

# 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: Fred Kremer

Treasurer: Jerry Grant

Secretary: Bob Bartlett

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

Betsy Alexander

Bryan Zach

Mary Beth Doerr

### **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

**November 2020**

## Letter from the Board

We would like to welcome Mary Beth Doerr as the newest member of the Willow Creek III Board of Directors!

Mary Beth along with current members Aidan O'Shea and Jerry Grant were elected to the three open seats on the seven-member board announced during the annual HOA meeting last month.

A total of 158 households casted ballots, making this a record year for participants. Actually the final count was 169, but five ballots were delinquent and another six were invalid due to no signatures.

Aidan was the top vote getter with 124, followed by Mary Beth with 120 and Jerry at 108. Luke Adaline was the fourth candidate. He received 84 votes.

Mary Beth is no stranger to our community. She is president of the Willow Creek Tennis Club committee, a post she has held for "10 years and counting." When she's off the court Mary Beth is active in community affairs. She started the Walk for the Cure in our neighborhood! Welcome aboard, Mary Beth!

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As is the norm following the election, the board selected officers. Aidan was named president for the third year, Fred Kremer was tabbed as vice president, Jerry as treasurer and Bob Bartlett as secretary. Rounding out the board are at-large members Betsy Alexander, Bryan Zach and Mary Beth.

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It was good to see (and hear) from a number of homeowners who attended the annual meeting via Zoom. Two topics that drew the most attention were the tennis court survey and the truck policy amendment.

If you recall a hard-copy survey about the use of the tennis courts was sent with the election ballot to all Willow Creek III homeowners. The results of that survey were not available for the annual meeting so the information was made available to the community via the Willow Creek III website, an email blast and the November *Willow Works* newsletter.

Quick update: If you did not receive an email blast please contact HG Management with your information so you can be included in future communications.

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Turning back the clock, during last year's annual meeting homeowners were asked to vote on a proposed amendment that would allow pickup trucks to be parked in driveways. About 50 percent of the 515 homeowners voted in favor of the measure, but it failed to gain passage. Per the by-laws, 67 percent of all homeowners must vote in favor of a change in order to take affect. As a result the current covenant that requires trucks to be parked in the garage remains in effect.

The board tinkered with the idea of presenting the results to a judge for review and possible approval (highlighting 50 percent of the community's vote in favor the change versus the required 67 percent). However, the HOA's attorney nixed the idea, pointing out that the proper steps were not met to put this issue in front of a judge. Essentially the board would have to host several town hall meetings over a period of time to give homeowners an overview of the pros and cons of the amendment change.

There is little doubt that the board or the community has heard the last of the truck policy debate.

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Have a concern or comment for your board? Let us know by emailing your thoughts to WC3directors@Gmail.Com

— Bob Bartlett

## 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](http://www.hgmanage.com)

**Community Manager:** Sabrina Lopez

[slopez@hgmanage.com](mailto: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](mailto:accounting@hgmanage.com)

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## November 2020 ACC Corner

Submitted by Jeffrey Stevens

Winter is coming. For townhomes this means that plowing of alleyways can occur most efficiently if no cars are located directly at the end of the alleyways. Parking in the designated spots is okay. It is just that sometimes cars are parked directly at the end of the alleyway impeding the snow removal process.

The Architectural Control Committee has received some complaints about when homeowners are placing trash cans and bags curbside and when homeowners are retrieving empty trash containers. The Willow Creek III Guidelines state that trash cans be placed curbside no earlier than 5:00 P.M. the night before a scheduled trash day. And that they are retrieved no later than 8:00 P.M. on the day of pickup. Empty trash containers must be stored out of sight from the street, either in the garage or behind the backyard fence.

If you are unable to follow these guidelines due to conflicting travel plans, please ask a neighbor to assist you.



## Willow Creek Women's Events

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon

## November Coat Drive

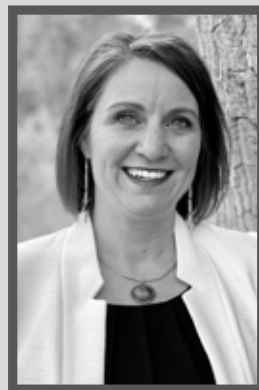
We're collecting coats for the Gathering Place, Saturday, Nov. 7 from 9 a.m. to noon in the Mineral Parking lot. The Gathering Place is the only daytime drop-in center in Denver that serves women and their children who are experiencing poverty and homelessness. We will distribute men's coats to the Denver Rescue Mission.

## December Holiday Tea

We're looking into options for how to host a virtual holiday tea.



Please save the date for Wednesday, Dec. 16 at 9 a.m.  
More information to come.



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## DENVER METRO REAL ESTATE MARKET UPDATE

I hope this autumn season finds you and yours well. As the leaves continue to fall, there may be a lot of jack-o'-lanterns out on front porches, but there are not as many "for sale" signs on front lawns as there were last fall. The lower number of properties available this month is looking a little spooky with new listings in the Denver Metro area down 4.3% compared with this time last year. To break that down further, there are 3,041 single family homes and 2,260 townhomes and condos available. The result, as you might imagine, is increased pricing. This September saw the average residential price up over 12% higher than the fall season of 2019. On the flip side, closings are up 1.4% YTD. As always, I'm happy to help you find

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# Tennis Talk

*Submitted by Mary Beth Doerr*



The outdoor tennis season is slowly winding down. It's time to think about indoor courts for playing on, keeping your skills up and most importantly having fun. There are many options around this area, and I hope you can find the one that is right for you. For more information, please visit their websites.

At South Suburban Parks and Recreation Littleton Tennis Bubble you will find adult lessons and drills, kid's programs, and you can set up a permanent court time. Court fees apply. All Willow Creek residents are South Suburban members. All ages and abilities welcomed.

LifeTime is a full fitness center. You must have a membership and pay extra to include tennis. You have access to drills, lessons, kids programing, and you can reserve a permanent court time. Court fees apply. For all ages and abilities.

Colorado Athletic Club Inverness (or Monaco) is another full fitness center, and membership is required but tennis is included. You will be able to find lessons, drills, and kids programs, as well as reserve permanent court time at these facilities. Court fees apply. Welcoming all ages and abilities.

Club Greenwood offers a "tennis only" membership and no extra court fees. There are seven indoor clay courts at this facility with all the same options as listed above except no permanent court time. All ages and abilities.

Randy Ross Tennis Center Dove Valley is a brand-new premier tennis facility with six beautiful indoor courts. There is a one-time initiation fee and several types of memberships available (some as low as \$25 per month). This facility offers lessons, leagues, drills and instructional training for all ages and abilities as well as permanent court times. Court fees apply. You really should check it out.

You can also enjoy our crazy Colorado weather and often be able to play outdoors throughout the winter. As a reminder, if you are a WC HOA 1 resident you may play on the Jamison or Quebec courts, HOA 2 residents may play on the Mineral courts, or the Willow Way courts, and HOA 3 residents have the five courts at Phillips.

Great news!! HOA 2 will replace the two upper Mineral courts this year and HOA 1 is replacing the two courts at Jamison all with post-tensioned concrete. The plan is for the concrete to be poured this fall (weather permitting) and then paint in the spring. HOA 3 is still in discussion on how/when they will replace the courts on Phillips Circle.

Have a great winter everyone and go play tennis!



## Garden Tips for November

### Needle Shedding

With more people staying home, many are more aware of different phenomena occurring in their gardens and yards. One of these is the needle shedding process on conifers. Although it may seem alarming that the needles are turning yellow or brown and falling from the trees, this is a completely normal process in the fall. In this case, the trees are not being damaged by bark beetles or any specific tree, insect or disease; instead the older, interior needles closest to the trunk are dropping as part of their annual growth cycle. You can differentiate normal needle shed from insect or disease damage because with the latter the trees will exhibit a fading or dying of all the needles, not only the older ones. As long as there is new growth that is healthy and vigorous, there is nothing to worry about with your trees and no action is required to control the needle drop. In Colorado, the most common species that shed their needles in September and October are: Ponderosa Pine, Austrian Pine, Colorado Blue Spruce, and White Pine. Please keep in mind that sometimes trees may be stressed due to drought or root damage and this will cause them to shed more needles in order to keep the tree in balance with its root system. At this point you will need to make sure the tree is well-watered, and the soil is not compacted.

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Photo credit: Jill Welborn, US Forest Service*



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- Detailed Architectural Control information
- Pool & tennis court info
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**Sarah Smith**  
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*November 20th*

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**Pet Supplies:** Have a furry friend? We deliver dog and cat food, kitty litter, and treats to clients who need help feeding their pets, so they don't have to share their own meals!

**Weekend Meals:** We offer an option for two frozen meals to eat over the weekend, which are delivered with Friday's meal. The weekend meals are prepared fresh in our kitchen, then delivered frozen.

**Celebrations:** We celebrate clients' birthdays with cake, a card and a small gift. On holidays throughout the year we deliver special meals and themed tray favors. During our Holiday Gift Program each client receives a gift for 12 days in December along with their meal.

**Supplementary Groceries:** Client neighbors who need extra support can participate in our Grocery Program. Volunteers deliver two bags of non-perishable groceries on the 2nd Saturday of each month. We share what we have, usually a nice variety of canned and dry foods as well as paper products.

**Do You Know Someone We Can Help?** Applying for meals is easy. You can fill out the application online at <https://nourishmealsonwheels.org/> and we will call you to complete the process. Or, you can call us at 303.798.7642 between 8:00a.m. and 2:30p.m. weekdays and we can complete the application process over the phone.



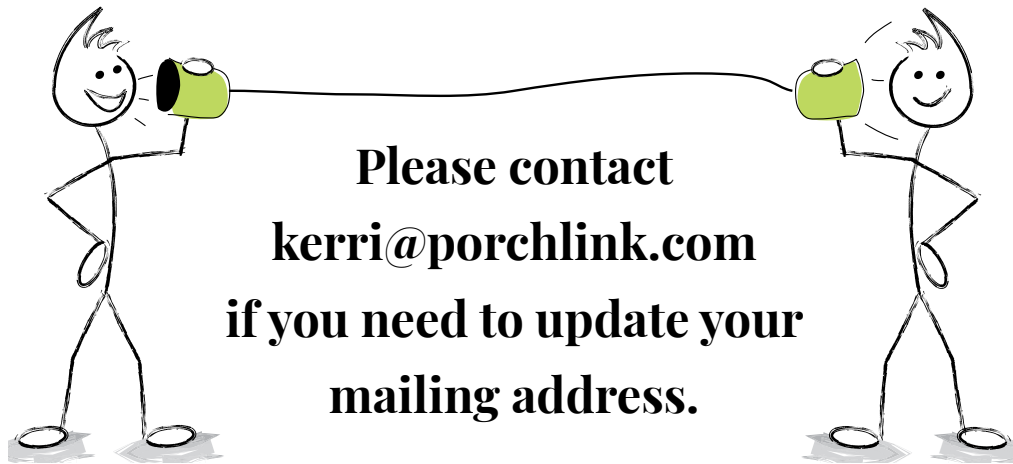


# Waste Management's **Recycling/Trash Schedule**

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

NOV	DEC	JAN	FEB	MAR	APR
Monday, November 9	Monday, December 7	Monday, January 4	Monday, February 1	Monday, March 1	Monday, April 12
Monday, November 23	Monday, December 21	Monday, January 18	Monday, February 15	Monday, March 15	Monday, April 26
				Monday, March 29	
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.					
<b>Waste Management: 303 797-1600</b>					
Recycling items <b>NOT ACCEPTED</b> 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 <b>ACCEPTED</b> 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					

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## 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.*

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## Recipe of the month...

### My Favorite Pumpkin Pie



*I love pumpkin pie and have tried several recipes over the years, and I have found that the best tasting pumpkin pies are made with sweetened condensed milk. It is key to making a silky pumpkin custard.*

### Ingredients

1 (15 oz.) canned pumpkin

1 (14 oz.) can sweetened condensed milk

2 large eggs

1 tsp ground cinnamon

½ tsp ground ginger

½ tsp ground nutmeg

½ tsp salt

1 (9-inch) unbaked pie crust (frozen or refrigerated)

### Instructions

1. Preheat oven to 425°F. Whisk pumpkin, sweetened condensed milk, eggs, spices and salt in medium bowl until smooth. Pour into crust.
2. Bake 15 minutes. Reduce oven temperature to 350°F; bake an additional 35-40 minutes or until knife inserted 1 inch from crust comes out clean. Cool. Serve with whipped cream.

**NOTE:** *If you want to use pumpkin pie spice mix, use 1 ½ - 2 tsp in place of the cinnamon, ginger and nutmeg.*

# A Friendly Reminder from Concerned Neighbors

Submitted by Heidi Parish & Bea Radtke

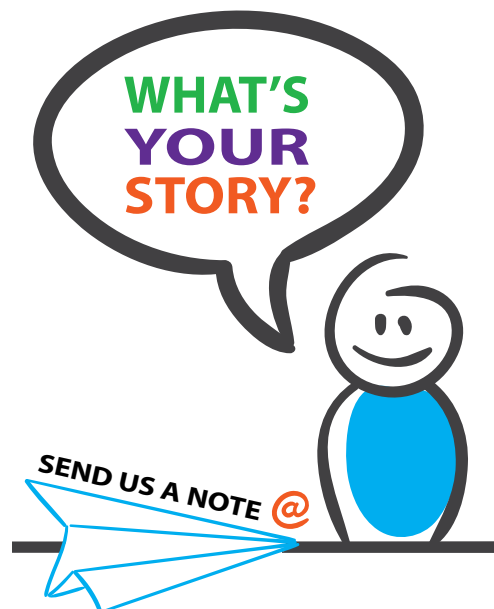
The following was on Next Door, and we wanted to spread the word:

*Sad News. Just the other day I noticed another owl was dead in the nature area, close to the creek. This is the second one in a couple of months. I also discovered a dead coyote way back in the bushes. Actually, my dog discovered it first. Please, please do not put poison in those areas to get rid of mice. Owls eat mice! Also, I pray that no one is taking shots at coyotes in the middle of the night. Leave the animals alone. They need to survive, too!!!*

See the graphic here for tips to prevent rats without poison. There are certainly better options to use, and most good companies will use these products if you request them. Visit <https://www.raptorsarethesolution.org/preferred-pest-control-products/>.

## Volunteer for picking up groceries or medications

Willow Creek resident available to run errands, pick up groceries or medications for senior citizens or anyone else who will need assistance in the coming months of the Covid-19 Pandemic. For more information or to set up times, please call Claire at 816-213-6445 and leave a detailed message on how I can contact you.



## Want to share something in the Willow Works newsletter?

- Connect With Your Neighbors
- Share an event
- Pictures, Pictures, Pictures
- Introduce yourself and your family
- Brag about your kids
- Start a neighborhood group
- Offer or ask for help

**KERRI @**  
**PORCHLINK.COM**

Deadline is the 20th of the preceding month.



# Centennial News

*Submitted by Andrea Suhaka*

## ***How To Make Donations to arc Thrift***

arc Thrift is now scheduling furniture pickups. By calling the customer service number at 303-238-5263, you can schedule a truck to pick up donations. Additional items will be accepted with a furniture pickup. Donation Stations have yet to reopen. If you are interested in dropping off a donation, please visit your nearest arc Thrift Store location. Donation hours at the stores are Noon – 4pm every day. It is unknown when the donation stations will reopen. We will be sure to keep you updated as more information is available.

## ***Get Ready for Winter Driving: Crash Avoidance Classes for Teens and Adults***

Is your family ready for winter roads? South Metro Foundation teaches “hands-on” crash avoidance driving skills classes on a closed course. Students complete the course in their personal vehicle and learn skid control and recovery on the skid pad, crash avoidance maneuvering, threshold braking, and a variety of defensive driving techniques. Teen classes and adult classes are separate to meet the specific needs of each group.

### **Adult Classes (21 years old +)**

**Dates:** 11/14/2020, 12/2/2020

**Cost:** \$60.00

### **Teen Classes (Permitted and licensed drivers 15 – 20 years old)**

**Dates:** 11/07/2020, 11/21/2020, 12/05/2020, 12/19/2020

**Cost:** \$175 – scholarships of up to \$100 available

Visit <http://www.southmetrofoundation.org/> to register in advance.

## ***City of Centennial and Unite Private Networks (UPN) Sign Fiber Agreement***

The City of Centennial and Unite Private Networks (UPN) have executed a 20-year agreement that will grant UPN access to 12 fibers on the City's 432 strand fiber network and, in exchange, the City will be granted access to 3 local data centers through UPN's network and internet services at City buildings for the duration of the agreement.

“With the addition of UPN as another internet service provider onto the City's fiber backbone, we continue to fulfill the goals of Centennial's Fiber Master Plan by enabling the private sector to provide broadband services to our community,” says Mayor Stephanie Piko, who also serves on the Centennial Fiber Commission. “UPN's presence in Centennial will provide the City's businesses and other community partners more broadband choices and will attract and retain businesses in Centennial. We look forward to UPN building out more fiber connections from the City's network that will result in long-term benefits to our community.”

“We are excited to be able to provide Centennial diverse routes to 910 Telecom in Denver,” said Stuart Howerter II V.P. of Emerging Markets for Unite Private Networks. “Additionally, 5 new miles of fiber will connect the City to our Aurora & Colorado Springs networks. Our 100% fiber-optic infrastructure will give the Centennial community hard to find diversity helping the business community stay connected in ever changing times. We provide a suite of products including Ethernet services that are scalable from 50 Mbps to 100 Gbps, wavelength services, Internet access, as well as dark fiber, and we're looking forward to helping businesses meet their bandwidth needs in the region.”

## ***Meet Outside the Sheriff's Office When You Buy or Sell Online***

Our parking lot is officially a "Community MeetUp" spot where you can meet someone to inspect items and complete sales which take place online. The area is brightly lit and has multiple video cameras. When you get there, just look for the green Meetup sign located at the far west end of the parking lot, closer to the Coroner's Office. The address of our headquarters is 13101 E. Broncos Parkway in Centennial.

See <https://help.offerup.com/hc/en-us/articles/360032336771> for some tips before you schedule a meeting:



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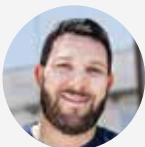
### Home or Business Gigabit

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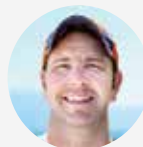
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**Business** **\$139/mo**



"My wife teaches English online and we needed fast and reliable Internet. It's been a night and day difference from our previous provider."

– TRAVIS B Centennial, CO



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

– BRENT D Centennial, CO

## South Suburban Launches New Website and Registration System

South Suburban has a new digital look! A new website ([ssprd.org](http://ssprd.org)) and registration system launched on October 20 in time for winter classes. The new sites provide easier navigation and an intuitive registration process.

All of your account details will be imported automatically if you have an active account from 2018 - present. To verify your account:

- Visit [register.ssprd.org](http://register.ssprd.org) on or after October 20, 2020.
- If you have an existing account, click Log In/Create Account in the upper left corner, and click Forgot Password
- Input the email address that is associated with your South Suburban account
- Receive your temporary password in your email and login to your account
- Review your account to add family members or change contact information
- Select Courtesy Notices and Critical Announcements to your Communications preferences
- Stop by the front desk or click on the photo icon and add a photo to your account
- Register for your favorite class or program

Call the registration office with questions at 303-347-5999.

## South Suburban Sports Complex Update

**What:** The 206,000 square foot facility will be the home of 3 sheets of ice, two gymnasiums, two synthetic turf fields, meeting rooms and administrative offices. Visit the Sports Complex page on our website for more details.

**Where:** 4810 East County Line Road, Littleton, CO 80126

**When:** Open to the public January 2021

**Why:** Register for new leagues, including indoor soccer and box lacrosse, at the new facility beginning on October 20.

**Thanksgiving Break Camps:** South Suburban's Thanksgiving camps keep kids busy all day with activities such as games, crafts and swimming. Camps are for children who have completed kindergarten through age 10. Thanksgiving break camps are offered at Lone Tree and Goodson Recreation Centers, as well as Family Sports Center.

**Book Your Winter Event at Lone Tree Hotel & Golf Club:** There are still dates available for your next socially-distant event or business meeting this winter. Our professional event planners make the experience as seamless as possible. Affordable packages are available as well.

**We Are Hiring!** Looking for a part-time position this fall? South Suburban is hiring for everything from hospitality and cooks, to preschool teachers and forestry crews. Apply today at [careers.ssprd.org](http://careers.ssprd.org).



*Would you like  
to advertise  
in December?*

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**NOVEMBER**  
**20th**

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## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty

### The Secret is Out... Again!



The U.S. News and World Report released its annual Best Places to Live rankings last week. Four of the five top cities are in Colorado. They analyzed the 150 most populous metro areas and ranked them on multiple factors such as the market, housing affordability, quality of life, desirability, and net migration. More people moving into an already tight real estate market means the Willow Creek Market is HOT! HOT! HOT!

The real question is how long will this continue? As long as interest rates remain low, and people keep coming, this trend could continue for several more years.

However, keep a close eye on interest rates. When interest rates begin to rise, expect to see a cooling of the market, as affordability will begin to be a factor.

If you are thinking of selling your home this year 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  
Experience selling homes in Willow Creek.**

**720-432-5545**

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



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*We would love the opportunity to help complete the vision you have of your home.*

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