

# 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

**February 2021**

## Letter from the Board

We are happy to report that the long awaited paver project is back on track!

After nearly two years of inactivity the project to add uniformity with a touch of beauty to our neighborhood is alive and well starting with the stretch of townhomes off 8088 East Phillips Circle.

As with most existing walls, the bottom row of pavers hug the sidewalk. The big difference is a wider cap that gives the border a bolder look. Plans are to remove overgrown juniper bushes between the homes and the walks so homeowners can use their gardening skills to beautify the area. After completion of a townhome row, all homeowners are asked to extend their downspouts to the sidewalk.

Our goal is to extend the paver project another three to four rows this year, weather and budget permitting. During a walk-around last month, board members noticed that some townhomes already have a paver wall or well-trimmed hedges that look good. As a homeowner you will have the option to keep it as is. And to make sure that happens we have instructed Sabrina Lopez of HG Management to call individual homeowners for their input before construction starts.

Continued on page 6 ➡

## Food trucks are back!

We're bringing food trucks to Willow Creek in February and March.

**February dates: February 10 and 24 | March dates: March 10 and March 24**

We will post the food truck menus the week before on Nextdoor.

### **A few reminders:**

- Ordering begins at 5 p.m. and continues through 7:30 p.m.
- You can't order until the food truck turns on the ordering system.
- Send only 1 or 2 people to pick up the food.
- No gathering, please.
- Credit cards only, no cash right now.



## Willow Creek *Women's Events*

Sponsored by Willow Creek Women's Club | Submitted by Anne Bonelli McMahon

### Let's Get Cooking

6 p.m. Thursday, February 18 | Zoom

Please join us for our first-ever Zoom cooking club. Juhi Johnson will help us create a culinary delight while sharing interesting conversations all centered around our love of food! We'll send the list of ingredients a week before the event. Grab a glass of wine and join us! We will email Zoom call information and post on Nextdoor. Not on our email list? Send an email to WillowCreekWomensClub@gmail.com.

### Garden Tour

We're looking for beautiful gardens to feature on this year's Garden Tour in June. Nominate your neighbor or nominate yourself. Please contact Juhi Johnson at 303-257-1905 or homesbyjuhi@gmail.com.

# 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.

## 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:

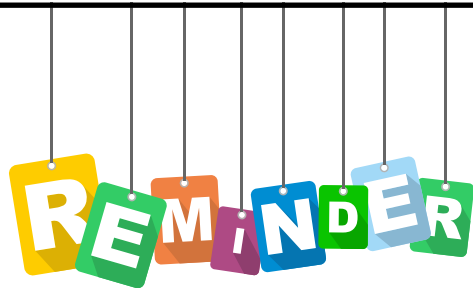
Willow Creek Homeowners Association No. 3

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 changed on January 1, 2021.

Make check to: Willow Creek HOA No. 3

Single-family home dues: \$107

Townhome dues: \$153

**Main dues and assessments**

**\*As of 1/1/2021 to:**

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**February 2021**

## **ACC Corner**

Submitted by Jeffrey Stevens

Covenant controlled communities are valued because home exterior maintenance and landscaping are regulated by the community. The Architectural Control Committee (ACC) is explicitly created by the covenants and its membership is composed of homeowners. A set of guidelines and the covenants are given to each homeowner upon a home purchase. The process of evaluating submissions is transparent. And while the deliberative process is restricted to members of the ACC, all decisions are clearly communicated to the homeowner. Also, the Architectural Control Committee acts within a reasonable time frame, less than 30 days and often within days. A homeowner may also appeal any decision by the ACC to the Board-of-Directors for further consideration.



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Financial Advisor

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# Centennial *News*

## *Centennial Recognized as One of the Country's Best Cities for Remote Workers*

### **Centennial's rankings for this particular list were:**

- **Overall work-from-home score: 86.21**
- **Community & safety: 90.13**
- **Housing & living costs: 79.52**
- **Health & weather: 88.98**
- **Metro area: Denver-Aurora-Lakewood, CO**

Throughout 2020 and the COVID-19 pandemic, there has been a shift in employees working from home leading to "Zoom towns"- cities that are booming as remote work becomes more popular, according to a recent study completed by RetailMeNot. The City of Centennial ranks #8 as "One of the Country's Best Cities for Remote Workers" list.

The methodology to create this list identified the best cities for remote workers based on three factors: community and safety, housing and living costs and health and weather. Only cities with at least 100,000 were included in the analysis and only one city per metropolitan area was on the final list of cities. The City of Centennial has a population of more than 110,000 residents and is consistently recognized as one of the safest cities in Colorado

"This year has been like no other and for many working from home is now the norm. As much as I hope we can get back to working in person, it is exciting to see our City on this list," says Centennial Mayor Stephanie Piko. "Thank you to our partners who maintain the infrastructure needs of our workforce and of course to our citizens for doing what they can to stay safe."

RetailMeNot is a leading savings destination that influences purchase decisions through the power of savings. By connecting partners with their active, engaged shopping audience, they drive growth for more than 70,000 brands internationally.

## *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.arapahogov.com/volunteer](http://www.arapahogov.com/volunteer)



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## Some Fun Ideas To Celebrate Valentine's Day At Home With Your Family

- Go all out! Set the table all fancy with tablecloth, candles and nice dishes. Don't forget to dress up for a special evening!
- Set up a Fondue! Get kids involved in picking bread, vegetables, and fruit to dip in gooey cheese. Don't forget to end the night with strawberries dipped in decadent chocolate for dessert!
- Make special Valentine's Day treats to enjoy with your child! Some fun ideas are: Heart shaped pizza for dinner and heart shaped cookies for dessert!
- Turn up the music and sing and dance to some fun songs together!
- Order in your favorite meal
- Create your own Valentine's Day games!
- Make your own Valentine's Day cards and exchange with family members!

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



# Letter from the Board

Continued from page 1



The newly formed grounds and amenities committee isn't wasting any time planning renovations for our community. High on the list is replacing the five tennis courts with post-tension concrete. Relying on the feedback from the tennis survey, the committee will present its plans and associated costs to the board at the March HOA meeting.

In the meantime, the committee is also focused on: 1) replacing some of the exterior trim around the clubhouse as well as painting the exterior, 2) repairing the brick columns and fencing around the pool, 3) upgrading walks along the greenbelts, including replacing some of the mini wooded bridges.

One area that is getting careful attention is the townhome driveways that are covered with sheets of ice. At this time of the year there is very little the board can do outside of applying ice melt. But a plan will be put into place to address these concerns. More to come.



Recently a homeowner sustained damage to his basement as a result of a backup in his sewer line. Word is that you can protect yourself from such a costly expense by adding a rider to your homeowners insurance policy for as little as \$25 a year. Check with your insurance agent for more information.



It bears repeating that open communication keeps our community strong. If you have any concerns or issues regarding WC3 please contact the board at WC3directors@gmail.com. Likewise, if you are having issues with contacting HG Management — such as not responding in a timely fashion to your inquiries — we want to know about it. So please include our email address on any email correspondence with HG.



Last month we published an article about the importance of paying monthly dues to keep our community financially strong. Perhaps it goes without saying but failing to pay your dues can lead to legal issues such as property liens — even foreclosure. If you have any doubts or need help with the status of your account please contact Sabrina Lopez, property manager, at slopez@HGmanage.com.

— Bob Bartlett



## Winter Watering

Don't forget to water trees at least once a month so they will be healthy and happy this spring.

## 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](http://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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Blackstone	\$25	1,306
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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
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Willow Creek 1, 2, & 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
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Sapphire Pointe	\$15	800
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**Sarah Smith**  
Marketing Manager for Smitty's Sprinklers

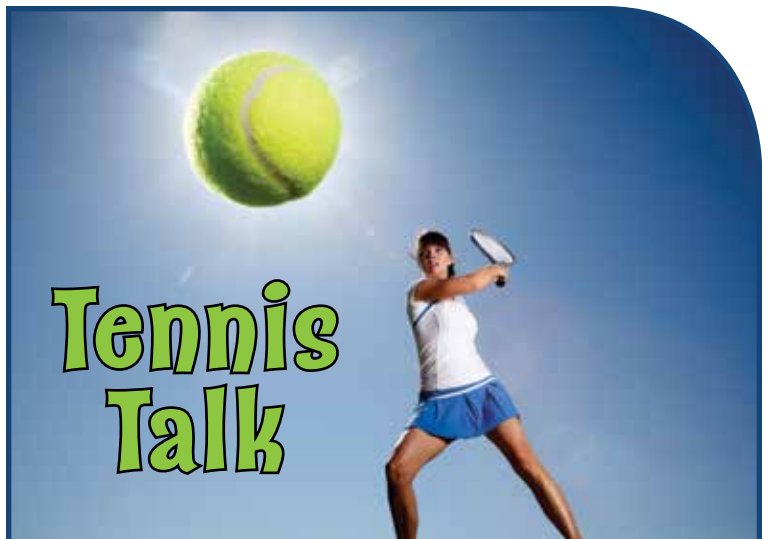


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**Valerie Petersen**  
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# Tennis Talk

**By Mary Beth Doerr**

The holidays have come and gone and now it is time to think about the 2021 tennis season here in Willow Creek! With such a vibrant tennis community, I'm sure there are many of you anxious to get back on the courts. If you would like to access the 2021 League Calendar to see the dates and times that all USTA/CTA leagues are played, please go to [www.coloradotennis.com](http://www.coloradotennis.com) and click on the "Adults" button, scroll down to "Calendar Days/Time", go to Denver-Metro and click on "2021 Deadlines Calendar". This year each league will have its own deadline for registration.

If you're interested in playing on a USTA tennis team in Willow Creek, let us know! We have men's and women's teams of different ability levels, each team plays once a week for approximately 8 consecutive weeks during the spring/summer. Willow Creek teams give preference to Willow Creek residents when adding players to our teams. Just email [willowcreek123tennis@gmail.com](mailto:willowcreek123tennis@gmail.com) with your name, address, which HOA you live in, cell phone number, and a little bit about your tennis experience. We'll introduce you to the captain(s) of the appropriate teams and if they don't have space now, we'll add you to the wait list so you'll be contacted as soon as space is available. (Note: January and February are the most common months teams are looking for new players.)

If you are interested in tennis but not at a competitive level, the WCTC will have socials (hopefully) throughout the season as well as lessons for all ages and abilities. Please contact our Tennis Pro, Ryan Freeman, for information on lessons, drills, and kid's tennis opportunities in the neighborhood. He can be reached at 720.295.0584 or [ryanfreemantennis@gmail.com](mailto:ryanfreemantennis@gmail.com).

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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**.

NOTE: The ONLY holidays in 2021 where Willow Creek 3 trash or recycling pickup will be delayed by one day are Memorial Day (May 31) and Labor Day (Sept. 6).

FEBRUARY	MARCH	APRIL
Monday, February 1 Monday, February 15	Monday, March 1 Monday, March 15 Monday, March 29	Monday, April 12 Monday, April 26
MAY	JUNE	JULY
Monday, May 10 Monday, May 24	Monday, June 7 Monday, June 21	Monday, July 5 Monday, July 19
AUGUST	SEPTEMBER	OCTOBER
Monday, August 2 Monday, August 16 Monday, August 30	Monday, September 13 Monday, September 27	Monday, October 11 Monday, October 22

**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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## Community Contacts

### Board of Directors:

Email: [wc3directors@gmail.com](mailto:wc3directors@gmail.com)

Community Manager: Sabrina Lopez

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

Accounting/assessment questions:

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

Clubhouse Manager: Deanna Mumfreg

Email: [wc3clubhouse@comcast.net](mailto:wc3clubhouse@comcast.net) | 720-933-0785

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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](mailto:swim@wc3dolphins.com)

Willow Creek Tennis Club:

Mary Beth Doerr, President | Email: [marybethdoerr@gmail.com](mailto:marybethdoerr@gmail.com)

Organizes tennis activities for all 3 Willow Creek communities.

Willow Creek Women's Club

[willowcreekwomensclub@gmail.com](mailto:willowcreekwomensclub@gmail.com)

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

[www.centennialco.gov](http://www.centennialco.gov)

Available 24/7 to answer questions and direct you where to go for help.

District 3 (includes Willow Creek) City Council Representatives:

Mike Sutherland | 303-754-3407 | [msutherland@centennialco.gov](mailto:msutherland@centennialco.gov)

Richard Holt | 303-754-3367 | [rholt@centennialco.gov](mailto:rholt@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.

## Website:

[WILLOWCREEK3.COM](http://WILLOWCREEK3.COM)

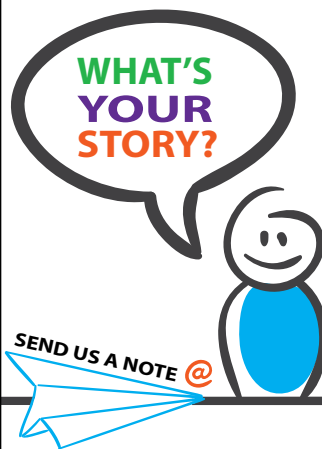
- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's Club • Photos & More

## 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 @**  
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# Spinach & Artichoke Stuffed Chicken

## INGREDIENTS

- |  |                                   |
|--|-----------------------------------|
| 4 boneless skinless chicken breasts          | 1/3 c. chopped artichoke hearts   |
| Kosher salt                                  | 1 c. shredded mozzarella, divided |
| Freshly ground black pepper                  | Pinch crushed red pepper flakes   |
| 4 oz. cream cheese, softened                 | 2 tbsp. extra-virgin olive oil    |
| 1/2 c. frozen spinach, defrosted and drained |                                   |

1. Preheat oven to 400°. Line a large baking sheet with foil or parchment paper. Make slits widthwise in chicken, being careful not to cut all the way through the chicken. Season with salt and pepper. Place on prepared baking sheet.
2. In a medium bowl, combine cream cheese, spinach, artichokes, and ½ cup of mozzarella. Season with salt, pepper, and a pinch of red pepper flakes. Fill the slits with cream cheese mixture. Sprinkle remaining ½ cup mozzarella on top and drizzle with olive oil.
3. Bake until chicken is cooked through about 35 minutes



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303-957-3100 | CentennialHCA.com

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# Be Alert For Coyotes



Although coyote incidents within our Willow Creek community appear to be down recently, it's important not to become complacent. **According to the Colorado Department of Parks & Wildlife, February and March are the primary months for coyotes to mate, followed by the births of pups within about 60 days.** Coyotes can be especially territorial during these times.

Although threatening encounters between coyotes and humans are not common, pets are a different story. Be alert at all times when a pet is outside, even if in your fenced yard.

If needed, here are some phone numbers: Centennial Animal Services, 303 325-8070; Colorado Parks and Wildlife, 303 291-7227; 911 for emergencies.

Advertise in the March issue of  


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<b>Business Card</b> \$70 B&W \$130 Color	<b>1/6 page</b> \$110 B&W \$180 Color
<b>1/4 page</b> \$165 B&W \$230 Color	<b>1/3 page</b> \$230 B&W \$295 Color
<b>1/2 page</b> \$295 B&W \$370 Color	<b>Full page</b> \$370 B&W \$500 Color



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## February Garden Tips

# A Primer on Pruning Trees and Shrubs

Written by Robert Sanchez, Douglas County Colorado Master Gardener

**Why Should You Prune?** Proper pruning promotes good health of your plants by removing dead or diseased branches, structurally shapes young trees to minimize future injury, and restores vigor to shrubs.

**When Should You Prune?** The middle of winter (December through February) is the best time for pruning most trees and shrubs because you have a clear view and easy access to the branches. Plants wall off the pruning wounds with the onset of spring growth, protecting them from infections. Some spring-flowering shrubs, such as lilac and forsythia, should be pruned immediately after they have bloomed (i.e., in summer). Trees that “bleed” profusely in spring, like maples, can also be pruned in summer. If you find dead, diseased or injured wood in trees and shrubs you should prune the injury as soon as it is discovered.

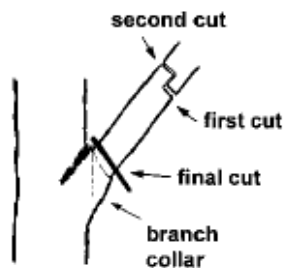
**How Should You Prune?** Using sharp, clean tools, cut back to another branch or bud and ensure you are cutting back to healthy wood to remove any dead or diseased wood. When removing dead wood, do not cut into living tissue. Pruning cuts should slant parallel to buds that are producing new growth.

For healthy shrubs, you should remove about one-third of the oldest wood to the ground each year to stimulate new and better flowering growth from the base of the shrub. Overgrown shrubs can be rejuvenated by pruning close to the ground. This stimulates regrowth from the roots.

For young trees, you should “train” their shape to promote long-term structural integrity against wind and snow. Structural training of young trees is usually a multi-year endeavor and requires patience. The object is to prevent codominant stems and to space branches. Keep your cuts as small as possible to minimize invasion by pathogens. Generally, prune back branches that are more than one-half the diameter of the trunk

in order to “subordinate” them to the main trunk. Prune low branches that may interfere with human activities in lawns or near patios and sidewalks. For large branches (typically more than 1-inch in diameter), use the three-cut method for pruning. First, notch a pruning cut on the underside of the branch to be pruned, several inches away from the trunk to allow the branch to sag without stripping away bark. Second, cut all the way through the branch, just past the first cut. This will leave a stub but will prevent bark being stripped away. Third, cut the remaining stub of the branch at the bark-branch intersection or collar. You want to make sure you are cutting branch tissue and not trunk or branch-collar tissue. Leave especially large branches (more than 4 inches in diameter) to arborists.

Source: Colorado State University Extension



Incorrectly pruned branch could tear bark from trunk.

Source: Colorado State Forest Service

For more information, consult a certified arborist or Colorado State University Extension at <https://extension.colostate.edu/>.







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– **KEN G Centennial, CO**

## I. CALL TO ORDER/ROLL CALL

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting was called to order at 6:01 p.m. Board members attending were Aiden O'Shea, Jerry Grant, Bob Bartlett, Fred Kramer, MaryBeth Doerr, Betsy Alexander, and Bryan Zach. Also attending was Sabrina Lopez, CMCA, AMS and Blair Laing representing HG Management. The meeting was held via teleconference due to COVID-19 requirements.

## II. HOMEOWNER FORUM

The owners present were allowed an opportunity to bring any items to the board.

## III. COMMITTEE & OFFICER REPORTS

A. Landscape: JBK – Reg Craigo provided that cleanup of the grounds was completed. Reg thanked the board for renewing the landscape contract for 2021.

B. ACC: Jeff Stevens reported that ACC's were slow this month. Updates to the paint color palette is in the works.

C. Social: Fiona O'Shea - There was nothing to report.

D. Website: Jeff Stevens reported that the website has about 700-1000 hits per month and is steady.

E. Welcoming Committee: Welcome packets were delivered.

F. Pool: Perfect Pools – There was nothing to report. Contract needs signed.

G. Tennis Committee: Nothing to report.

H. Grounds/Amenities Committee: Betsy reported on this newly formed committee. The intent is to look at all areas of grounds for possible utilization of open or unused space to reconfigure and add to the outdoor recreations/amenities area. While considering feedback from the community survey. Photos were shared of another property as a visual. First step is to understand what we can fit and where and obtain a design layout from a professional architect.

## IV. MINUTES

A motion was duly made, seconded, and unanimously carried to accept the November 12, 2020 Board Meeting Minutes as presented.

## V. FINANCIAL REPORT

A motion was duly made, seconded, and unanimously carried to accept the financial statements for the month ending October 31, 2020 and November 30, 2020 as provided by HG and presented by Jerry Grant.

Delinquencies were reviewed by the board. Total delinquencies are \$24,589.90. Further review by Jerry Grant and Betsy Alexander will be completed to come up with a plan to reduce the delinquencies. A note about past due accounts will be placed in the newsletter in an effort to reach out to the community about this important matter.

The status report from Moeller Graf was provided for the board's review.

## VI. MANAGEMENT REPORT

The management report was presented to the board.

## VII. UNFINISHED BUSINESS

**A. Tennis Court Improvements:** The Grounds/Amenity Committee will work to come to a decision on the layout considering the survey result from the community.

**B. Asphalt and Concrete Repairs:** Pending further review with board and vendor on proposed scope of work.

## VIII. NEW BUSINESS

**A. 2021 Budget:** With less than the required owners present to veto the board approved budget, the budget was automatically ratified as presented.

**B. Reserve Transfer:** Jerry explained a shortage in the reserve transfer as a result of the amount to transfer from the assessments per the 2020 budget not updated at the start of the fiscal year from \$21 to \$28, leaving a shortage in the transfer each month of \$3,500. A motion was duly made, seconded and unanimously carried to forego the reserve transfer shortage of \$3,500 per month for fiscal year January 1, 2020 - December 31, 2020. The funds will remain in the general operating fund.

**C. Action Outside of a Meeting Ratification:** A motion was duly made seconded and unanimously carried to ratify the acceptance of the 2021, 12-month landscape contract with JBK for \$108,000.

**A motion was duly made, seconded and unanimously carried to accept the repairs to the split rail fence by Mike McClain for \$6,150.**

## IX. CORRESPONDENCE/REPORTS

Homeowner correspondence and reports were included for review by the board.

**X. EXECUTIVE SESSION** – There was no executive session.

**XI. ADJOURNMENT** – With no further business to discuss, a motion was duly made, seconded, and unanimously carried to adjourn the meeting at 7:23 p.m.



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