

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

HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

303-804-9800

Fax: 303-984-.253

www.hgmanage.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:

HG Management: 303-804-9800

Clubhouse Manager:

Deanna Mumfrey: 720-933-0785

wc3clubhouse@comcast.net

August 2020

Letter from the Board

It's good to hear that homeowners are keeping up with community activities via our website (Willowcreek3.Com). As one member pointed out during last month's HOA meeting, she was very pleased to read what the board is doing to handle issues at the pool during this time of Covid 19. She was, however, disappointed that nothing was mentioned in *The Willow Works*. Fact is our monthly newsletter is not designed to keep up with current events. That's why your BOD turns to the website and email blasts.

A good example is a detailed explanation of why the board decided to move to a different management company as posted on the website as well as in an email blast. We think you'll agree that keeping the community updated as quickly as possible keeps everyone informed. It's part of your board's commitment to transparency.

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Speaking of our new management company, HG Management has assigned Sabrina Lopez as our community manager to keep our community projects on track. Judging from our first HOA meeting together, Sabrina appears to be a good fit as she took the reigns on a number of projects.

The paver project, originally scheduled to start in last July, is now in her hands. She will gather bids, coordinate with the selected vendor to set a timeline and oversee costs and construction. That's how it should be.

Same is true for replacing the tennis courts. She will seek out bids from three companies and present the board with her recommendations. Pardon the pun, but the ball is now in her court!

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As we get closer to October we are reminded that election time is drawing near. The terms for three of our current board members will expire: Aidan O'Shea, Martin Garrity and Jerry Grant. All three have been very instrumental in guiding our community through these rough times as well as financial trials.

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Quick Reminder: Homeowners using the monthly EFT/Ach with Spectrum need to re-establish EFT/ACH with HG. Just go to the website (<https://hgmanage.com/ach-form>) and follow the easy instructions.

— Bob Bartlett

August 2020 ACC Corner

Submitted by Jeffrey Stevens

The policy on garbage can storage is very clear. They must be stored out of sight either behind the fence or in the garage. Specifically, the policy states, "Along side the house is unacceptable." And while it may be convenient for the home owner to store garbage cans next to the home, usually the garage, this is considered an eye-sore for the community. As the guidelines state, "Realtors hold open houses and show clients our neighborhood on the weekends, and we owe it to them and our fellow home owners to present Willow Creek III in a good light."

Is the Architectural Control Committee omnipresent? Obviously, an impossibility, we can't catch every infraction of the ACC guidelines and covenants. Perhaps you notice an item that ranges from lawn maintenance to dead tree removal to peeling paint. If you see an issue that seems ACC related, send an e-mail to HG Management at support@hgmanage.com and the ACC will respond. The ACC has definite procedures for handling all types of covenant breaches. The time frame to rectify a situation may seem prolonged; however, the ACC has a very high compliance rate.

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.

Website:

WILLOWCREEK3.COM

Clubhouse Closure

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

Management Corner

WC3 Manager: HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

Phone: 303-804-9800 ♦ Fax: 303-984.-253

www.hgmanage.com

Community Manager: Sabrina Lopez

slopez@hgmanage.com

Mail correspondence to (except assessment payments) to:

Willow Creek Homeowners Association No. 3

c/o HG Management

1101 West Mineral Ave. Suite 107 Littleton, CO 80120

Accounting/assessment questions:

accounting@hgmanage.com

Main dues and assessments to:

Willow Creek HOA No. 3

c/o HG Management

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Financial Advisor

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Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Willow Creek Women's Club invites you to our annual Open House from 6 - 8 p.m. on Sept. 10. We will be practicing social distancing by having the event outside in the open space behind Mineral Clubhouse - rain or shine. All women in Willow Creek (1, 2, 3 and West) are invited. Learn more about our activity groups and bring your suggestions for new groups you would like to see. We are not charging for membership this year because of the uncertainty of COVID and how that may affect our events for the rest of the year. Look for more details in the coming weeks.



Community Contacts

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.

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

City of Centennial Animal Control: 303-325-8070

South Suburban Parks and Recreation: 303-798-5131

South Metro Safety Foundation: 303-805-0228 | 720-989-2260

Classes offered by this organization include: CPR, Driver Awareness, Teen Crash Avoidance, Super Sitting Babysitting. They also do child car seat inspections.



Pool News

Pool Hours:

Monday – Friday 11:00 A.M. - 9:00 P.M.

Saturday & Sunday 9 A.M. - 9 P.M.

The WCIII HOA is receiving a number of complaints re: incidents at the pool (adult confrontations, children misbehaving, folks not adhering to social distancing or not wearing masks, young children being dropped off without supervision).

This puts both the HOA and the lifeguards in a life-safety & health predicament as the job of the lifeguards is to ensure the safety of the residents, not to break up incidents or babysit.

Effective immediately, the following regulations are in place:

- No guests allowed. Only WCIII residents are permitted—we need to be able to accommodate our own residents as a priority with the current limit of 50 individuals.
- You must have a key card to be allowed to enter.
- All children under the age of 11 MUST be accompanied by a guardian at all times.
- Poor behavior by residents both young and old will not be tolerated. Family pool privileges will be revoked indefinitely, and lifeguards have the authority to call the sheriff's office if warranted.
- The pool will close if social distancing and masks set forth by the CDPHE guidelines are not followed.



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WORKING FROM HOME DURING THE PANDEMIC ? CREATE THE HOME OFFICE OF YOUR DREAMS

A dedicated workspace in your home can be designed to increase productivity and comfort. Here are 5 ideas to get you started.

- Invest in a good office chair. Investing in an ergonomic office chair is essential. Purchasing one with multiple adjustments is ideal so it fits you just right.
- Switch up your lighting. Fluorescent lighting has been proven to be hard on the eyes. Make the switch to LED or halogen light bulbs in your home office and try to let in as much natural light as possible.
- Keep essentials in reach and organized. Nothing says productivity like a clean, neat workspace. Select a desk with a lot of storage or install creative shelving.
- Decorate bright. Pick a color you love and use it to spice up the room. Use cheery yellow or red or relaxing tones like green and blue, instead of beiges and browns.
- Aim for the view. If possible, place your desk so you are facing a window instead of a blank wall. Natural light can do wonders for staying alert and you can give yourself a short mental break when necessary by looking to the outdoors.

Call 303.257.1905

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

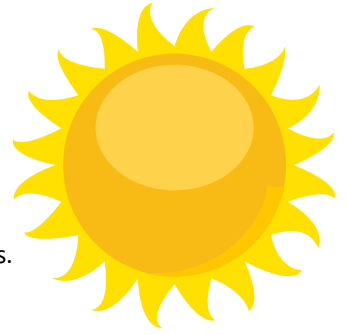
I'm available to you via phone call, Facetime, Zoom or on other virtual platforms.
Your safety is my #1 priority!

COMING SOON IN WILLOW CREEK 3 BED/3 BATH ON GREENBELT!

Submitted by Andrea Suhaka

Toll rates for the new C-470 Express Lanes

- General purpose lanes will always be free. Tolls apply only to Express Lanes.
- Tolls will range from 65¢ to \$3.60 per toll point with an ExpressToll pass, depending on the time of day.
- When tolling begins in Aug., drivers will be charged depending on how far they travel in the C-470 Express Lanes.
- C-470 Express Lanes are free for all motorcycles, with no pass required.
- Free carpooling is not available on these lanes.
- Get a Pass! ExpressToll saves money each time, at least 40% savings compared to the pricing without a pass. Go to www.expresstoll.com/Home to get a pass. ExpressToll passes are used on all Express Lane & tolling facilities in Colorado. Please note, on C-470, the Switchable HOV Transponder will not provide the HOV discount, even if the slider is in HOV mode.
- WB travelers: There are 3 WB toll points - from I-25/E-470 to University, from University to Santa Fe, & from Santa Fe to Wadsworth.
- EB travelers: There are 2 EB toll points - from Wadsworth to Broadway and from Broadway to I-25/E-470.
- Do not cross the solid white lines; enter and exit at the designated entrances and exits marked with a dashed white line.



How will tolls be collected? Tolls will be collected electronically. It's best to have an ExpressToll pass that is used on all toll facilities in Colorado. If you plan to carpool on other Express Lanes, where free carpooling is allowed, e.g., I-25 or US 36 Express Lanes, you should get an ExpressToll pass that switches to the HOV mode. That way you can ride in the Express Lanes for free as long as there are 3 or more people in the vehicle. Note that the C-470 Express Lanes will not have a free HOV option. An ExpressToll pass is the most cost-effective way to pay tolls. For those Express Lane users who do not have an ExpressToll pass, cameras will read their license plate, and they will be billed for tolls. License plate tolling could be up to 40% higher due to administrative costs of processing billing.

About the High Performance Transportation Enterprise (HPTE): The HPTE operates as a government-owned, independent business within CDOT. It searches for innovative ways to finance projects to help Colorado fulfill its commitment to increase travel choices through options that include Express Lanes, transit, biking, walking and carpooling.

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Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Waiting for the Other Shoe to Fall



July home sales in Willow Creek have been moving at a brisk pace along with the rest of the Denver Metro area. Low interest rates along with the pent up demand left over from stay at home orders, have bolstered the market. However experts are wary a second spike in Covid-19 cases in late fall could send the housing market tumbling.

In the Denver Metro market right now, all the fundamentals are still favorable and the outlook for late summer and early fall is still promising. The underlying principles of the market, low supply of homes for sale coupled with historically low interest rates, are tempered by the uncertainty of the late fall and winter pandemic outlook, and now may be the best time to sell.

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

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

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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.

	# of Homes	Rates per issue for 25 words, \$.50 per additional word
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
ALL OF Parker	7,550	\$75
Blackstone	1,306	\$25
Tollgate Crossing	1,500	\$25
Tallyn's Reach	1,314	\$25
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
ALL OF Aurora	9,250	\$145
Willow Creek 1, 2, & 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
ALL OF Centennial	2,904	\$60
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
ALL OF Castle Rock	3,000	\$25
Acres Green	1,053	\$25
Colliers Hill	1,103	\$25
Meridian Ranch	2,764	\$25

South Suburban News- August 2020

For more information, please visit www.ssprd.org | 303.798.5131

West Fork Disc Golf Course is Open: After several months of construction, the final touches have been completed at West Fork Disc Golf Course. The new course is located at 9095 S. Broadway in Highlands Ranch and is a partnership between the Highlands Ranch Metro District and South Suburban.

The 18-hole public course, designed by John Bird and Birdie Disc Golf LLC, features a mix of open shots and more technical areas. It offers something both for recreational players and those with more experience. It is free for drop-in use.

As a reminder, please enjoy the outdoors responsibly. Wear a mask when around people outside of your household, stay six feet apart, clean your hands frequently, and stay home if you are sick. Users should bring their own water. A restroom, bike rack and skateboard rack are available in the parking lot.

All Four Outdoor Pools Open in August: Take advantage of the warm summer weather and visit one of South Suburban's four outdoor pools. Franklin, Harlow and Holly pools were completely rebuilt this year and feature new and improved amenities including water slides, wading pools and shade structures. Visit each pool page to make a reservation. Cook Creek Pool in Lone Tree is open for drop-in visits as well.

Is Your Child Ready for Preschool? After a long summer of uncertainty, adventure awaits this fall for your child at South Suburban's state-licensed preschools. South Suburban's Child Discovery Time is the springboard to your child's education. CDT offers specialized programs for each age group, ranging from 2 ½ year olds to Pre-K students. Early learning starts at a young age and CDT offers the flexibility and convenience to make your child feel welcome.

Children will enjoy music, drama, art and computer learning games. There is a strong emphasis on building self-esteem, socialization, physical development, verbal and listening skills, math and reading readiness. Build a strong foundation for your child, while engaging them in fun and creative ways in a safe environment.

Affordable full-day and half-day sessions available at both Lone Tree and Goodson recreation centers. For questions, contact Courtney DeOrdio at Goodson (CDeOrdio@ssprd.org/303-798-2476) or Jessica Skiera at Lone Tree (Jskiera@ssprd.org/303-708-3500).

Enjoy New, Updated Outdoor Spaces at Chase, Foxridge, Hamlet and Harlow Parks: Construction is complete at four South Suburban parks: new playground, picnic pavilion, basketball court and sweeping mountain views at Chase Park in Sheridan; a new playground and shaded pavilion at Foxridge Park in Centennial; a new basketball court and playground at Hamlet Park in Littleton; and improvements to the two ballfields and four tennis courts at Harlow Park in Littleton.

Free At-Home Fitness Classes: All four of our recreation centers are open for workouts, but if you'd rather stay home, South Suburban's fitness staff has compiled a few favorite classes that you can do 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!

For a list of current openings and regulations for all South Suburban facilities, visit ssprd.org/Safe-Return.

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Tennis Talk

Submitted by Mary Beth Doerr

The first session of USTA/CTA league play is well underway. We have 19 teams playing out of Willow Creek in the various leagues. USTA just announced there will be a second session of league play before the summer is over. ITA Mixed Doubles, CTA Twilight, CTA Women's Summer Daytime and USTA Adult 65 & Over will be the leagues participating in the second session. These leagues will play through the end of September or beginning of October. If you are not a league player, 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) has been busy with a lot of kid's lessons, USTA Junior Team Tennis, and private and semi-private lessons with adults. Ryan has lessons for all ages and abilities. Fall session starts August 17. His classes will run after school on weekdays. Junior Team Tennis will also be offered through Ryan, and those matches will be played on Saturdays with practice times TBD. Contact Ryan at 720.295.0584 for any requests, and he will set you up, from beginners to seasoned players. Visit his website at ryanfreemantennis.com and see all that he is offering our residents. Just type 'Willow Creek' into the search bar.

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 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.

If you have any questions regarding tennis, please contact me at marybethdoerr@gmail.com.

Waste Management's Recycling/Trash Schedule

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

AUG	SEPT	OCT	NOV	DEC	JAN
Monday, August 3	Monday, Sept. 14	Monday, October 12	Monday, November 9	Monday, December 7	Monday, January 4
Monday, August 17	Monday, Sept. 28	Monday, October 26	Monday, November 23	Monday, December 21	Monday, January 18
Monday, August 31					

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.

Waste Management: 303 797-1600

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

Are you getting your Willow Works?



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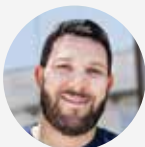
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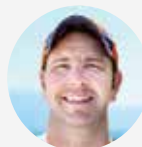
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