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

March 2021

Letter from the Board

The Grounds and Amenities Committee is slated to present its proposals at the March BOD meeting for replacing and reconfiguring all five tennis courts.

Replacing the aging asphalt courts with post-tension concrete will be the easiest of two decisions. How the courts will be reconfigured is the big question. Currently three courts are dedicated to tennis only, the fourth and fifth courts are shared between tennis, pickle ball and basketball. The goal of the reconfiguration is to better serve our community which enjoys a mixture of sports, from tennis to pickle ball and basketball — even soccer. The committee's presentation should be of interest to everyone!

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Every homeowner who has access to the internet can participate in the monthly meetings by going to their computer and opening Zoom. Just copy this link and paste it in your browser.

https://zoom.us/j/93116739783pwd=L0h6OWJTZU1XQzIrUWtuRFZhMlltZz09#success

You will be given the option to appear live via the video link or just have your name visible. There's no cost to join and you can leave the meeting at any time. It's a great way to learn what is or will be going on in your community first hand.

Continued on page 6 ➲

An Interview with Willow Creek Developer George S. Writer Jr.

Phone interview on 2/5/21 by Bob Correll, Willow Creek III

(The Writer Corp. was founded in 1965 by George S. "Geoie" Writer Jr. Willow Creek 1, Willow Creek 2 and Willow Creek III were built by the Writer Corp. between 1975 and 1983. Mr. Writer, 85, is a Denver native.)

What was it about the property that made you want to develop Willow Creek?

Willow Creek is obviously just a gorgeous piece of land – gently rolling toward the mountains – so you could set up a lot of views. The fact that it was such a large piece allowed us to diversify into several different housing types. The Cherry Creek School District was important. That was a huge plus for selling homes at the time. And it was close to I-25.

The Writer Corp. developed Willow Creek 1, Willow Creek 2 and Willow Creek III. However, Willow Creek West was developed separately as a non-HOA community by a different company. Why was that?

My recollection on that is not great. That was probably the mid to late 80s. The market was in a tank. Housing starts had fallen off about 90 percent. We bought the ground from a real estate syndicate and we were picking it up on a series of rolling options. My recollection is that we didn't really have the where-with-all to pick up one of those options, so we had to sell the land. We sold to M.J. Brock, a developer from California. I knew the guy in Denver that ran it – a good guy. He agreed to put in some tight architectural controls and to control exterior colors. For us, it was unfortunate we had to do that.

Continued on page 11 ➲

March Food Trucks!
See page 4!

Willow Creek 3 Board Meetings are on

zoom

Since the clubhouse is closed due to the pandemic, the monthly board meetings are held virtually at 6 p.m. on the 2nd Thursday via Zoom:

https://zoom.us/j/93116739783?pwd=L0h60WJTZU1XQzlrUWtuRFZhMlltZz09

Meeting ID: 931 1673 9783

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

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Clubhouse Closure

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March 2021
ACC Corner

Submitted by Jeffrey Stevens

Single-Family house colors are updated about every 7 years or so. The process is to talk to Sherwin Williams to determine the latest trends so that the single-family palette choices are contemporary. The Architectural Committee (ACC) then meets to decide which current palette choices to drop and which to add. The ACC is open to suggestions for the field color of homes. Think of it as the base color. Sherwin Williams can then coordinate the trim options. Their decorator services for Homeowner's associations are valuable. If you have a base color you would like the ACC to consider, send the Sherwin Williams paint number to Blair Laing at blaing@hgmanage.com. She is with the management company.

Make your financial future a priority

Let's talk.
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

Edward Jones
MAKING SENSE OF INVESTING

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March Food Trucks!

Food trucks are back in Willow Creek on the second and fourth Wednesdays of the month.

March 10: Barefoot BBQ and Rocky Mountain Cheesery

March 24: Meatball and Lucky Bird

We will post the food truck menus 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

Script Your Family's Future: Why You Need an Estate Plan

March 25 | 6:30 p.m. | Zoom call

Christy Coffman, a Financial Advisor, and Krista Beauchamp, an Estate Planning Attorney, will lead a discussion about estate planning. They will discuss strategies you may want to consider when planning your estate, including:

- How are your assets are distributed to your family?
- Who will take care of your minor or special-needs children?
- Who will make medical or financial decisions for you if you can't make them for yourself.

Please RSVP to WillowCreekWomensClub@gmail.com by March 19 so we can send you the estate planning guide. You'll also be eligible to win a gift card.

Looking for speakers

We're continuing to look for speakers to present via Zoom to our Willow Creek Women. If you are interested in presenting, please reach out to WillowCreekWomensClub@gmail.com.

Display Advertising Rates Per Issue for Willow Creek 1, 2 and 3
(Over 1,600 homes)
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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Sources wshowingtime, Realtor.com, NAR

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Letter from the Board

Continued from page 1

To help all of us keep track of upcoming board meetings, Sabrina of HG Management has sent an email blast with a calendar reminder that includes the date, time and a Zoom link for 2021 that can be downloaded to your computer calendar. If you missed it, that same information is available on our website (WillowCreek3.Com). Just as important as the meeting start time is the agenda. Sabrina has made it her goal to e-blast that info the Friday before the HOA meeting so you will have a chance to review.

Last month your board toured the neighborhood east of Mineral with an eye on needed improvements, most notably the clubhouse, tennis courts and the greenbelts. This month members are headed to the west side of Willow Creek lll to examine areas that need attention. Greenbelts are again a priority but so are landscaping, including fencing and trees and shrubbery. The board will report its findings at the April meeting.

For the last two months the board has received reports from our management company that the amount of money owned (mainly unpaid HOA dues) continues to rise. Fact is delinquencies shot up $5,000 in February, making the total amount in arrears reaching $28,000! We want to remind everyone that our annual operations and maintenance budget is based on 100% homeowner participation. An increase in unpaid and delinquent accounts jeopardizes our ability to provide these services. If you are having difficulty in paying your dues, we can help. Please contact Sabrina Lopez, our property manager, to set up a workable payment plan.

— Bob Bartlett

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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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Spring Leagues at the New Sports Complex: New leagues have formed at the South Suburban Sports Complex. Visit our brand-new facility while participating in basketball, flag football, soccer or lacrosse! Rec and competitive leagues are available. Learn more at https://southsuburbansports.com/home.

South Suburban Spring Sale: Ready to get back in the gym? Take advantage of our spring pass sale to ease your way into a routine. Buy online at ssprd.org or in-person at your favorite recreation center.

March 15-28: Buy 20 admission punches, get 5 free! Buy a 10-pack of personal training, massage or private reformer and get 1 free.

Spring Break Camp Registration is Open: Be prepared for FUN at our spring break camps! Sign up now to reserve your spot.

Try Our New Lunch Spot: The restaurant is now open inside the South Suburban Sports Complex. Stop by on your lunch break or after work for a juicy burger or hot Nashville chicken sandwich. The full menu includes salads, sandwiches, bowls and flatbreads. See all the action on the ice from our mezzanine viewing lounge.

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

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.

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Saddle Rock East/South	$25	1,566
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ALL OF Aurora	**$145**	**9,250**
Willow Creek 1, 2, & 3	$35	1,629
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ALL OF Centennial	**$60**	**2,904**
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March Garden Tips

Early Planning is Key to a Successful Garden

Whether you are starting from scratch or you just want to make improvements, early spring is key to planning for a successful garden. Gardens serve one or more unique purposes for each gardener. Before you make that first trip to the nursery, where impulsive purchases are a given, determine what is the purpose of your garden, then plan around that purpose. Have questions ready for the associates at the nursery that focus on the purpose for your garden. It is important for gardeners to ask questions on plant preferences such as sunlight, soil, water needs, drainage, and plant size, to make sure the right plant is in the right place to give the best chances for the plant to survive and to reduce the strain on your pocketbook. Below are some purposes for gardens and some background to help you develop questions.

Artistic Palette: Rendering a palette of colors and shapes in your backyard creates a symphony for the eyes. Flowers come in a variety of sizes, shapes, colors, and bloom times. Don't forget about blooming bushes that might frame your flowers. See https://extension.colostate.edu/topic-areas/yard-garden/wildflowers-in-colorado-7-233/.

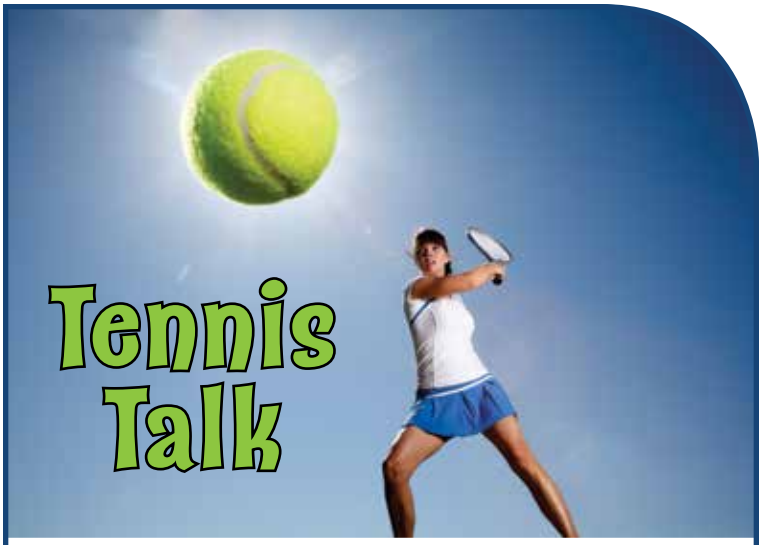
Pollinators: Pollinators co-evolved with plants and both depend on each other for survival. Humans also depend on pollinators for commercial crops. Different pollinators have different preferences in bloom shape and color. For example, hummingbirds prefer conical flowers, while bees prefer shallow flowers with a landing pad. Grouping similar flowers together gives pollinators a bigger target and some refuge. Successive bloom times ensure that pollinators always have a flower blooming in your garden. See https://extension.colostate.edu/topic-areas/insects/creating-pollinator-habitat-5-616/.

Native Plants: Many gardeners prefer native plants because they are already adapted to the climate and soil and are part of the larger ecosystem. For more information, see https://planttalk.colostate.edu/topics/trees-shrubs-vines/1710-native-plants/.

Xeriscape Plants: The word "xeriscaping" was originally coined in Colorado to describe plants that conserve water. Xeriscape gardeners want to preserve water resources. Xeriscaping requires planning for sun exposure, soil, slope, and mulch, in addition to plant selection. Grouping plants by water needs—called hydro zoning—makes watering easier. See https://extension.colostate.edu/topic-areas/yard-garden/xeriscaping-creative-landscaping-7-228/.

Exploration and Reflection: Children love to explore and play in gardens. Plan diversity in your garden, including trees, bushes, flowers, and vegetables, to create a place to explore for the young and old. Plan for stepping-stones to create mystical pathways and coniferous trees to provide a refuge for birds during the winter and the summer. Add striking colors, trees and bushes with leaves that whisper in the wind, and flowers with scents that linger in the air to make your garden a place for reflection, relaxation, and provocative meditation.

You determine the purpose of your own garden. Once you identify a purpose, plan your garden, develop questions about the right plant and the right place that fulfills your purpose. With a little planning, a little patience, and a little work, your garden can be a very special place.



Tennis Talk

By Mary Beth Doerr

With nice weather getting closer, I'm sure there are many of you anxious to get back on the courts in here in the neighborhood. The first league of the season, Trio, will begin on March 20 and run through April 24. The Trio league is considered to be a "warm up" league leading into the rest of the spring/summer season. 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 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 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.

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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).

MARCH	APRIL	MAY
Monday, March 1 Monday, March 15 Monday, March 29	Monday, April 12 Monday, April 26	Monday, May 10 Monday, May 24
JUNE	**JULY**	**AUGUST**
Monday, June 7 Monday, June 21	Monday, July 5 Monday, July 19	Monday, August 2 Monday, August 16 Monday, August 30
SEPTEMBER	**OCTOBER**	**NOVEMBER**
Monday, September 13 Monday, September 27	Monday, October 11 Monday, October 22	Monday, November 8 Monday, November 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

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Community Manager: Sabrina Lopez
slopez@hgmanage.com
Accounting/assessment questions:
accounting@hgmanage.com

Clubhouse Manager: Deanna Mumfrey
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Clubhouse fee $35/day, $10 deposit. Need to complete rental agreement.

Tennis court keys and pool keycards:
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Perfect Pools (WC3 pool management):
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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 Tennis Club:
Mary Beth Doerr, President | Email: marybethdoerr@gmail.com
Organizes tennis activities for all 3 Willow Creek communities.

Willow Creek Women's Club
willowcreekwomensclub@gmail.com

Arapahoe County Sheriff's Office Non-emergency: 303-795-4711.
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District 3 (includes Willow Creek) City Council Representatives:
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Richard Holt | 303-754-3367 | 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

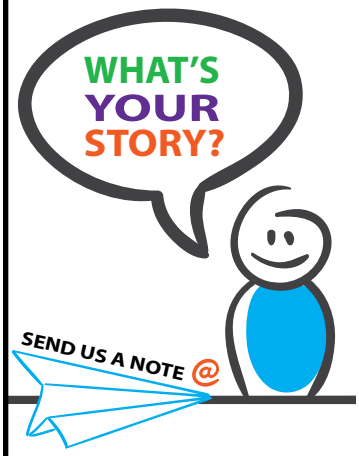
- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's Club • Photos & More

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 @ PORCHLINK.COM

An Interview with Willow Creek Developer George S. Writer Jr.

Phone interview on 2/5/21 by Bob Correll, Willow Creek III | **Continued from page 1**

Willow Creek was designed around expansive greenbelts and interconnecting trails. Why did you feel that was important?

We built Colorado's first PUD (Planned Unit Development) in Boulder, Devil's Thumb. Open space was a major objective of Writer Corp. from the very beginning. That was always a driver of the greater connectivity of people while providing more privacy. If the open space landscaping is done right, the community continues to look better every year. When we come back to Denver we always go out and drive around some of our communities with great pride to see how the landscaping has continued to develop and grow.

The Writer Corp. built dozens of residential communities in the Denver area over the years. Is there anything in particular about Willow Creek that separates it in your mind from others you built?

It's the largest. Just great natural features. It allowed the greatest opportunity for diversification with the several different housing types.

In addition to single-family homes, Willow Creek 1 has patio homes and Willow Creek III has townhomes. Why was this mix important?

Diversification is important. Willow Creek is such a large piece of ground. I think we had a total of around 2,000 homes (including Willow West). With the diversification of single-family, patio homes and townhouses we had people who would buy – maybe for their first house – a patio home. And then as they started having a family, they would buy a single-family home. Then as family moved out and went to college, they would buy a townhouse. We had developed tremendous loyalty.

Is there anything else you would like to add?

We would design our houses on all four sides so that when you're walking through the open space or driving down the street, you're getting a good impression of the architecture. I think that is important. A lot of production homes were designed with a nice looking front, and on the side and back they'd have slider windows. No detail of any kind.

I haven't seen Willow Creek in probably a year. But every time we go out there it continues to look great.

Biography

In addition to Willow Creek, the Writer Corp. built over 12,000 homes in 35 communities in the Denver area, including The Knolls, Castle Pines North, The Pond, South Park, North Park, Wildgrass, Meadow Glen, Devil's Thumb in Boulder, Harvest in Fort Collins, Cottonwood Creek in Colorado Springs and Writer Square in downtown Denver.

Mr. Writer was honored in 1978 as National Builder of the Year. In 1980 he was named Metro Denver Builder of the Year, and in 2000, Colorado Builder of the Year. He is a graduate of the University of Colorado. The University presented him with the George Norlin Distinguished Achievement Award in 2017. Retired since 2004, Mr. Writer and his wife, Judy, are residents of Santa Barbara, California. They have five children, eight grandchildren and four great-grandchildren.

Please see the Willow Creek 3 Teen Services in the printed newsletter.

Full Moon Calendar for 2021

March 28th	Worm Moon
April 26th	Pink Moon
May 26th	Flower Moon
June 24th	Strawberry Moon
July 23rd	Buck Moon
August 22nd	Sturgeon Moon
September 20th	Harvest Moon
October 20th	Hunter's Moon
November 19th	Beaver Moon
December 18th	Cold Moon

Luck of the Irish

One of the most frequently visited sites in Ireland is the Blarney Stone. Thousands of tourists a year visit Blarney Castle for a chance to get the "Gift of the Gab" by kissing the Blarney Stone. Although the exact origin of this custom is unknown, the history of the castle itself is well documented.

Blarney Castle was built in 1446 with walls 18 feet thick in places. The stone itself is situated high up in the battlements of the castle, and is reached by following one of several long, stone spiral staircases up to the top. The stone is believed to be half of the Stone of Scone, which originally belonged to Scotland, and over which Scottish kings were crowned. Cormac Laidir MacCarthy obtained the stone in 1314 from Robert the Bruce, and eventually it was placed in Blarney Castle. Legend has it that an old woman cast a spell on the stone to reward a king who had saved her from drowning. The king kissed the stone and was given the ability to speak sweetly and convincingly, the "Gift of the Gab."

More likely though, the basis for the legend of the Blarney Stone comes from the dealings of Queen Elizabeth I with Ireland's chiefs. Cormac Teige MacCarthy was a diplomatic negotiator, with an ability to delay the queen's requests. Elizabeth proclaimed that MacCarthy was giving her "a lot of Blarney," and thus the legend was born.

Kissing the stone is supposed to bring the kisser the gift of persuasive eloquence. But it comes at a price—the stone is in a difficult to reach place. In order to reach the stone, the kisser must lie on his back and bend backward and downward, holding iron bars for support. But those willing to go to these lengths are truly able to say they have the "luck of the Irish."

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Winter Barley Soup

Serves 4

1 med. onion, chopped
2 stalks celery chopped
2 carrots, diced
¼ C butter
6 C chicken broth
1 small ham hock
2/3 C pearl barley (or more-up to 1 C)
1 t. Thyme
1 t. Marjoram
½ t. Rosemary
1 med. potato peeled & diced
1 C heavy cream

DIRECTIONS

1. In a large soup pot, sauté veggies in butter until softened.
2. Add chicken broth, ham hock, and pearl barley. Bring to boil, reduce heat to simmer. Cook 30 min, stirring occasionally.
3. Add diced potato and simmer until potato is done.
4. Take ham hock out and remove meat. Add meat back to soup.
5. Stir in heavy cream.
6. Correct seasoning to taste with salt and pepper.
7. Serve and enjoy.

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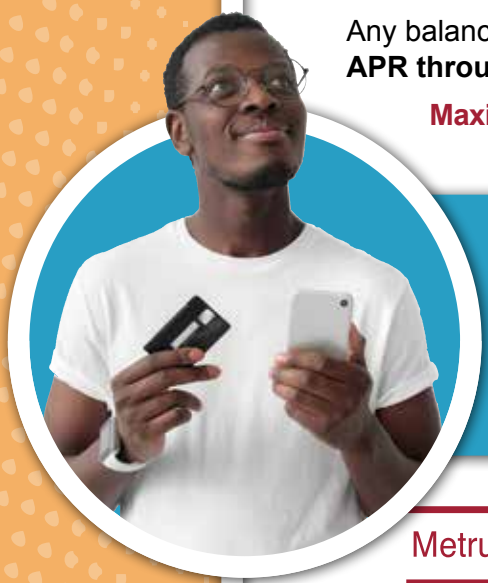

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– KEN G Centennial, CO

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting

January 14, 2021 | Via Teleconference Meeting | MINUTES

I. CALL TO ORDER/ROLL CALL

The Willow Creek Homeowners Association No. 3 Board of Directors Meeting was called to order at 6:04 p.m. Board members attending were Aiden O'Shea, Jerry Grant, Bob Bartlett, Fred Kramer, Betsy Alexander, MaryBeth Doerr, 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 of discussion to the board.

III. COMMITTEE & OFFICER REPORTS

A. Landscape: JBK – Reg Craigo provided an update on the landscape.

B. ACC: Jeff Stevens reported that ACC's were slow with one request received.

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

D. Website: Jeff Stevens reported that the website works great. The zoom meeting link is also on there.

E. Welcoming Committee: Welcome packets were delivered.

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

G. Tennis Committee: There was nothing to report.

H. Grounds/Amenities Committee: Betsy Alexander reported making great head way with a consensus on a layout for phase 1 with phase 2 and 3 also identified. Bryan Zach and HG Management will work with Randy from Sport Court of the Rockies on further details and discussion on the multi-use court for court #5 based on the agreed upon layout.

IV. MINUTES

A motion was duly made, seconded, and unanimously carried to accept the December 10, 2020 Board Meeting Minutes as presented.

V. FINANCIAL REPORT

The 2020 YE financials are in production. They were not available to present. 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. The board requested a meeting to discuss the accounts they currently have.

VI. MANAGEMENT REPORT

The management report was presented to the board.

VII. UNFINISHED BUSINESS

A. Asphalt and Concrete Repairs: Pending updated proposal from Asphalt Doctors.

VIII. NEW BUSINESS

A. RBC Recommendations: Jerry presented his recommendations and approval on the RBC accounts as presented by Nicole Bailey with RBC. A motion was duly made, seconded and unanimously carried to place $70,000 in a 3-month CD at .5% from Townhouse Alley and $50,000 in a MBS at 1.50% from the general reserves with RBC.

B. Clubhouse Exterior Updates: Scope of work requested, scope to include painting of the clubhouse along with repairs as needed to the exterior before painting. The paint color is to remain the same. Pool Fence repairs is also needed.

C. Action Outside of a Meeting Ratification: No action taken.

D. Xeriscape guidelines: The ACC provided recommended xeriscape guidelines for board review. A motion was duly made, seconded and unanimously carried to accept the xeriscape guidelines as presented.

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 7:32 p.m.

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