

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

Letter from the Board

Submitted by Bob Bartlett & Jerry Grant

Your board of directors does not take any comfort in announcing a monthly dues increase for 2021, but the numbers speak for themselves.

The cost of maintaining our neighborhood is going up as projected by HOA treasurer Jerry Grant. In particular, trash collection, watering our grounds in spring and summer and clearing snow from the alleyways and sidewalks in fall and winter are expected to cost more, thus pushing up the monthly rates to \$107 for single-family and \$153 for townhome owners.

Here are the numbers for 2020 and 2021. This year we spent \$575,815 in operating expenses on big ticket items such as grounds (\$233,380), utilities (\$173,465), administration (\$81,000) and the pool (\$69,250). Granted, there are other items that contributed to our operations, but you get the picture that keeping our community going is expensive. The operating expenses for 2021 are projected to jump to \$588,682 with the same big ticket items leading the way: Grounds (\$234,388), utilities (\$181,037), administration (\$90,454). We get a small break on pool costs (\$68,000).

A \$12,766 increase in operating expenses doesn't justify a hike in dues as they stand. So let's look at the numbers on a monthly basis. Single-family homeowners will contribute \$95 to operating expenses, an increase of \$2. Kick in \$21 to the reserve fund to push the total to \$116. Now subtract a \$9 offset due to excess cash projected in 2021 for a final figure of \$107.

Townhome dues is a little different. It starts out with the base rate for single-family owners at \$107. Now add \$41 for the projected costs to cover domestic water and snow removal, and \$5 for the townhome reserve fund. Final number: \$153.

Continued on page 6

Willow Creek *Women's Events*

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon

Holiday Tea: We've decided to cancel this year's holiday tea in light of rising COVID-19 numbers.

Santa Parade - Saturday, December 19

Santa Claus is coming to Willow Creek for a Santa Parade. Mark your calendar for Saturday, Dec. 19 at 2:30 p.m. We'll start in the Mineral Clubhouse. Decorate your cars and join us. Parade route will be posted on NextDoor.

Happy Holidays from Willow Creek Women's Club

News from the WC3 Dolphins

WC3 Dolphins and our swim league is planning to move forward for 2021 as "normal" as possible. Stay tuned for more info on our website at www.wc3dolphins.com.

December 2020

See page 4 for more info!

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.

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

The mailing address for sending in dues changes on January 1, 2021.

Main dues and assessments *Until 12/31/2020 to:

Willow Creek HOA No. 3

c/o HG Management

PO Box 5368

Denver, CO 80217-5368

Main dues and assessments *As of 1/1/2021 to:

c/o HG Management

P.O. Box 645011

Dallas Tx 75264-0011

Make check to: Willow Creek HOA No. 3

Single-family home dues: \$102 (\$107 starting 1/1/2021)

Townhome dues: \$140 (153 starting 1/1/2021)

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December 2020

ACC Corner

Submitted by Jeffrey Stevens

The Architectural Committee is filing Liens.

No one wants a lien against their home. However, the Architectural Control Committee is starting to lien homeowners that fail to comply with ACC notices and generate substantial fines. Our community is covenant controlled and 95% of us comply with ACC notices that keep our community attractive and desirable. There are only a few that habitually ignore notices to paint, remove a dead tree, water the yard, fix a fence, store garbage cans properly and other infractions. Remember that the ACC will work with homeowners that are having difficulties meeting deadlines, illness and financial hardships can affect us all. Usually this involves an extension to complete the work. However, the homeowner must contact us through the management company as soon as it is apparent that a deadline will be missed or if there is a question about the notice. Waiting six months to a year and generating \$500 plus in fines is not advisable. The goal of the ACC is to maintain a community as envisioned by the Writer Corporation when originally designed.

Contact the ACC by e-mailing Sabrina Lopez at slopez@hgmanage.com. Sabrina is the property manager.

One of these days it will snow again and when it does it would be helpful if no cars were parked at the end of the town home alleys. This is one area where snow is piled and easy access for the plow saves the community money as we pay by the hour for these services. Alleys are plowed and sidewalks are shoveled when two inches or more of snow has fallen. The clubhouse parking lot is also plowed, and again cars parked in the lot hinder these efforts.



News from the WC3 Dolphins

WC3 Dolphins and our swim league is planning to move forward for 2021 as "normal" as possible. Stay tuned for more info on our website at www.wc3dolphins.com.

WC3 Dolphin Swim Team is open to kids age 4-18. Our swim team is open to resident and non-resident swimmers.

2021 Tentative Schedule:

- May 17th: After School Practice Begins
- June 1st: Morning Practice Begins
- Dual Meets: June 5, 12, 19, 26, (July 3 - Bye Week), July 10
- Prelims: Week of July 12th
- Championships: July 17, 2021
- All-Stars: July 24, 2021

We are looking forward to getting the kids in the pool in 2021!

—WC3 Swim Board & Coaches



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Christy A Coffman

Financial Advisor

303-792-2216

christy.coffman@edwardjones.com
www.edwardjones.com/christy-coffman
10111 Inverness Main Street Suite F
Englewood, CO 80112

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Your safety is my #1 priority!**

Due to printing a error, the Juhi Johnson-RE/MAX Professionals ad was not printed correctly in November 2020 issue of Willow Works.

Letter from the Board

Continued from page 1

Creating an annual budget for our community is a long and arduous process. It begins with breaking down the costs and how to pay those expenses equitably.

To do that Willow Creek III has created five funds: General Operating, General Reserve, Townhome Operating, Townhome Reserve and Townhome Water. Every household in our community of 515 owners (318 single-family and 197 townhome owners) contributes to the general operating and general reserve funds. Only townhome owners pay into the townhome funds.

A closer look into individual funds shows where the money goes.

General Operating Fund:

- Admin/Finance-mgmt contract (HG Management), tax, legal, audit, HOA elections
- Committees - social, welcome, ACC, newsletter (Willow Works - we pay postage)
- Utilities-elect/gas (clubhouse/pool/tennis/greenbelt lighting), irrigation water
- Clubhouse-mgmt contract, scheduling, cleaning, maintenance
- Grounds-landscape contract & paint, greenbelt irrigation maint/startup/blowout, snow removal
- Pool-mgmt contract (include lifeguards), chemicals/supplies, setup, winterize, activities
- Tennis courts-maintenance

General Reserve Fund

- Renovate/upgrade assets (pool, clubhouse, tennis courts, common asphalt, concrete)
- Long-term major projects; reserve study items/\$\$\$ (pool heater/roof, fence, etc.)

Townhome Operating Fund

- Snow removal - TH alleyways, TH parking

Townhome Reserve Fund

- Renovate/upgrade TH associated assets - TH alley asphalt, TH concrete, TH mailboxes
- Reserve study lists items/\$\$\$

Townhome Water Fund

- Domestic water for TH members only

— Bob Bartlett & Jerry Grant

Centennial News

Shovel snow for a neighbor in need



Snowy walkways and driveways are a safety hazard for many seniors or those with disabilities. This awesome volunteer opportunity is a real feel-good program and gives you a great workout. It's also a safe volunteer opportunity to give back during the pandemic as there's no direct interaction necessary. Volunteers are paired with a senior who lives within walking or short driving distance from their home. Make a difference in your community. www.arapahoe.gov/volunteer



Local Site for COVID-19 Testing

On November 2, the Arapahoe County Government opened a new community testing site at Centennial Center Park, 13050 East Peakview Avenue, near the intersection of Arapahoe Road and Peoria Street. The testing center offers drive-up screenings seven days a week between 8:00 a.m. and 6 p.m.

Appointments are not required, but visitors are encouraged to reduce wait times by pre-registering before going to the site. Pre-register at www.tinyurl.co-15238.

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Willow Works Classified Advertising

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

HOLIDAY CARDS: Do you love the look of cards you receive but don't know how to make them? Just too busy? Contact Kate! kate.royal@outlook.com.

AFFORDABLE KITCHEN & BATH DESIGN: Quick and affordable kitchen and bath cabinet refacing. Complete kitchen and bath remodeling. Call today for a free estimate: 720-837-4885 or akbdesign2010@aol.com.

RENEWAL BY ANDERSEN- THE LEADER IN WINDOW AND DOOR REPLACEMENT IN COLORADO. Great Financing options. 12 months at 0%. Extra 5% off any advertised price. Call John Tierney at 720-323-1848.

OB PAINTING: \$300 OFF Interior or Exterior Painting, 10% discount for cash payments and Military Vets. A+ BBB Accredited Member and 31 years experience. Call today! 303-908-9063. NOW OFFERING ROOFING AND GUTTER SERVICES.

LICENSED GENERAL CONTRACTOR AND HANDYMAN SERVICES: Any home remodeling jobs, big or small- basements, decks, kitchens, etc. Free Estimates and local references. Call John at JW CONTRACTORS: 303-886.6304.

A BETTER GARAGE DOOR INC. Garage door and opener repair to full replacements 25 years experience with multiple trucks for a quick response 303-920-2267.

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

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Stroh Ranch	\$25	2,400
Pradera	\$25	550
ALL OF Parker	\$75	7,550
Blackstone	\$25	1,306
Tollgate Crossing	\$25	1,500
Tallyn's Reach	\$25	1,314
Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
ALL OF Aurora	\$145	9,250
Willow Creek 1, 2, & 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
ALL OF Centennial	\$60	2,904
Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000
Acres Green LONE TREE	\$25	1,053
Colliers Hill ERIE	\$25	1,166

Thinking of advertising with Porchlink?



What Our
Customers
Are Saying



We have been advertising in the Porchlink newsletters for almost 2 years now. The staff is always professional and pleasant to work with. The newsletter has been very helpful in getting business for our small plumbing company. The ad usually pays for itself each month because so many people use it to get reasonable, trustworthy services.

Michelle Cox
Neighborhood Plumber



Smitty's has advertised with Porchlink over the course of several years and we find the experience seamless. As a seasonal business we often find ourselves with an exceedingly large workload in our day to day processes and we greatly appreciate that we can count on Kerri at Porchlink to touch base with us to ensure we have our ad out. We have worked with other companies responsible for HOA newsletters and found when it came to us the advertisers, our needs were never a priority. The professional working relationship we've exercised over the years with Porchlink has surpassed our needs. We would recommend them to any business looking to get their name out to the community.

Sarah Smith
Marketing Manager for Smitty's Sprinklers



Classified advertising through Porchlink has been pleasant and productive for our small business. We've received a great deal of business in the targeted areas the newsletter reaches.

Valerie Petersen
Petersen Custom Glass, LLC



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South Suburban December 2020

Events and schedules are subject to change due to COVID-19 restrictions. Check ssprd.org for the latest updates.

Discover Deals with South Suburban's Holiday Sale: Rediscover your fitness journey with South Suburban's Holiday Sale December 1 - January 3. Purchase at any recreation center or online beginning December 1.

Goodson and Lone Tree Recreation Centers

- \$50 off Youth, Senior and Adult Annual Passes
- \$100 off Household Annual Passes
- 10% off 20 Admission Punch Cards
- 10% off 10 Packs of Personal Training, Private Reformer and Massages

Get Festive with South Suburban's Holiday Event! Polar Party - Saturday, December 12, 9 am – noon at Lone Tree Recreation Center, \$5 Resident. Spread holiday cheer at the Lone Tree Recreation Center. Visit with Santa and much more.

Winter Break Camps: Stay busy and have fun at South Suburban's winter break camps! There is something for everyone including games, arts, nature-based activities and more. Camps are based out of Goodson and Lone Tree Recreation Centers and Family Sports Center. December 21-23 & December 28-30, 2020

Lasting Memories at South Suburban Ice Arena: With the opening of the South Suburban Sports Complex, it's time to say goodbye to the 52-year old South Suburban Ice Arena. SSPR will be conducting a feasibility analysis so that the building can be repurposed. All programs and classes will be moved to the new facility in early 2021.

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.

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

Website:

WILLOWCREEK3.COM

- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's Club • Photos & More

Waste Management's

Recycling/Trash Schedule

☑ Willow Creek 3 trash is picked up on **Monday** each week.

☑ **Recycling** pickup takes place every **second Monday**.

DECEMBER	JANUARY	FEBRUARY
Monday, December 7	Monday, January 4	Monday, February 1
Monday, December 21	Monday, January 18	Monday, February 15
MARCH	APRIL	MAY
Monday, March 1	Monday, April 12	Monday, May 10
Monday, March 15	Monday, April 26	Monday, May 24
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.

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



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A Note From Your Neighbor...

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/>.

WHAT'S
YOUR
STORY?

Deadline is the 20th
of the preceding month.

SEND US A NOTE @

KERRI @
PORCHLINK.COM

Got Rats?

Here are some tips to prevent them without poison

Do NOT use:

- Snap traps** in the open landscape. They can maim and harm other animals.
- Sticky traps** or glue boards. They cause horrific suffering and other animals get caught in them, including songbirds.
- Rodenticides:** Rat poison kills birds and wildlife, not just rats. When a hawk, owl, or bobcat eats a poisoned rat, they too, can become very ill or perish of secondary poisoning. Rat poison can also poison your dog or cat.

O.K. TO USE:

- Electronic traps** (only in safe locations) like The Raticator or other rat "zapper."
- Sprinkle **cayenne pepper** on rat trails to deter them.

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JANUARY
ADVERTISING
DEADLINE
December 20th

Display Advertising Rates Per Issue for Willow Creek 1, 2 and 3
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Display ads are business card through full page ads, color or black and white, and include logos and or images.

Business Card \$70 B&W \$130 Color	1/6 page \$110 B&W \$180 Color
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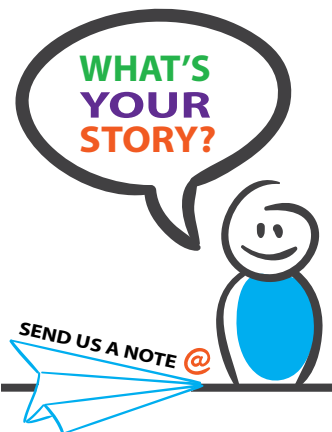
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A Note From Your Neighbor...

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?**

KERRI @
PORCHLINK.COM

Kids Riddles: Snowmen

Q: What do snowmen eat for lunch? A: Iceburgers!

Q: What two letters of the alphabet do snowmen prefer? A: I.C.!

Q: What happened when the icicle landed on the snowman's head? A: It knocked him out cold!

Q: How do snowmen greet each other? A: Ice to meet you!

Q: What is a snowman's favorite drink? A: Iced tea!

Q: Why was the snowman's dog called Frost? A: Because Frost bites!

Q: What did Frosty's girlfriend give him when she was mad at him? A: The cold shoulder!

Q: Who are Frosty's parents? A: Mom and Popsicle!

Q: Who is Frosty's favorite aunt? A: Aunt Arctica!

Q: What do you get when you cross Frosty with a baker? A: Frosty the Dough-man!



Would you like
to advertise
in January?



KERRI @
PORCHLINK.COM

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.

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*This holiday
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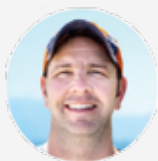
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– BRENT D Centennial, CO

Recipe of the month...

Aunt Florence's Chocolate Surprise Snowball Cookies



This recipe has been made by my family for 50 years or more and my most requested Christmas Cookie. The original recipe called for finely chopped semi-sweet chocolate and once the semi-sweet mini morsels chips came out, I switched to them. It didn't change the taste or texture and the time saved is worth it. I usually double this recipe.

INGREDIENTS

- ½ cup butter, softened
- 3 tbs. brown sugar
- 1 tsp. vanilla
- 1 cup flour, minus 2 tbs. flour
- ½ cup miniature chocolate chips
- Powdered sugar (for rolling) about 1½ cups

DIRECTIONS

1. Preheat oven to 350°
2. Mix ingredients in the order listed above except for the powdered sugar.
3. Roll into balls (about 1 tbsp each).
4. Place on an ungreased cookie sheet and bake 15 - 20 minutes (bottoms should be golden brown).
5. Cool COMPLETELY.
6. Roll in powder sugar.
7. Store in a cool dry place.



Community Contacts

Board Email Address: wc3directors@gmail.com <i>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.</i>
Perfect Pools (WC3 pool management) 303-795-1191 Email: hb@perfect-pools.com
JBK Landscape: 303-751-0192 <i>WC3 landscape and greenbelt maintenance.</i>
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 <i>Organizes tennis activities for all 3 Willow Creek communities.</i>
Arapahoe County Sheriff's Office Non-emergency: 303-795-4711. <i>The ACSO provides police services under contract with the Centennial.</i>
City of Centennial Information Line: 303-325-8000 <i>Available 24/7 to answer questions and direct you where to go for help.</i>
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 <i>Classes offered by this organization include: CPR, Driver Awareness, Teen Crash Avoidance, Super Sitting Babysitting. They also do child car seat inspections.</i>

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