

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

June 2021

Letter from the Board

It's official: For the first time in 15 months your board of directors will be meeting in person!

We'll get together at 6 pm as usual for June 10th meeting but with one caveat: we will limit attendance to board members and representatives from HG management only. This arrangement is just a precaution. Now that in-person restrictions due to the Covid outbreak have been lifted, we are planning to open future meetings to homeowners starting in July. In the meantime, we encourage you to tune via Zoom.

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As for the clubhouse opening, we are taking a closer look at how to keep the facility safer for those who use it. Most likely we will require homeowners who rent the clubhouse to pay a cleaning fee to deep clean the facility. That most likely will mean an increase in the rental fee. Plus renters will have to sign a waiver relieving the community and the board of any liability should those attending become infected with the virus. More later.

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We are getting closer to picking a contractor to reconfigure the five tennis courts. Sport Courts of the Rockies, Altitude Athletic Surfaces and Renner Sports Surfaces submitted bids to replace the courts with post-tension concrete. Betsy Alexander, who oversees the Grounds and Amenities Committee that's reviewing the bids, says three areas the group is focusing on are references, concrete and SOV (Statement of Values). SOV is a term contractors use to breakdown the costs for different parts of a project. In this case the committee determines the the payment value for each segment and can use that information to negotiate with the selected contractor.

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The board has approved an addendum to the 2009 Memo of Understanding (MOU) with the Willow Creek Tennis Club. Essentially it limits the club's use of the WC3 tennis courts to two for league play. The board also voted to not renew the tennis pro contract for lessons.

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Jeff Stevens is looking for article ideas for the Willow Creek 3 website. Homeowners are encouraged to send any tidbits (ie swim team, community, tennis, etc.) to Jeff via the directors email address: WC3directors@Gmail.com

— Bob Bartlett

June Food Trucks

Now that COVID-19 restrictions have relaxed, ordering is now in person at the food trucks. You can place your order from 5 - 7:30 p.m. in the Mineral parking lot.

Saturday, June 5

**Kona Ice at the
Mineral Pool**

12 - 1 p.m.

Wednesday, June 9

**MacCheezery
Pink Tank**

Wednesday, June 23

**Cruz in Eat
Meatball**

Highpoint Creamery

Saturday, July 3

**Rebel Cookie Dough
12 - 1 p.m.**

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=L0h6OWJlZU1XQzlrUWtuRFZlMlltZz09>
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



Clubhouse Closure

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

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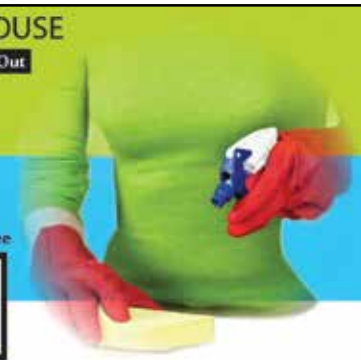
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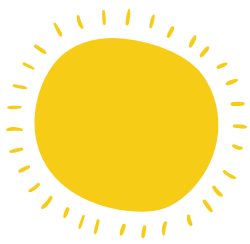
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June 2021 ACC Corner

Submitted by Jeffrey Stevens

The Architectural Control Committee will soon be doing the spring/summer walk-around which concentrates on landscaping. The ACC does not go into home owner's backyards, so at times it is a "best guess" in which yard a dead tree is located. If you receive a notice to trim or remove a tree and that tree is in your neighbor's yard, just send an e-mail to Blair Laing at the WC III management company. Her email address is blaing@hgmanage.com. The ACC will then correct the issue.

Painting a single-family home?

Before you paint, be sure to e-mail the paint coordinator at willowcreek3paint@gmail.com. All you need to do is send an e-mail saying you want to paint and you will receive painting instructions. Paint colors for the single-family homes must be chosen from an approved palette of colors. Painting a home an existing color is often not acceptable as the spectrum of colors has changed over the years. The ACC works with paint professionals so that the homes in Willow Creek III are current with the prevailing trends. The ACC believes that this enhances the value of homes in Willow Creek.

Painting a town home?

Remember that town home owners must submit an ACC request when painting their home. This is a formality to ensure that the correct paint and shade of paint is used.

Architectural Control Committee Meeting time.

The Architectural Control Committee (ACC) meets on the first Monday of the month at 7:00 on line. The link is available on our website, willowcreek3.com. Plans and requests that have been submitted over the previous 30 days to the management company are evaluated according to Willow Creek III guidelines and covenants. It is a good idea to plan ahead since approval for anything other than basic requests requires discussion by the ACC committee.



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Willow Creek *Women's Events*

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli McMahon

We made it through a tremendously difficult year and continued to make a positive impact on the community. Despite COVID restrictions, we held our annual open house, donated food to SECOR, collected hundreds of coats for the Gathering Place, hosted our first ever Halloween and Santa parades, held a virtual cooking class and a virtual event with the Arapahoe County library, gave out Easter eggs and ended with an in-person event. Wow!

Please recognize our outstanding board who made this possible: Anne Bonelli McMahon, Natisha Doherty, Jean Duggins, Laura Kemper, Carolyn Pyron, and Kim Sluyk. We'd also like to thank Christine Justino and Juhi Johnson who were a tremendous help this year.

Volunteers Needed

We are looking for new members to join our board for the 2021-2022 year. Our events start in August with the Open House. The time commitment is around 3-4 hours a month. We'd love to get some new ideas on future events. If you're interested in volunteering or have ideas, send us an email at WillowCreekWomensClub@gmail.com.

Upcoming Garden Tour

We need gardens! Please reach out to Juhi Johnson at homesbyjuhi@gmail.com or call her at 303-257-1905. The garden tour is scheduled for June 19 at 10 a.m. Please help us continue this long-standing WCWC event. Nominate your garden or your neighbor's garden today!




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ROOF MAINTENANCE

The roof is one of the most essential features of a home, yet it's commonly overlooked when it comes to regular maintenance. A roof can sustain some wear and tear, but if a homeowner wants to avoid costly repairs, they should conduct frequent checks. Here are five ways to keep your roof in good condition.

Check for leaks. To prevent a major roof leak, regularly check for water damage in your attic and on your ceilings. Some telltale signs of roof leaks include moldy smells, liquid stains on the ceiling, or interior wall bulges.

Trim those trees. A tree can do a great deal of damage if it falls on a roof, but it's also important to make sure no branches are scratching your shingles.

Check your shingles. One of the most important parts of roof maintenance is making sure your shingles aren't deteriorating. If you see any shingles that are missing, cracked, or curved, it may be time for some repairs.

Get your gutters cleaned. Getting your gutters cleaned regularly can help preserve your roof. Gutters filled with debris can prevent water from draining properly and result in liquid seeping under your roof. This can affect the roof's integrity and cause water stains.

Hire a Pro- People fall off roofs every day, and many become seriously injured. Hire a professional.

GARDEN TOUR 6/19 FROM 10:00 AM - 1:00 PM. NOMINATE YOUR GARDEN TODAY!



News from the WC3 Dolphins

Swim team is in full swing! This has been a welcome relief after the cancellation of the 2020 season.

Our swimmers have been enjoying being back in the pool and looking forward to a fun summer! Lots of smiles to be seen from afar and laughter to hear!

Also, there are a bunch of new families in the neighborhood and we are thrilled that so many have chosen to join the swim team.

Swim Meet Schedule

We are excited to announce our meets will be held in person for the 2021 season! There was much uncertainty, but we are hopeful to provide the traditional swim meet experience.

- June 5th - Away Meet @ Willow Creek 1
- June 12th - Away Meet @ Arapahoe Lakes
- June 19th - Home Meet vs Lifetime
- June 26th - Home Meet vs Canterbury Crocs
- July 10th - Home Meet vs CAC Monaco

For home meets, the pool starts buzzing about 6 am followed by warm-ups at 7 am. The official start time of meets is 8 am. Typically, the meets end about 1 pm and we try our hardest to clean up fast, so we can release the pool back to the community.

Our parent volunteers communicate to the visiting teams as where to park, what to expect, avoid parking near the mailboxes, etc.

We appreciate the community support of our swimmers!

2021 Swim Team Sponsors

We are incredibly grateful for the support of our community. Through sponsorships, we are able to have a lower coach to swimmer ratio as well as host additional fun activities. When shopping for goods or services, please refer to this list.

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A HUGE THANK YOU TO ALL OF OUR SPONSORS FOR THE 2021 SEASON!

Check out our site for all the information! See you at the pool!

www.wc3dolphins.com



Tennis Talk

By Mary Beth Doerr

I am happy to report that many Willow Creek residents have been contacting the Willow Creek Tennis Club asking how they can get involved in tennis here in the neighborhood. I am so glad that our tennis community continues to grow. If you would like to be added to our e-blast list to receive tennis updates and invitations to events sponsored by the Willow Creek Tennis Club Committee, please visit our website at www.willowcreektennis.com for information. We hope to host tennis socials later on this summer as the state opens up. Tennis has always been a "very safe" sport to play since the pandemic started.

League tennis is underway at the courts in Willow Creek. The busiest times for this play is Monday-Thursday evenings, from 6:00 to 8:00 pm from early May until mid July. But not to worry, there is always at least 2 courts open per HOA for walk on play.

It's not too late to register for junior tennis league, junior lessons, and adult lessons and clinics here in Willow Creek. Go to ryanfreemantennis.com and register online. If you are interested in private lessons or team drills, contact our pro Ryan Freeman at 720.295.0584 or ryan@ryanfreemantennis@gmail.com to set something up. Ryan is available for all levels and abilities, even beginners!

Now get out there and play some tennis!

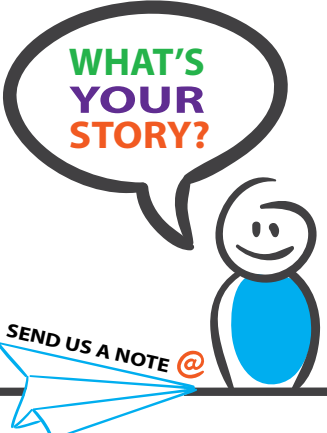
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- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club • Women's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

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).

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
DECEMBER	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.	
Monday, December 6 Monday, December 20		

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
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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

Email: wc3clubhouse@comcast.net | 720-933-0785

Clubhouse fee \$35/day, \$10 deposit. Need to complete rental agreement.

Tennis court keys and pool keycards:

Community manager: slopez@hgmanage.com

Perfect Pools (WC3 pool management):

Email the WC III community manager with questions at slopez@hgmanage.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 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.

The ACSO provides police services under contract with the Centennial.

City of Centennial Information Line: 303-325-8000

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District 3 (includes Willow Creek) City Council Representatives:

Mike Sutherland | 303-754-3407 | msutherland@centennialco.gov

Richard Holt | 303-754-3367 | rholt@centennialco.gov

City of Centennial Animal Control: 303-325-8070

South Suburban Parks and Recreation: 303-798-5191

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.

Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Yet another reason to Blame the Millennials!



The experts agree that housing shortage nationwide is caused by a lack of inventory. However the number of new listings in May was nearly equal to pre-pandemic numbers, and still the market was on fire! So it begs the question if supply isn't the problem what is? The answer is Demand!

So where is all this demand coming from, and why weren't we prepared for the onslaught? It's not rocket science, but Millennials, born between 1981 and 1994 are now between 25 and 40 years old. And guess what people do between 25 and 40 years old? They marry, start a family and yes, they buy homes.

Millennials make up 22% of the US population, and are the largest population of home buyers. As they come of age, and start families, their thoughts turn to good schools, and playgrounds. All that leads them right to our neighborhood!

When you are ready to sell your home, I can help you. Understanding the market is just the first step. Give me a call or email me and I will be happy to help you take the next step.

Brent Hilvitz is Broker Owner of Redesigned Realty and has 10+ years experience selling homes in Willow Creek. He can be reached at 720-432-5545 or at Brent@RedesignedRealty.com



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



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SAVE THE DATE - South Suburban's Gold Medal Event: Celebrating our Community of Champions - Join us for our summer customer appreciation event! The public is invited to the South Suburban Sports Complex on Saturday, June 12 from 12 - 3 p.m. for free public ice skating, giveaways and more. Who: Everyone! When: Saturday, June 12 from 12 - 3 p.m. Where: South Suburban Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) Cost: Free!

All Outdoor Pools Now Open; Splash Passes on Sale - Franklin, Harlow and Holly pools were completely rebuilt in 2020 and are ready to show off their new looks this summer! Improvements include wading pools with play features, new spray ground elements, 140-foot water slides and much more. All pools opened Memorial Day Weekend on May 29.

Splash Passes are available for purchase at ssprd.org/splash or at any of our pools and recreation centers. Pricing details: Youth/Senior: \$80 R; Adult: \$105 R; Household: \$250 R (includes 2 adults and 3 children under the ages of 17, additional children \$27 R per child)

South Suburban Public Art Committee Seeks New Member - If you have an interest or expertise in art and want to serve on a volunteer committee, the South Suburban Public Art Committee invites you to serve as one of its at-large members. Applications must be submitted by Monday, June 7, 2021.

Outdoor Fitness Classes Available all Summer Long - Looking for a new way to stay fit while soaking up the sun and fresh air this summer? Sign up for one of South Suburban's many outdoor fitness classes! We have a variety of activities for exercisers of all ages and abilities. All classes require pre-registration to attend and have varying start dates and session lengths.

Join Our Team! South Suburban is hiring for part-time and seasonal positions. There are various opportunities available in forestry, athletics, nature, arts, golf and more! To learn more and apply, visit careers.ssprd.org.



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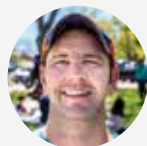
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– **KEN G Centennial, CO**

Centennial News

Centennial Resumes Passport Operations

Passport operations have resumed at the City of Centennial's Civic Center, located at 13133 E. Arapahoe Road. Passport services are available Monday through Friday, from 8:30 a.m. to 4 p.m. MST, by appointment only.

The City is accepting two applicants per 30-minute appointment block to accommodate facility cleaning between appointments. The City cannot make any exceptions to this rule. Book multiple appointment times as necessary. Additionally, the City's passport photo service remains unavailable at this time. Please bring your pictures to your appointment. For persons arriving at appointments without pictures in hand, the City will need to reschedule.

There is a high demand for passports, and appointments are limited. Please check back weekly as appointment availability may open up. If the City cannot accommodate your passport scheduling needs, you can find more information and other facilities offering passport appointments at travel.state.gov. You can visit the City's website for more information regarding appointments and required documentation at centennialco.gov/Passport.

Arapahoe County Sheriff's Office's Shred-a-Thon:

May 15, 7am - Noon

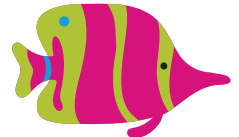
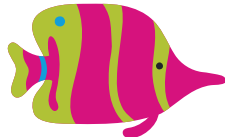
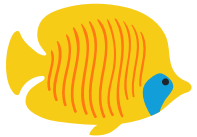
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The annual Shred-a-thon benefits Metro Denver Crime Stoppers, a 501(c)(3) non-profit organization that helps law enforcement agencies identify and arrest criminal suspects through anonymous tips. Crime Stoppers also teaches the community about crime prevention. When you call the Crime Stoppers tip line at 720-913-STOP (7867), you can earn cash rewards and remain anonymous. You can report information about unsolved crimes, including animal cruelty cases, or about people wanted by police.

Want to receive regular Centennial updates?

If anyone would like monthly Centennial and Arapahoe County news and events, please email Andrea Suhaka at standy@centennialco.gov and include the name of your neighborhood.



SWIMMING POOL WILL OPEN ON MAY 29TH.

POOL HOURS: MONDAY - FRIDAY 11:00 A.M - 9:00 P.M. SATURDAY & SUNDAY 9 TO 9.

THE POOL IS LOCATED DIRECTLY BEHIND THE CLUBHOUSE AT 8091 EAST PHILLIPS CIRCLE. IT IS A 25-METER, 6-LANE POOL. THERE IS ALSO A BABY POOL FOR TODDLERS.

WILLOW CREEK 3 RESIDENTS NEEDING A POOL KEYCARD (REQUIRED) SHOULD CONTACT HG MANAGEMENT AT SLOPEZ@HGMANAGE.COM.

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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 Kremer, Betsy Alexander, MaryBeth Doerr, and Bryan Zach. Also attending was Sabrina Lopez, CMCA, AMS 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 Craig reported slowly starting spring cleanup. Aeration and fertilization will take place mid-May.

B. ACC: Jeff Stevens reported that a new paint palette is on the website and at Sherwin Williams. The committee will be doing a walk around looking for ACC violations. A recommended fence guideline was presented to the board. A motion was duly made, seconded and unanimously carried to accept the fence guideline as presented by the committee.

C. Social: Fiona O'Shea - There was nothing to report. Hoping to plan an event soon.

D. Website: Jeff Stevens reported that the website is static, updated regularly and contains a working clickable link to join the ACC and board meetings.

E. Welcoming Committee: No welcome bags issued. No new sales to report over the past month.

F. Pool: Perfect Pools – Landon Bradbury reported that they will begin startup of the pool following the upcoming snowstorm. Pool to be ready for swim leagues afternoon practices by May 17th. Discussion on social distancing and guidelines for the pool. This will be county specific. Updated regulations to roll out soon. Landon will price the backflow device needed on the incoming water line in the pool room.

G. Swim League: Kristy Marshall reported that virtual or dual meets is still up in the air. Saturday June 5th will be the first meet. This will be sorted out by May with further updates to come. Kristy sent the swim league agreement for the board to review.

H. Tennis Committee: Mary Beth reported that the windscreens were rolled down and the courts were swept and cleaned up. Mary Beth is looking for a response on replacing the items damaged from vandalism as emailed to the board. Court reservations are currently done at the court by written request.

I. Grounds/Amenities Committee: Betsy Alexander reported that a scope was created for RFP's. The board had a few changes to the scope. A vote on a final scope will be done via email based on the changes discussed.

IV. MINUTES

A motion was duly made, seconded, and unanimously carried to accept the March 11, 2021, Board Meeting Minutes as presented.

V. FINANCIAL REPORT

The financial statements for the month ending March 31, 2021, were included for review by the board. A motion was duly made, seconded, and unanimously carried to accept the month ending March 31, 2021, financials as presented.

Delinquencies were reviewed by the board.

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 Renovation Proposals – Three proposals were provided for the board's review. The committee will review the bids and place in a spreadsheet for a side-by-side view. A meeting will be held to review the bid comparison on Tuesday, May 11, 2021, at 6pm.

B. MOU for Tennis League – The board discussed the MOU at lengths. Upon discussion there are revisions and a possible addendum to this MOU that the board wants to consider. Jerry will take the lead on this.

C. Clubhouse and Pool Fence Repairs – Three proposals were provided for the clubhouse paint and fence/pillar repairs. The bids range by scope and price. Requested that the board review the bids to identify which scope they want to go with so I can have the other bidders revise accordingly. HG will also provide a bid comparison spreadsheet for the board to review.

D. Reschedule Spring Walkthrough – HG to reach out to the board following the upcoming snowstorm to reschedule on a week evening.

E. Paver Project Proposal – A proposal was provided for review by the board. A motion was duly made, seconded, and unanimously carried to accept the proposal from Second Nature to remove the junipers, add mulch and grasses at townhome row 8200-8220, adding in pavers along the front for \$15,935 total. The board requested that they also take the junipers out at row 8088 and add mulch and grasses there as well when doing this project.

F. South Suburban Trim Trees at Tennis Court Area – This has been completed.

VIII. NEW BUSINESS

A. Backflow Device – The device just needs to be tested. They will work with the owner to schedule at 8275 E Phillips Pl. There is a backflow device required to be installed in the clubhouse pool room on the incoming water line. Landon with Perfect Pools will bid this. I also have a plumber bidding it.

B. Tennis Lessons and Agreement – The agreement was discussed at lengths. The board has not renewed this pending further review and consideration.

C. Insurance Renewal – A motion was duly made, seconded, and unanimously carried to accept the renewal from Dunphy Agency at an annual premium of \$13,217.

D. Action Outside of a Meeting Ratification – A motion was duly made, seconded, and unanimously carried to accept the following action taken outside of a meeting:

- Acceptance of the settlement of \$500 for delinquent account A.
- Acceptance of scope of work for tennis court bidding.

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 10:04 p.m.

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