

Willow Works

The Monthly Newsletter of Willow Creek Homeowners Association #3

Community Directory

Website: Willowcreek3.com

WC3 Board of Directors:

WC3directors@gmail.com

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Vice President: Jerry Grant

Treasurer: Martin Garrity

Secretary: Bob Bartlett

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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

May 2020

Letter from the Board

For the first time in our community's history, your board of directors did not meet face-to-face at the monthly HOA meeting. Instead, we turned to the internet to conduct April's business as Willow Creek III and the entire nation dealt with the hardships of Covid-19.

Our first online meeting went pretty well — although it was a bit long at two and half hours. Before conducting regular business we heard from four homeowners on a variety of subjects, ranging from the sidewalks to tree stumps.

One homeowner asked why we closed the tennis courts. We are following the guidelines of the Tri-County Health Department, which ordered all parks and playgrounds closed in Arapahoe, Douglas and Adams Counties to safeguard the public. As you might imagine it's difficult — if not impossible — for children, even adults to maintain social distancing — keeping six feet apart.

As we head further into May the board will review the closure of the clubhouse and the status of the pool.

Most likely we will host the May board meeting online — unless the situation changes. Spectrum will send an email blast to the neighborhood to keep everyone updated. We realize that not everyone may receive the blast if they are not connected to the internet. If that is your situation we hope you are keeping in touch with your neighbors. Perhaps they may invite you to "sit in" on a meeting. Be sure to bring the popcorn!

○○○○○○○○○○○○○○○○

Most of the seven board members were on camera during last month's meeting to give everyone a chance to match a name with a face. We're an eclectic bunch with a wide variety of opinions. That's what makes this group effective.

The business side of the meeting was essentially uneventful. We're still planning to continue with the paver project and maintenance of townhome alleyways. Also on the agenda is upgrading the tennis courts.

— Bob Bartlett

21st Willow Creek Garage Sale

Canceled for the safety of all!

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Hi Dolphin Families and Community,

This spring has been unprecedented with all of the events occurring. Typically, we would be opening registration online and promoting the summer swim team.

As of right now, we are in a holding pattern awaiting more information from Tri-County Health Dept, our swim league and USA swimming for the 2020 Summer Swim Team Season.

Please check our website www.wc3dolphins.com for the latest updates. Stay healthy!

— WC3 Swim Board

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.



May 2020 ACC Corner

Submitted by Jeffrey Stevens

How to Appeal an ACC Notice

The function of the Architectural Control Committee (ACC) is to enforce the covenants and maintain the harmonious exterior décor of the community. This encompasses maintaining the visual aspects of WC III such as house painting, landscaping and the parking of trucks on WC III streets. The ACC is empowered to send notices to non-compliant homeowners, levy fines and as a last resort ask the Board of Directors to get attorneys involved.

WC III is pleasantly inviting. Isn't that why many of us choose WC III as a place to live and raise a family? So if you receive a notice, such as a paint notice or a repair fence notice, and you question whether the action is necessary or would like an extension, what are your options? To appeal an ACC directive come to an ACC meeting, the first Monday of the month at 7:00 p.m. in the clubhouse, and state your case. The ACC will review every issued directive. An alternative to attending an ACC meeting is to send an e-mail to Amanda at Spectrum, aphifer@scres.us, requesting a second opinion.

Ignoring ACC directives takes the ACC and the homeowner down a path of fines and possible legal action. Also, if the ACC's decision is not what you hoped for, all directives can be appealed to the Board of Directors. By working together we can keep WC III a desirable place in which to live and raise families.

Rent the Willow Creek 3 Clubhouse

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

The Willow Creek 3 clubhouse is available for rent to Willow Creek 3 residents. See the Clubhouse Availability Calendar at willowcreek3.com/clubhouse-5/ to view the clubhouse calendar showing current and future dates and times the facility is available. To reserve the clubhouse, arrange for a clubhouse key, obtain the rental agreement and receive complete rental details, contact clubhouse manager Deanna Mumfrey at 720-933-0785 or by email at wc3clubhouse@comcast.net. The clubhouse key must be returned no later than midnight the day of your event.

Management Corner

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

Got questions?

WC3 Manager: Greg Coleman

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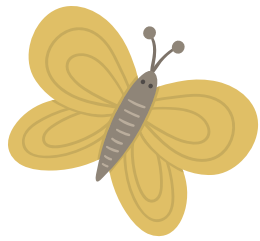
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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

With regret, the Willow Creek Women's Club announces that due to the COVID-19 virus, we will not hold our May 2020 morning and evening meetings.

May marks the end of our membership year. We're hopeful that the beginning of our 2020-21 membership year (in September 2020) will look more normal than the last two months have.

As we are drawing this WCWC year to a close, your Board of Directors has begun contemplating what the 2020-2021 membership year will look like. For the past several years, the Board has worked to increase the activity offerings to include monthly evening gatherings as well as the traditional monthly morning meetings. By increasing our events, we also have increased the level of commitment (event prep, setup, cleanup, and coordination) required of our Board members and volunteer base.

Our club is driven by volunteers; they make us successful, and we are extremely grateful for the time, talent and treasure they dedicate to us! Simply put, we need additional dedicated volunteers to serve on the Board and to lead and execute this coming year. Below you will find the positions that are open. Please note that we are suggesting Programming Chair be split between two people: one evening, one morning. Together they would fulfill the role (meeting planning, organizing, set-up, clean-up, single point of contact), thus distributing the tasks more evenly, allowing our volunteers to dedicate time to events as their life/work schedule allows. The alternative is that we may need to consider reducing the number of our events.

The WCWC Board is a dynamic group of women, and all WCWC members are welcome and encouraged to express interest. Feel free to join us at an upcoming BOD meeting (4th Tuesday of each month, Willow Way Club House @ 6:30pm, however due to current circumstances, meetings are remote) to learn more. Not only do "many hands make light work," but an infusion of new ideas is productive and positive. Please contact Carolyn Pyron if you are interested in an open position below (303-912-6628; pyroncarolyn@yahoo.com). We would like to have a full slate by mid-May, so we can wrap this year and enable a clean transition.

Position	Status	Name
President (could be 1 or 2 people)	Filled	Anne Bonelli McMahon
Secretary	Open	
Treasurer	Filled	Carolyn Pyron
Membership	Filled	Natisha Doherty
Activities Group Liaison	Open	
Hospitality Chair	Open	
Program Chair (requesting morning and evening)	Open	
Parliamentarian	Open	
PR/Communications Chair	Open	
At Large Member	Filled	Laura Kemper Jean Duggins

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people in your life who are
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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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Staying home during COVID-19

During this 'stay at home' order, we all have been spending a lot of time indoors. Making your basement an enjoyable place to spend time can be tricky. Right lighting is very important. Here are some lighting tips for basements:

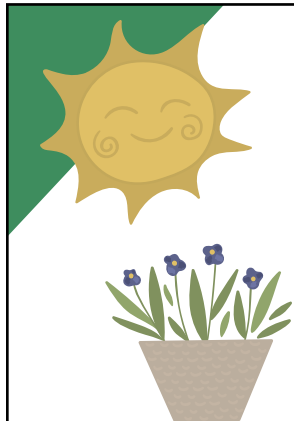
1. Maximize the natural lighting. Trim back shrubs and other plants that block sunlight from window wells. Use window well cover that lets light pass through.
2. Choose light colors for walls, carpet and furniture.
3. Accent Lighting. This will not only make the space brighter, it also makes the space feel less like a basement because lamps make the space feel decorated and lived in.
4. Light Bulbs. Depending on the types of fixtures in the basement there are various new types of lightbulbs. Consider talking to a lighting expert to find which type of bulb is going to give you the best results.

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Centennial News

Centennial Ranked Among Safest Cities in Colorado: The City of Centennial was named the safest city in Colorado with a population over 100,000 in a recent report from SafeWise. SafeWise, a home security resource hub, released its 6th annual Safest Cities in Colorado report this month. Centennial ranked No. 13 overall in Colorado, and was the safest city among those with a population greater than 100,000, according to crime data and other metrics used by Safewise to compile the list. The City's population is 111,646.

The high ranking reflects the exceptional level of service provided by the Arapahoe County Sheriff's Office, which conducts law enforcement for the City of Centennial. The recognition also is due in part to the dedicated efforts of neighborhood watch programs and regular citizens staying alert. Every municipality on the list came in below the Colorado violent crime rate (4.0 per 1,000 people) and the national rate (3.7 per 1,000 people). Earlier this year, the City ranked No. 5 on LendEDU's list of Safest Cities in Colorado.

Staying Up to Date on COVID-19: Get the latest news, service changes, and helpful resources at www.arapahoegov.com/covid19.

The Tri-County Health Department, the Colorado Department of Public Health & Environment (<https://www.colorado.gov/cdphe>) and the Centers for Disease Control and Prevention (<https://www.cdc.gov/>) are the best expert resources for understanding how the coronavirus works and how to avoid it. They also provide regular updates about new developments.

Get the latest information on available resources regarding: employment, business, low-income, seniors and volunteering on the County's resource and assistance page (<https://www.arapahoegov.com/2099/Resources-and-Assistance>).

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News, information and updates from the Willow Creek 3 Board of Directors

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Detailed Architectural Control information • Pool & tennis court info

Dolphins Swim Team • Tennis Club • Women's Club • Photos & More

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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.





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Tennis Talk

Submitted by Mary Beth Doerr

Here is the latest information from USTA/Colorado Tennis regarding tennis and COVID-19 as of April 14, 2020 (of course this can change at any moment!):

League Update

Over the past two weeks, it has become apparent that we will continue to experience change for some time, and it's very difficult to know when things will improve. Still, we have a very vibrant community of league players who are optimistic that things will eventually improve and allow league play to begin. We share their optimism, but we want to assure everyone that our first priority is the health and well-being for all involved in our league programs. To allow players and facilities to make future plans in regard to leagues, we have come up with an entirely new plan for the 2020 league season.

Our Priority for League Players

In every league, **all** players are able to participate in the local league, while a much smaller percentage are able to advance to Districts, and even fewer beyond that. We are already limited on time this year, and that lack of time will likely impact all of the leagues we're hoping to offer in 2020. As a result, **providing 6-7 matches of local league play is our priority. As there are so many variables (many of which are completely out of our control), it is highly likely we will not have any Districts/playoffs in 2020. Two playoffs were slated for June** (Mixed 18 & Over and Adult 18 & Over). Those are not going to be able to happen and others are likely to be adversely affected as well (for a host of reasons).

New League Plan for 2020 / League Offerings

It's easiest to explain our new plan by starting at the end of the league season. Each year, we end local league play in early September due to permanent court time, earlier sun sets and potential weather issues. Our original plan was to end on September 10, 2020, so that will continue to be the end of local league play with this revised plan. Since there are court limitations with how many leagues can be offered at one time, we have always had certain leagues overlap each other. Consider these overlapping leagues as a 'season.' If we are able to start on or before July 26, we will have enough time to run one 'season' of leagues. If we are able to start on or before June 7, we will have enough time to run two 'seasons' of leagues. If we cannot start play before the beginning of August, league play for 2020 would be cancelled since we would not be able to provide at least one season with 6-7 matches.

First Season of Leagues

When it is appropriate to return to play, we will start with the first season (or group) of leagues as follows. These leagues **will not** be cancelled unless we run out of time to run leagues during 2020.

- USTA Mixed 18 & Over
- USTA Adult 18 & Over
- USTA Adult 55 & Over
- CTA Women's Daytime Doubles
- Junior Team Tennis (JTT)

These five leagues all utilize courts at different times, so they can all run concurrently. All of these leagues will be set up to provide 6-7 matches of local league play regardless of when they are able to begin. We are not completely discounting the possibility of a District Championship; however, it is highly likely we will not have any playoffs in this 2020 league season given all the issues and uncertainties of this COVID-19 situation. All of our 2020 leagues will have 6-7 matches for the local league season.

Second Season of Leagues

If the first season of leagues (listed above) are completed and there is still enough time to complete another league with 6-7 matches, we

will start the following leagues immediately upon the conclusion of the first group of leagues:

- ITA Mixed
- CTA Twilight (**Note:** Format will be changed for this season to 1 singles, 3 doubles to allow opportunities for more players to participate)
- CTA Adult 65 & Over
- CTA Women's Summer Daytime
- JTT Fall League

Cancelled Leagues

Unfortunately, there is already insufficient time to run all leagues, so we've had to make the decision to cancel some of our offerings for this year.

- Trio
- USTA Mixed 40 & Over: We opted to keep ITA Mixed in the schedule since everyone 18 & Over is able to participate.
- USTA Adult 40 & Over / CTA Adult 18-39 / CTA Women's 2.5: These leagues typically fit between Adult 18 & Over and CTA Twilight. Instead of running these three leagues (which have age/skill level limitations), we have decided to run Twilight since it provides all ages and ability levels the opportunity to participate.
- CTA Adult 65 & Over: Districts are unlikely, but currently TBD. See scenario 1 or 2 above for explanation about how advancement to Sectional Invitational will be determined if no Districts.
- CTA Women's Summer Daytime: Districts are unlikely, but currently TBD.
- JTT Fall League: N/A

We appreciate your patience and understanding. Know that our goal is to be ready to provide league opportunities to all of you when it is appropriate to do so. Your continued patience throughout this process will be helpful as we are all dealing with so many unknowns. Our No. 1 priority is the health, safety and well-being of all our players.

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 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 for which you can sign up. 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.

If you want to learn more about tennis here in Willow Creek, visit our new and improved website at www.willowcreektennisclub.com.

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Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Unlikely Covid-19 Effect Home Prices Rise 10%



The world we live in today definitely is not the world of a year ago. Nowhere is that more evident than in the housing market. When comparing the first week of April this year to the same week last year, the stats are staggering. The number of closed home sales is down 35%, the number of homes under contract down 41%, and the number of new homes on the market is off by 50%.

However, the few homes that are available are going under contract almost twice as fast as last year. (yes homes are still going under contract during the stay at home order!) Not only that, the average home price this week is up 10% compared to the same week last year! The underlying principles of the market, low supply of homes for sale coupled with historically low interest rates, are driving up prices.

The real question is will this continue or are we headed for a crash? Only time will tell, but people thinking of selling their home this year need to seriously consider striking while the market is hot. Huge swings in the economy, and consumer confidence may take the wind out of the market eventually, but for now, the housing market is stronger than ever.

If you have questions about what's happening in real estate, even if you aren't thinking about moving, please call me and I'll be happy to answer your questions with the most accurate information available.

Brent Hilvitz is Broker Owner of Redesigned Realty and has ten+ years experience selling homes in Willow Creek.

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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.

MAY	JUNE	JULY	AUG	SEPT	OCT
Monday, May 11	Monday, June 8	Monday, July 6	Monday, August 3	Monday, Sept. 14	Monday, October 12
☆ Tuesday, May 26	Monday, June 22	Monday, July 20	Monday, August 17	Monday, Sept. 28	Monday, October 26
HOLIDAY SCHEDULE			Monday, August 31		

Waste Management: 303 797-1600

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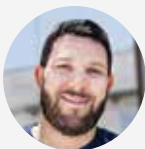
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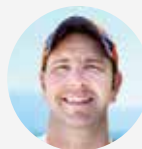
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Willow Creek 3 Board Meeting Minutes • March 12, 2020

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, Martin Garrity and Bryan Zach. Betsy Alexander was not in attendance. Greg Coleman of SCRES was also present. Quorum was established.

HOMEOWNER FORUM: None.

COMMITTEE AND OFFICER REPORTS:

- **Landscape – JBK:** Reg/JBK reported JBK would be starting the mulching and rock bed clean up soon. They would be cleaning up the tennis courts before season starts. Will get pricing to Board for the cleanup and mulching of the entryway off Quebec.
- **ACC:** Jeff Stevens reported the Spring walk about has started and the first batch of violation letters were mailed. Makenzie Colonius townhome owner has joined the ACC committee. An owner cut down the tree requested, but left the stump. Will request they remove stump. There are 2 delinquent paint requests the Board decision is to give them until end of May to paint. Also a landscape request was denied and the owner has been requested to submit another ACC request form.
- **Social:** WC3 BINGO night was successful with approximately 30 in attendance. There will be a combined Willow Creek chili cookoff at the end of March. There are no Willow Creek 3 specific events scheduled.
- **Website:** Jeff Stevens has taken over the Willow Creek 3 website. Jerry Grant wanted to know if there is any way to track how many hits per month the website has. *Jeff says yes, he can generate a report.* Board wanted to know how to contact Jeff if they want something loaded to the site. *Contact Amanda at SCRES to get information loaded.* It was suggested Jeff attend social events to capture pictures to upload to site.
- **Welcoming Committee:** No report.
- **Pool:** Board has requested Had Bradbury come to board meetings through the pool season. Pool will open to swim team practice on May 11th. There will be three meets at Willow Creek 3 pool. Do not have dates of meets as of yet. The swim team has traditionally planted the pool flowers. Does Board want them to plant this year? Team rep to ask Bonnie how it has been done in the past.
- **Tennis Court Committee:** First league match scheduled for March 21st. JBK to clean off tennis courts and committee will roll down windscreens. Need toilet paper in bathrooms along with batteries replaced in motion detectors for water and paper towel dispenser repaired. Tennis committee turned in list to tasks to be completed by SCRES.
- **Paver Committee:** Meeting with Aidan and contractor scheduled for March 14th at first alley to have paver installed. Start date 1st week in May

APPROVAL OF MEETING MINUTES: The February 13, 2020 minutes were submitted to the Board to review and approval for audit.

Motion to approve of the February 13, 2020 board meeting minutes for audit with changes was made by Jerry Grant and seconded by Martin Garrity. Motion passed.

APPROVAL OF THE NOVEMBER AND DECEMBER 2019 FINANCIAL REPORTS: The January and February 2020 Operating Reports were submitted to the Board for review and approval for audit.

Motion to approve for audit the January and February 2020 financial reports was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

MANAGING AGENT REPORT:

Action Item List: Greg

- Add installation of exhaust fans in bathrooms to scope of work on bathroom renovation and obtain three bids by end of March. Original bid came in at \$3,000.
- Aidan & Bryan to inspect drain pan for replacement at 7936 E Phillips Cir.
- Sun shades to be installed before pool opening at end of May.
- Send Martin tennis pro last contract to compare with revised contract for 2020.
- Aidan, Bryan & Martin to walk townhome alleys and recommend which alleys to be paved in 2020.
- Bids for annual tree trimming have been received, Board will vote electronically which bid to accept.
- Lights are all working throughout community as of date of meeting.
- Send homeowner with paint covenant violation to attorney to file a lien on property. (address on action item list #10)

Motion to send homeowner to attorney to lien property was made by Martin Garrity and seconded by Jerry Grant. Motion passed.

- Covenant violation for paint (action item #11) given an extension to paint by end of May, or when weather improves.
- Action item #12, exterior maintenance covenant violation – reach out last time before lien put on property. Give 30 days to submit revised ACC landscape plan.
- Greg to reach out to Lockinvar to find out if adding relief valves to pool boilers will negate warranty. State is requiring valves be installed to be in compliance. Get letter from Lockinvar stating their pool boilers do not require relief valves to give to state.
- In the townhome row that had 7 times the water usage as the rest of the townhomes was identified as a running toilet. Have homeowner provide proof it was fixed, submit to Denver Water and they will waive extraneous costs.

Delinquency Status Report: The Delinquency report was submitted to the Board for review. Greg to look into items 41 & 42 to see why only second notice. Item 31 why only first notice. Please a lien on item 45 and take certified mailing cost off of item 60.

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

UNFINISHED BUSINESS:

A. Tree Trimming. Tree trimming proposal not approved. Aidan to walk property with vendor to identify list of trees. Vendor will revise their proposal.

B. Jerry Grant received proposal from Reiner Sports for the replacement of 5 tennis courts with post tension concrete courts. Jerry to forward proposal to Greg. Greg will contact Altitude Sports and Sports Courts of the Rockies to obtain bids for tennis court replacement. Board would like bids for 5 court replacement and 4 court replacement.

NEW BUSINESS: Martin Garrity pointed out discrepancies in plowing and time vendor spent on property. Would like ideas on how to control work done and hours invoiced.

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

There being no further business before the Board the meeting was adjourned at 7:52 p.m.

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

Respectively submitted by: Marta Yates, Recording Secretary

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