women's Club

The safety of our members and our community is our number one priority. While in times like this there is strength in coming together, we also need to recognize that the advice of the CDC and our local authorities is paramount. Due to the coronavirus, the Willow Creek Women's Club has made the following changes to our remaining April 2020 activities:

- Our April evening and morning events are cancelled and will not be re-scheduled (Book and Bottle and Tagawa Gardens).
- Due to the coronavirus restrictions, this year's Easter Egg Hunt, previously scheduled for April 5, was cancelled. We hope to see you at the 2021 hunt.
- We have contacted all Activity Group Chairs regarding the April activity group in-person meetings and asked that these be cancelled. This is again for the health and safety of our members as some of our groups are large and meet in homes and clubhouses where there is limited room to spread out. Please be on the lookout for communication from your Activity Group Chair regarding any remote or virtual meeting options.

In addition, we are 'on hold' as of now regarding all Club events and activities in May. We will continue to monitor the developments with the coronavirus and will update on NextDoor and via member emails.

Thank you again for your continued support of WCWC. Please do not hesitate to contact us with any questions or concerns and please stay safe and healthy!

Diane Kremer, Publicity

720-849-5684



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**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).

<b>April 2020</b>	Monday, April 13
	Monday, April 27
<b>May 2020</b>	Monday, May 11
	<b>Tuesday</b> , May 26
<b>June 2020</b>	Monday, June 8
	Monday, June 22
<b>July 2020</b>	Monday, July 6
	Monday, July 20
<b>August 2020</b>	Monday, August 3
	Monday, August 17
	Monday, August 31
<b>September 2020</b>	Monday, September 14
	Monday, September 28
<b>October 2020</b>	Monday, October 12
	Monday, October 26

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

## Tennis Talk

By Mary Beth Doerr



As I write this article, times are very uncertain due to COVID-19. All gyms and indoor tennis facilities are closed. The first USTA league, Trio, has been cancelled. USTA has also shortened the 2nd league, Mixed Doubles 18 & Over, to a half season. We are keeping our fingers crossed for the next league, USTA Adult 18 & Over. By the time you

read this, more changes will have occurred. But I do know that when warm weather is here it's time for exercise and tennis is my favorite! Your HOA's courts are ready for play.

If you aren't interested in league play but like a little friendly competition, you can sign up for the USTA Colorado Flex League. USTA Flex Leagues group players of similar ability together in an organized season that gives players a round robin of 5-8 matches that are scheduled when and where it's most convenient for them. Flex Leagues packages all the thrills of organized league tennis into a flexible schedule so everyone, regardless of time constraints and ability, can play. Flex Leagues can be either singles or doubles, all organized by NTRP ratings, ensuring fair and competitive matches. Whether you're looking to play more matches, improve your skills, expand your social network, or stoke that competitive fire, Flex Leagues offer all that you want—and offer it all on your terms—and your time. Please visit [colorado.usta.com](http://colorado.usta.com) for more information.

Players must be at least 18 years old as of December 31 during the year of competition to be eligible to participate.

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](http://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 beginner's class for adults already scheduled that you can sign up for. Check back later in the month to find adult drills/lessons.

Willow Creek Tennis Club is always looking for new members to join in the fun and be a part of the committee. There are always volunteer positions available and you can take on as little or as much as you would like. If you would like to volunteer, you can reach me at [marybethdoerr@gmail.com](mailto:marybethdoerr@gmail.com).

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

**[www.willowcreektenniscub.com](http://www.willowcreektenniscub.com)**



## 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.willowcreektenniscub.com/reserving-courts---wciii.html](http://www.willowcreektenniscub.com/reserving-courts---wciii.html) for details on reserving a WC3 tennis court.

# 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.



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Rates per issue for 25 words, \$.50 per additional word		Home Count
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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](mailto:Brent@RedesignedRealty.com)**

# Centennial News

Submitted by Andrea Suhaka

**The 2020 Census is Off and Running:** If you've not received your invitation to participate, it will be in your mailbox very soon. Here's a short note of what to expect and the ways you can respond.

**ONLINE** - Depending on how likely your area is to respond online, you'll receive an invitation asking you to complete the online census and your Census ID number. Just follow instructions on the invitation. Census personnel say it will take about 10 minutes to complete. They are also working with the US Postal Service to stagger the delivery of these invitations over several days, so don't worry if you haven't received one yet. Need help? Call their toll-free number at 1-844-330-2020.

**PAPER FORM** - If you are unable to use online resources or do not wish to complete the form online, the Census Bureau will send you a paper form to complete and mail back. People living in areas that are less likely to respond online, or if there are large number of seniors in their neighborhood or the level of internet connectivity is low, will receive a paper form with their invitation. Again, if you need help filling out the form call the toll-free number 1-844-330-2020.

**BY PHONE** - If you need help, please call the toll-free number 1-844-330-2020 and the census workers will walk you through the questions. For telephone display service (TDD) for the hearing impaired, call toll free 1-844-467-2020.

## WHAT HAPPENS IF YOU LOST YOUR INVITATION OR DID NOT RECEIVE ONE?

According to the Census Bureau, every household that hasn't already responded will receive a reminder and will eventually receive a paper questionnaire. It also doesn't matter which invitation you get or how you get it. The Census Bureau will follow up in person with all households that don't respond.

## CENSUS TIME LINE

**March 12-20:** Expect a census invitation in the mail.

**March 16-24:** If you haven't responded you may receive a reminder letter.

**April 8-16:** If you still have not responded you may receive a reminder letter and a paper form.

**April 20-27:** No response? You will again receive a reminder postcard and a notice that a Census Bureau worker will visit your home.

**May 13-July 14:** A census worker will be ringing your doorbell.

## 18 April: The Arc Adventures in Learning: Social Media/Internet Safety

Social Media and internet platforms have become an integral part of all our lives. Social networks are a great way to stay connected with others and find out about events and activities. There are many positives, but one should be wary about how much personal information people should post. The Arc Arapahoe & Douglas Counties is providing tips to safely enjoy social media and internet. Age 16+

**Date:** Saturday, April 18, 2020

**Time:** 12:30 – 4:30 p.m.

**Location:** The Arc Arapahoe & Douglas Counties

6538 S. Racine Cir., Centennial, 80111

**Cost:** \*Member: \$10, Non- Member: \$20 \*Member of any local chapter of The Arc

## What to know about the senior tax exemption

As April 15 nears, you're probably gathering your tax documents and receipts and setting up appointments with your tax preparer. And, although this can be a stressful time of year for any taxpayer, seniors should be aware that tax season also presents certain benefits.

In 2000, state voters passed the Colorado Senior Property Tax Exemption. This is a state-funded program that every county administers. Taxpayers who are at least 65 years old on Jan. 1 of the qualifying year, who have owned or co-owned their residential property and have used the property as their primary residence for at least the previous 10 years (as of Jan.1), can exempt 50% of the first \$200,000 of their property's actual value. Applicants can apply for this exemption on only one property. The exemption is also available for veterans who are 100% disabled, regardless of their age or how long they've owned their primary residence.



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### South Suburban Events April 2020:

For more information on all events, programs and classes below, please visit [www.ssprd.org](http://www.ssprd.org) | 303.798.5131

Due to COVID-19, please visit [ssprd.org](http://ssprd.org) for updates regarding postponed or canceled events.

South Suburban is proud to offer a variety of programs, classes (in arts, sports, nature, fitness and more), and events for everyone in your community from infants to active seniors. As stewards of your community trails, parks, and open space, we value these assets and take pride in the care we provide for your enjoyment.

**Egg Scramble** - South Suburban will host the annual Egg Scramble at South Suburban's Sports Dome. Kids ages 12 and younger hunt for eggs. Participants need to bring a basket or something to carry their eggs. No artificial grass or straw is allowed. Event will take place rain or shine. Free admission. Toddlers through 12 years old. Saturday, April 11; 9 am ages 3 and younger; 9:30 am ages 4-6; 10 am ages 7-9; and 10:30 ages 9-12. South Suburban Sports Dome. Free

**Summer Youth T-ball/Baseball/Softball** - Play in various parks throughout the District. No weekends!! One practice per week; one game per week. Volunteer coaches needed. Learn more at [southsuburbansports.com](http://southsuburbansports.com). Boys and girls pre-k through 8th grade. Season starts week of June 1. Various Locations. Price: \$39-\$87 residents

**South Suburban to hold Regular District Election** - South Suburban Park and Recreation District Board of Directors has called for a regular district election to fill two board director positions. Read more at [ssprd.org/Board-Election](http://ssprd.org/Board-Election). Election, Tues., May 5 at polling places and absentee ballots.

**Spring Fling at South Suburban Golf Course** - Check out our golf mini demo day featuring Tour Edge, Wilson, Callaway and TaylorMade. Try out new clubs and get professionally fitted. Teaching pros will be available for information on groups and private lessons, as well as junior lessons, leagues, camps and playing series. Merchandise discounts. Restaurant special is Prime Rib dinner \$12.99; \$3 draft beer. All ages. Friday, April 10, 4-7 pm at South Suburban Golf Course. Free

**Free Tesoro Cultural Center's Art and History Lecture** - Join us for art and history lectures. This month's presentation is Much Ado About Custer: Rethinking the Indian Wars. Ages 10 and up. Saturday, April 18 from 4-5 pm at Lone Tree Hub. Free, Registration is required.

**Lunch and Learn** - This month's presentation is "The Easter Story Told Through the Arts." Enjoy it along with a light lunch. Tues., April 14 11:30 am - 12:30 pm at Goodson Recreation Center. Price: \$10

**Coffee and Chats** - Come hear various speakers and presentations, enjoy light refreshments and socialize with others. This month's presentation is "Your Joint Health." All ages. Tuesday, April 28, 11:30 am at Lone Tree Recreation Center. Free

**Rockin' on the River 5K** - Walk or run along the flat and scenic Mary Carter Greenway Trail. Race starts and ends at The Hudson Gardens and Event Center. All Ages. Sunday, April 19, 9 am at The Hudson Gardens and Event Center. Price: \$15 early adult registration; \$5 for those age 14 and younger. Register at [ssprd.org/race-series](http://ssprd.org/race-series).

**Free Rose Pruning Workshop** - Stumped about how to prune roses? Learn how to safely and properly care for roses at our free annual rose pruning workshop led by South Suburban's professional horticulturalist and rosarians, along with area master gardeners and members of the Denver Rose Society. To register, email Larry Hurd at [LarryH@ssprd.org](mailto:LarryH@ssprd.org). All ages. Saturday, April 25, 8 am-12 pm; In case of inclement weather, alternate date is Saturday, May 2. South Suburban's War Memorial Rose Garden (adjacent to Sterne Park). Free

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- 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

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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 3 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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**Pickleball Courts:** Tennis court number four is lined for pickleball play. Two pickleball courts are marked with black lines, one court on each side of the tennis net. The pickleball courts are available on a first-come, first-served basis. These were added as part of the 2017 resurfacing of the tennis courts. 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.

**Basketball Courts:** Two basketball hoops are available on court five of the Willow Creek 3 tennis courts. To obtain a key to the courts, contact Amanda Phifer at Spectrum Commercial Real Estate Solutions, 303 409-6018. The key is issued to you while you remain a WC3 resident.



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# Willow Creek 3 Board Meeting Minutes • February 13, 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, Fred Kremer and Bryan. Betsy Alexander and Martin Garrity were not in attendance. Greg Coleman of SCRES was also present. Quorum was established.

**HOMEOWNER FORUM:** H/O requested an update on the truck policy. Mineral is looking bad with all the trucks lined up along the street. *(Board responded the truck policy did not pass the community vote. The HOA does not have jurisdiction over Mineral, it is a public City street.)*

## COMMITTEE AND OFFICER REPORTS:

- **Landscape – JBK:** Reg/JBK reported the grasses on the island on Mineral were cut down.
- **ACC:** Jeff Stevens reported it was a slow month. There were 2 requests for window replacements. The Spring walk about will take place the beginning of April.
- **Social:** WC3 BINGO night has been scheduled for February 29th. Community invite to be included in the *Willow Works*.

- **Website:** No candidates have come forward to take over website. Need to reach out to community for volunteer. Jeff Stevens is a maybe.
- **Welcoming Committee:** November, December and January new owners were welcomed to community.
- **Pool:** Board has requested Had Bradbury start attending Board meetings in March and throughout the pool season.
- **Tennis Court Committee:** No report.
- **Paver Committee:** Townhome row 8088 to begin in March/April.

**APPROVAL OF MEETING MINUTES:** The January 9, 2020 minutes were submitted to the Board to review and approval for audit.

*Motion to approve of the January 9, 2020 board meeting minutes for audit as written 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.

*Motion to approve for audit the November and December 2019 financial reports was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.*

The January 2020 Financial Report was not approved. Martin Garrity has questions.

## MANAGING AGENT REPORT:

### Action Item List: Greg

- Greg will send maintenance out to change out the identified lights in townhomes and check all other lights in townhomes. An electrician is needed to check the light pole that was pulled out of ground. Bob reported there are 2 lights out in big greenbelt on each side of 2nd bridge.
- Pool bathroom renovation to be completed by April.
- Bryan and Aidan to walk townhome alleys to identify heaving drain pan issues to be addressed in 2020.
- Board to decide which alleys to pave in 2020.
- Aidan wants to walk property with Bryan to identify trees in scope to be trimmed so vendors will be able to bid apple to apple.
- Email blast needs to be sent reminding owners not to park at end of alleys if snow is expected. The Board has requested any email blasts to be sent from SCRES needs to be approved by Board before being sent. Aidan and Jerry stated they are not getting the email blasts. Make sure they are on master blast list.

**Delinquency Status Report:** The Delinquency report was submitted to the Board for review. The Board wants stated in the minutes that the Delinquency Report is not accurate. They would like a column added showing what has been paid.

**Collection Status Report:** Status report submitted to Board for review. The Board has requested the Covenant Violations on the Collection Status Report be put on the Action Item list. Jeff Stevens to confirm the dead tree in front yard of violator has been removed. If not removed, Board action to lien property will be taken by email vote. Confirm with Jeff all other violations that have been cured before placing lien on property.

**UNFINISHED BUSINESS:** Tree Trimming. Tree trimming proposal not approved. Greg and Aidan to walk property and identify list of trees (with pictures) to be submitted to vendor to revise their proposal.

**NEW BUSINESS:** Fred and Jerry presented slide show showing options for court use and product options in conjunction with the Reserve Study.

*Motion was made to identify and set aside \$350,000 from reserves for the tennis court upgrade project was made by Jerry Grant and seconded by Fred Kremer. Motion passed.*

**ADJOURNMENT:** *Motion to adjourn meeting was made by Jerry Grant and seconded by Bob Bartlett. Motion passed.*

With there being no further business before the Board the meeting was adjourned at 7:45 p.m.

Next Board meeting will be held on Thursday, March 12, 2020 at 6:00 p.m. in the Clubhouse.

Respectively submitted by: Marta Yates, Recording Secretary

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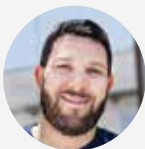
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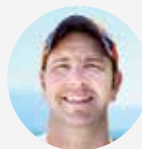
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