

# 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

### **Members-at Large:**

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Bryan Zach

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Spectrum Commercial

Real Estate Solutions

Greg Coleman gcoleman@scre.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

**June 2020**

## Letter from the Board

Gradually our community — and the rest of the world — is coming to grips with the coronavirus and learning “social distancing” as we move back to our new normal.

In that light, your board of directors is working on possible solutions to help by following the guidance of “Safer-at-Home” state mandates and coordinating our efforts through local agencies. Last month, for instance, we opened the tennis courts. Now we are preparing the swimming pool. As of this publication we hope to have the pool open Memorial Day weekend pending a green light from state and county officials.

We try to keep all of you updated about what impacts our community as quickly as possible via email blasts from Spectrum. We also update information on our website, willowcreek3.com. The email blasts are probably the most effective since they reach the most people with a click of the mouse. If you haven't given your email address to Spectrum please do so.

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During last month's board meeting the directors learned that the competitive swim season for the Mountain High Swim League has been cancelled. Despite the setback, both the Dolphins and the coaching staff look forward to next season.

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You may have noticed that the sprinkler system kicked in earlier than expected. Our dry winter has left the greenbelts and the surrounding areas in much need of a blast of water. Let's hope Mother Nature will spare us from having to continually “turn on the spigot.”

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Project update:

1. The townhome paver project resumed in late May beginning at 8088 East Phillips Circle and will continue throughout the summer with an additional three rows. The idea is to give the community a look of uniformity. Several townhome alleyways are also slated for a fresh coating of asphalt.
2. The clubhouse basement is getting a makeover including new tiles and fixtures.
3. The BOD is soliciting bids to spruce up the entry island off of Quebec Street.

— Bob Bartlett



## WC3 Swim Team

We received a splash of cold pool water in May. The 2020 swim team season has been cancelled by Mountain High Swim League.

We are all disappointed that the swim team won't commence this year. However, there are too many obstacles for the 23 swim leagues to overcome to make swim team a safe reality this summer.

We are looking forward to the 2021 summer swim season! Stay healthy! Stay safe.

— 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.

## Willow Creek Food Trucks

Food trucks are coming every Wednesday to the Willow Creek 2 Mineral Clubhouse parking lot beginning June 3. The trucks will be in the parking lot from 5 - 8 p.m. **All trucks will adhere to Governor Polis' social distancing guidelines. Please respect these guidelines to ensure the safety of neighbors and the community.**

- ALL orders are online so there is no exchange of money.
- Please arrive only at the time of your order pick up to reduce congestion around the trucks.
- Trucks will use signage about social distancing and cones marking 8 ft for patrons to stand
- Trucks will park 20 feet or more apart.
- Truck employees will use masks and gloves during prep and servicing.

Menus will be posted weekly on Nextdoor. Enjoy and welcome to summer!



## June 2020

## ACC Corner

Submitted by Jeffrey Stevens

### Painting a single-family home?

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 ensure that the correct paint and shade of paint is used.

### Architectural Control Committee Meeting time.

The Architectural Control Committee (ACC) meets on the first Monday of the month in the clubhouse. Hopefully the June meeting will be an in-person meeting rather than virtual. Check the website at willowcreek3.com for details before the meeting. The meeting starts at 7:00. Plans and requests that have been submitted over the previous 30 days to the management company are evaluated according to Willow Creek III guidelines and covenants. It is a good idea to plan ahead since approval for anything other than basic requests requires discussion by the ACC committee.

## 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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## Willow Creek Women's Club Needs You

As the WCWC year draws to a close, your Board of Directors has begun contemplating what the 2020-2021 membership year will look like, especially in light of COVID-19. Thanks to you, we've filled most of our positions. We're still in need of a Programming Chair and a Secretary. We're looking for your creative ideas -- especially as COVID-19 forces us to explore new ways to bring Willow Creek women together. At this time, we don't know if in-person morning or evening events will be possible.

Please contact Anne Bonelli McMahon if you are interested: AnneBonelli98@gmail.com or 303-881-8496.

## Centennial News

*Submitted by Andrea Suhaka*

### Staying Up to Date on COVID-19

Get the latest news, service changes, and helpful resources at [www.arapahogov.com/covid19](http://www.arapahogov.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.arapahogov.com/2099/Resources-and-Assistance>).

### An Update on the Arapahoe and Yosemite Study

Centennial remains focused on the safety and well-being of everyone in the City. We continue to closely monitor the COVID-19 pandemic and take the appropriate precautions recommended by the Tri-County Health Department and the Colorado Department of Public Health and Environment (CDPHE). During this time, the City also continues to work on projects that will help in the City's economic recovery efforts, like the Arapahoe and Yosemite Study, and are resuming public outreach efforts.

This study is an opportunity for the City of Centennial to seek input about short and long-term opportunities to enhance the commercial area on the south side of East Arapahoe Road and South Yosemite Street. The City is in the early stages of considering ways to create cohesive redevelopment within the area which includes all commercial properties south of Arapahoe Road except for the Centennial Vapor/EyeCare retail center.

As the City moves forward with the Arapahoe and Yosemite Study project, we would like to invite you to share your thoughts with the project team. We encourage you to check out our new Arapahoe and Yosemite project engagement portal. This portal is your way to get project information, to stay in the know, and share your thoughts with the project team. Over the next few weeks, we will use the new project engagement portal to share survey questions and ask about your preferences. To learn more and share your thoughts, visit our project web page at [centennialco.gov/arapahoeyosemite](http://centennialco.gov/arapahoeyosemite).

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**Current listing in Willow Creek: 8245 S. Tamarac St-Under Contract!**

## CHOOSE THE RIGHT PAINT FINISH

It can be intimidating to stand in front of the paint swatches at the paint or hardware store and try to make a decision. Picking a color can be difficult enough—and then you have to choose the finish. Choosing the color is up to you, but here's a simple guide to choosing the correct finish for your project.

**High Gloss:** High gloss paint has the most sheen, and will be the most durable. That durability is best suited for the kitchen, on surfaces like cabinets, door frames, and window trim. It's best to avoid using high gloss on walls, because it will be too reflective..

**Semi-Gloss:** It's not as shiny as high gloss, but it's still great for kitchens and bathrooms, because the sheen protects from drips, splatters, and other moisture.

**Satin:** Satin has a velvet-like look, but is still a durable finish, and works best in high-traffic areas. Be careful when applying, because satin paint will reveal sloppy brush strokes.

**Eggshell and flat:** These finishes have the least amount of sheen, and are the least durable. They're great for hiding imperfections in your walls, but the low durability means they should be avoided if the room is subject to wear and tear from kids or pets. Use these paints in dining rooms, bedrooms, and other low traffic rooms low-traffic rooms.

# News From Cherry Creek Schools – June 2020

For information about Cherry Creek Schools, visit [www.cherrycreekschools.org](http://www.cherrycreekschools.org).

## Planning for the 2020-2021 School Year

CCSD Superintendent Dr. Scott Siegfried has shared initial information about planning for the 2020-2021 school year. You can read excerpts from his message below and also visit the website: <https://www.cherrycreekschools.org/Page/12356>.

*"In preparation for next year - my greatest hope would be to have school as normal, but hope is not a strategy and I don't believe that is reality. The truth is, we don't know exactly what the future holds. My job is to lead this district in planning for multiple scenarios in preparation for whatever decision is made."*

*As I contemplate different approaches, I think first about the health and safety of our 55,000 kids, our 9,000 employees and ultimately the homes they return to every day. The fact is, when 65,000 people come together in close proximity for up to eight hours per day, they share germs and then come home to you. So, given the critical nature of education and the context in which we function, I will take guidance from the governor, the Colorado Department of Education, and the Tri-County Health Department in our planning. Finally, regardless of the approach, we must be prepared to provide a robust, meaningful education where students are accountable for new learning."*

## Summer Reading Program

Join us in encouraging our students to read all summer long! The CCSD library staff is excited to share Summer Reading 2020 and have our

students take a whirlwind trip to worlds both familiar and undiscovered through the pages of books. For details visit: <https://sites.google.com/cherrycreekschools.org/ccsd-summer-reading/home>.

## Summer school options

CCSD will be offering modified, online summer school options for grade replacement and credit retrieval, as well as for original credit and acceleration. See our website for session dates, tuition costs and registration information.

## Remote registration

The CCSD Admissions Office is accepting new student registrations and change of address requests remotely, via email or FAX at 720-554-4558.

## Preschool registration

Remote registration is also available for CCSD's high-quality, affordable preschool program, which is offered at 24 sites across the district! With a scientifically based, early childhood curriculum, CCSD Preschool is a great way to give your child a strong start!

## Emergency relief fund

The Cherry Creek Schools Foundation has established the Cherry Creek Schools Emergency Relief Fund to aid our students, families and local communities during this crisis.

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## A Year To Try Xeriscaping?

It might be a dry year in Colorado this year. Even in “wet” times, our boom of population means that water resources are always stretched during the summer months. Perhaps you’ve decided to re-evaluate your landscape for water-use and install a drought-tolerant xeriscape (“xeri” is from the Greek for “dry”). Here are some things to keep in mind.

Some perennial garden favorites can use as much (or more) water than turfgrass. A wide selection of Colorado-native and adapted plants is available in the nursery trade though, for a low-water, resilient flower or shrub garden. Using native and adapted plants not only saves water but can reduce the need for other garden inputs like soil amendments and fertilizers.

If you are new to gardening in Colorado, be careful not to over-commit. New xeriscapes, like any new garden, require maintenance to keep them weed-free and growing. Start your transformation with an area of manageable size for you and have a maintenance plan (for example, you might choose to check the garden and manage weeds at a set time every day).

**Step One:** Remove existing plants, mulch, and landscape fabric. Be sure that any turf and weeds are completely dead or removed before proceeding.

**Step Two:** Evaluate the soil and amend as needed. Compaction is among the largest challenges for Colorado landscapes to overcome, even for native and adapted plants in a xeriscape. Prevent soil compaction in your new gardens but not walking or driving in them when the soil is wet. If your soil is already compacted, use a spade or spading fork to gently lift the soil to help create air spaces between the soil aggregates. Most drought-tolerant plants will not require soil amendments and perform better in the long term in leaner soils that more closely resemble the region’s natural conditions.

**Step Three:** Modify or install irrigation as needed. Be sure to consider the future size of plants and how they might impact irrigation coverage and access to system components for maintenance.

**Step Four: Plants.** Note that even drought-tolerant plants require regular and relatively high amounts of water after transplanting or

seeding until established. Depending on the size of plant you choose to install in your new xeriscape this can range from days to years. In general, the smaller the plant the more quickly it establishes.

**Step Five: Mulch.** Mulching will help mitigate soil compaction and prevent water loss from the soil due to evaporation. Many mulch options are available and appropriate depending on which plants you have chosen and your preferred appearance. Wood chips, pine needles, and other organic mulches have good water-retention capacity and can help mitigate compacted soil. Gravel mulch can be beneficial for many native and drought-tolerant plants since it allows water to drain away from their crowns quickly. Whichever mulch you choose, you do not need to apply weed barrier fabric beneath it—weed fabrics can inhibit water- and air-exchange into the soil and do not actually prevent weed growth.

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\*Up to \$150 Cash Back will be paid to MCCU Base Share Savings account for new home equity loans opened no later than June 30, 2020. Fixed-Rate loan will receive cash back when loan posts on account. HELOC requires advance made at time of closing with normal scheduled monthly payments for 3-months prior to cash back reward. Supplies are limited so act fast!

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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.

JUNE	JULY	AUG	SEPT	OCT	NOV
Monday, June 8	Monday, July 6	Monday, August 3	Monday, Sept. 14	Monday, October 12	Monday, November 9
Monday, June 22	Monday, July 20	Monday, August 17	Monday, Sept. 28	Monday, October 26	Monday, November 23

**Waste Management: 303 797-1600**

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.



## **Tennis Talk**

*Submitted by Mary Beth Doerr*

Still waiting for official word from USTA/Colorado Tennis regarding tennis and COVID-19 as of May 20, 2020 (of course this can change at any moment!) In the meantime, I hope you can get out on the courts and enjoy this wonderful weather to play, drill, or take a lesson.

Speaking of lessons and drills, our Tennis Pro, Ryan Freeman, (USPTA Elite Professional) is excited to begin tennis this summer in Willow Creek. His summer sessions begin the first week of June.

Ryan Freeman Tennis is taking precautions to keep everyone healthy while playing tennis this summer and enjoying some much-needed fun! He will have smaller class sizes for each program and will minimize sharing of equipment. If you need a demo racket for the summer, he will give you one to keep for the entire time. He will also be cleaning the pick-up baskets after each drill and having just the staff use them. This summer he will have structured live ball drills and avoid line drills. His staff will give instruction and demonstrations while keeping the social distancing guidelines in place. He encourages everyone to wash their hands before and after the tennis. In addition, he will have hand sanitizer on the court and his staff will use it after each drill. Please call Ryan if you have any questions or specific concerns at 720.295.0584. Visit his website at [ryanfreemantennis.com](http://ryanfreemantennis.com) and see all that he is offering our residents. He knows how important sports are to everyone and is excited to get tennis up and running in WC.

**Website:**

**WILLOWCREEK3.COM**

## **Clubhouse Closure**

**Due to the Covid-19 virus the clubhouse is closed.**

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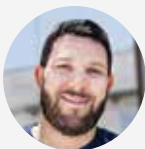
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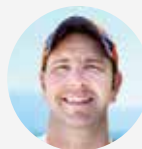
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"The Internet works insanely well but more importantly, the people I have interacted with have been a pleasure at every step of the process."

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Thank you for being a loyal patron of South Suburban Parks and Recreation! We appreciate your patience and understanding during our recent closures due to COVID-19. We hope during the last few months of this unprecedented time, you've taken advantage of the warmer weather to visit our parks and trails.

Moving forward, we promise to remain diligent of safety precautions for all of our facilities, parks and trails, programs and classes. We ask that you stay home if you are sick or exhibit symptoms and follow all safety precautions and requirements. We encourage you to visit [ssprd.org](http://ssprd.org) for the most up-to-date schedules, programs and class offerings. Thank you for allowing us to be part of your community and we look forward to seeing you soon.

**Results for the 2020 South Suburban Board of Directors Election:** Incumbent James (Jim) Taylor and Ken Lucas have each been elected to serve one three-year term on the South Suburban Board of Directors. They were sworn in at the May 13 meeting and will join current board members Pete Barrett, Dave Lawful, and Susan Pye. Taylor will be serving his second consecutive term, while Scott Labrash was term-limited and retired from the board.

**Get Back in the Swing of Things:** All four of our golf courses are open, including the driving ranges. Book a tee time online at [golf.ssprd.org](http://golf.ssprd.org) to reserve your spot now. Carts are available for single riders or two people from the same household. Limited food and beverage service is available, too.

**Summer Camps:** Our licensed day camps are open for registration, and there is something for everyone! Play your way at Adventure Day Camp at Family Sports Center, Club Goodson, Club Lone Tree, and Camp X-plosion at Goodson and Lone Tree Rec Center. Learn more about detailed program registration and safety guidelines at <https://www.ssprd.org/Licensed-Day-Camps>.

**Free Fitness Classes:** Our fitness staff has compiled a few of our favorite classes that you can do at home with just a few modifications. Select the class or classes you want to take and complete all the information to participate. These classes are free and will not require any fee or admission class punch. Happy exercising!

**Colorado Journey Miniature Golf:** Need a fun, affordable activity for your kids? Colorado Journey Miniature Golf is open seven days a week. Book your tee time now!

**South Suburban Launches Interactive Parks, Trails and Facility Maps:** South Suburban's new interactive trails and parks and facilities maps provide a more robust experience and offer easy access to SSPRD's amenities. The maps allow users more functionality and customization than ever before via their mobile or desktop device. The maps were created using ArcGIS Online and are now available on South Suburban's website. They profile 100 park sites, 26 open spaces and cover elevation profiles for 54.2 miles of trail. <https://www.ssprd.org/District-Maps>.

**For a list of current openings and regulations for all South Suburban facilities, visit [ssprd.org/Safe-Return](http://ssprd.org/Safe-Return).**

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## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty

### They're Back... Buyers Return Ready to Buy



Maybe it's because of the lifting of restrictions, or the pent up demand for more room to roam, but home sales in Willow Creek and the metro area in general are screaming hot. The last weeks of May saw 75% of homes for sale in Willow Creek go under contract or close.

The few homes that remain are either priced at the top of the market or have location challenges. I am confident that by the time this article goes to press, those few remaining homes will be well on their way to closing, and we will have new homes on the market. The underlying principles of the market, low supply of homes for sale coupled with historically low interest rates, are driving up prices, as homes get snatched up in a matter of days.

The real question is how long will this continue? 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 with ten+ years  
Experience selling homes in Willow Creek.**

**720-432-5545**

**[Brent@RedesignedRealty.com](mailto:Brent@RedesignedRealty.com)**

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