



WILLOW WORKS

A Publication for the
WILLOW CREEK 3
HOMEOWNERS ASSOCIATION



NOVEMBER 2021

WEBSITE:

Willowcreek3.com

WC3 BOARD OF DIRECTORS:

WC3directors@gmail.com

President: Aidan O'Shea

Vice President: Mary Beth Doerr

Treasurer: Jerry Grant

Secretary: Fred Kremer

MEMBERS-AT LARGE:

Luke Adaline

David Martinson

Eric Sinclair

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

TRASH REMOVAL/RECYCLING:

Waste Connections: 303-288-2100

WILLOW CREEK WOMEN'S CLUB

willowcreekwomensclub@gmail.com

Chair: Natisha Doherty

natisha.doherty@yahoo.com | 303-694-0798

TENNIS KEYS & POOL KEYCARD:

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Letter from the Board

We held our Annual Meeting on October 14, 2021 at the Clubhouse. Less than 52 members and proxy ballots were present/received at the meeting; there was no quorum, so there was no vote. As stated in the by-laws, quorum for the vote requires at least 10% of the 515 members present at, and members' proxy ballots received by, the meeting.

Since there was no quorum, the Board of Directors appointed 2 of the 3 candidates, Luke Adaline, and Eric Sinclair, to the 2 expired director positions and appointed David Martinson to the final year of Bryan Zach's term who resigned in May of 2021. We welcome our new board members, Luke Adaline, David Martinson and Eric Sinclair.

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The Board appointed the following officers: Aidan O'Shea as President, Mary Beth Doerr as Vice President, Jerry Grant as Treasurer and Fred Kremer as Secretary. Luke Adaline, David Martinson and Eric Sinclair are at large. All Board members will serve on ad hoc committees.

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During the homeowners' forum, our community manager, Sybil Kailihiwa from HG Management, answered questions about the new Trash/Recycling contract that starts on November 2nd. Waste Connections is the vendor, and has been in business for more than 10 years. This new contract will save more than \$10K annually. Trash Day will now be on Tuesday, with recycling pickup every 2 weeks. You will want to get the trash out early, as before. The contract also includes a quarterly dumpster day, and members will be able to leave out bagged trash, like the yard waste.

A homeowner asked a question about the HOA possibly creating an off-leash dog park. Sorry, but considering the cost/liability/managing issues and possibly non-homeowners using it ... we cannot do it. On the other hand, one board member mentioned that there is a new off-leash dog park near Belleview and I-25, which is only 10 minutes away. That sounds really cool.

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During the audit presentation, our auditor told us that our audit went well. Our General and Townhome Reserve Funds are well funded. She recommends that our manager break out the 3 accounts into 5 accounts, which would more appropriately focus on each main purpose: General Operating, Townhome Operating, General Reserve, Townhome Reserve and Townhome Water. The auditor also recommended that a new Reserve Study be completed in 2022 or 2023. The Reserve Study is a catalog of the association's

components, with forecasts of when these get replaced/repared, as well as the forecast costs.

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Renner Sports Services is the vendor for the Tennis Court Replacement project. It is progressing with demolition, installation of service conduit, concrete, fence and so forth. The Courts will not be available for play until spring 2022, when the weather will be warm enough to paint the surface and striping.

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Thanks, HG Management, for placing the pool's sail shade into storage, as part of pool winterization.

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The 2022 Budget will be presented at the November Meeting. Formulating the Budget is done during the year, and is finalized in October and November. The fiscal year starts on January 1st. We forecast updated costs of contracts/categories: Landscaping/irrigating of 4 greenbelts + townhome areas, Tree planting/removal, Trash/Recycling, Insurance, Snow removal (Townhome and General), Utilities, Management, Pool. The updated monthly contributions will be announced at the meeting.

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The Board has prioritized repair/replacement projects, as part of their walk around and analysis. These projects are next: private street (aka alleyway) needs extensive asphalt/concrete work. Clubhouse exterior painting. Pool's fence's brick columns. Integrated Access Control (for Pool and Clubhouse and new Tennis Courts). Replacement of a section of sidewalk of the Greenbelt starting from Clubhouse (this was in the worst condition). Some of these projects will be done next year, as weather permits and to spread out costs. The Townhome or General Reserve Funds will fund these projects.

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The next Board Meeting will be on the 2nd Thursday of the month, at 6:00 pm on November 11, 2021 at the Clubhouse.

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Please update your HG Management account with your email address / physical address so that you can be included in future communications/emails/mailings. You can also update your ACH payment information so you don't need to worry about mailing your monthly payments.

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You may email your concerns or comments for the Board to WC3directors@Gmail.Com

— Fred Kremer

Willow Creek 3 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: Sybil Kailihiwa

skailihiwa@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



Website:

WILLOWCREEK3.COM



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WILLOW CREEK Women's Events

Sponsored by Willow Creek Women's Club

Submitted by Fiona McGuire-O'Shea



Willow Creek Women's Club Clothes to Kids Clothing Drive

Cleaning out your kid's closets? Have gently used clothes or clothes with tags still on them that you are willing to donate? The Willow Creek

Women's Club is hosting a clothing drive for Clothes to Kids.

With more than 200,000 students in the Denver metro area in need, the non-profit, Clothes for Kids provides new and quality used clothing to students in need to foster higher self-esteem and academic performance. And kids get to shop for themselves in a boutique setting free of charge!

Please consider donating to our clothing drive on Saturday, November 13 from 10 a.m. - 1 p.m. at the Willow Creek 2 Mineral Clubhouse, located at 8500 E. Mineral Dr. Volunteers will be there to collect your donations!

Current Needs:

- Clothing for kids size 4 to adult, with the adult sizes being geared towards teenagers (meaning fairly trendy)
- Shoes size kids 9 to adult
- New and in the package underwear and socks
- Backpacks
- Accessories
- Winter gear - coats, hats, gloves, boots, and scarves

*** All items should be clean and in excellent condition.

If you prefer to make a contribution online, donations are used to purchase new necessary items like socks and underwear. Click on this link for more information or to donate online:
<https://clothestokidsdenver.org/donate/>

Willow Creek Women's Club Holiday Shopping Safety

Submitted by Anne Bonelli McMahon

Please join your friends and neighbors for the Willow Creek Women's Club November daytime event!

Cary Johnson, Director of Crime Prevention at the First District Attorney's office in Golden, will be presenting on holiday shopping safety. He will walk us through various situations and scenarios to look out for or report since this is the time of year crooks are out in full force!

Date: Wednesday, November 17 at 9:15 a.m.

Location: Willow Creek 2 Mineral Clubhouse, 8500 E. Mineral Dr.

Refreshments will be provided.

Please RSVP for the event by emailing or calling Christy Coffman at cacoffman@gmail.com or 303-981-5662.

We hope you can join us!

This event is free to WCWC members. Not a member? No problem. You are welcome to join the WCWC that morning for only \$20 (annual dues) or pay just \$5 to attend this event.



**Santa Claus is coming
to town on**

**Sunday, December 12
from 1 to 3 p.m.**

Santa is coming to celebrate the holiday season with Willow Creek! You can sign up for a time to take a picture with Santa through a link we will provide in the upcoming weeks. Bring your own camera and your kids for crafts, cookies, carols, and more.

Look for the link on Nextdoor or email Anne Bonelli McMahon at annebonelli98@gmail.com.




**National Wreath Laying Day
December 18, 2021**

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Updated October 2021 To add or update your listing, please have your parents contact Kerri at kerri@porchlink.com. Please include name, age, phone number, and services provided, and birthday for tracking purposes. Please specify "Willow Creek 3".

The Teen Services listing is offered and maintained by the Homeowners Association, and is not a service of Porchlink Media, LLC. Any misuse of the listing should be reported immediately to the Homeowners Association.

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

Centennial's Home Improvement Program (HIP) Recoup Your Project Dollars Today



Have you renovated or plan to repair your home? You could be missing out on potential dollars! The City's Home Improvement Program (HIP) helps Centennial homeowners recoup their repair and remodel dollars through cash rebates. HIP applies to projects started on or after June 1, 2016, and qualified Centennial homeowners can receive cash rebates of up to \$300, based on the project's overall value. Review the simple 3-step process to apply at centennialco.gov/HIP.



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

November 2021 ACC Corner

Submitted by Jeffrey Stevens

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

Putting notices on the town home kiosks? Our landscape company does this on a regular basis notifying the community about pesticide spraying. And home owners occasionally post lost pet signs. When placing notices; use tape that is easily removable. We want our kiosks to continue to look well-maintained and not blotched due to the removal of paint by adhesive from tape. And remember to remove the notices after a suitable time frame.



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Happy Thanksgiving!

Juhi Johnson



Holiday Artisan Market



Saturday, December 4, 2021

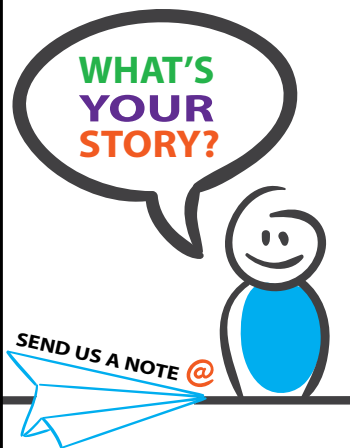
11:00 AM to 4:00 PM

Centennial Center Park

Enjoy a day shopping among lovely
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A Note From Your Neighbor...



**Want to share
something in the
Willow Works
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Turkey Shortage? Joking?

There seems to be conflicting news about a turkey shortage this Thanksgiving. So, shop early just in case. Currently, all the local major food stores have turkeys in stock. Wal Mart, King Soopers and Safeway.

To keep you cheerful this holiday season, let us get "joking." (www.countryliving.com/life/a28522581/thanksgiving-jokes/)

"What did the
turkey say to the
turkey hunter on
Thanksgiving Day?"

"Quack, Quack!"



"Why did they let
the turkey join the
band?"

"Because he
had his own
drumsticks."

"What do you call a
running turkey?"

"Fast food."



"Why did the
turkey cross the
road?"

"He wanted people
to think he was a
chicken."

"What did the
mother turkey say
to her disobedient
children?"

"If your father
could see you now,
he'd turn over in
his gravy!"

"What's a turkey's
favorite dessert?"

"Peach gobbler!"




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Tallyn's Reach	\$25	1,314
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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
Foxridge	\$25	1,000
Hunters Hill	\$10	275
ALL OF Centennial	\$60	2,904
Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
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Willow Creek 3

Recycling/Trash Schedule

Changes to Friday on November 5th

- Beginning November 5th WC III trash day will be on Friday of each week.
- Recycling pickup takes place every second Friday.
- 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.

November 2021

Friday, November 5:

Trash & Recycling Pick-up

Friday, November 12:

Trash Pick-up

Friday, November 19:

Trash & Recycling Pick-up

Friday, November 26:

Trash Pick-up

December 2021

Friday, December 3:

Trash & Recycling Pick-up

Friday, December 10:

Trash Pick-up

Friday, December 17:

Trash & Recycling Pick-up

Friday, December 24:

Trash Pick-up

Friday, December 31:

Trash & Recycling Pick-up



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– KEN G Centennial, CO

Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Waiting to Sell Could Cost Thousands in New Taxes



Did you know that your home is considered a capital asset, subject to capital gains tax up to 25%? If your home appreciated in value, you could be required to pay taxes on the increased value. Married homeowners have an exemption on the first \$500,000 in profit, but single homeowners only have an exemption of the first \$250,000.

Home prices in Willow Creek have been skyrocketing, and if you've owned your home for more than a few years, chances are that it has increased in value at least 250,000 if not more. Contact your tax professional for info on your specific situation.

I'm not suggesting selling just to avoid taxes, but if you are thinking of moving into a smaller, or larger home, even within Willow Creek, your tax burden is something to consider when making the move. If you are thinking of moving in the next year, it might save you some money to move sooner than later.

If you are just curious about what your home is worth, I'll be happy to give you a free home value report.

**Brent Hilvitz is Broker Owner of Redesigned Realty with
13 years experience selling homes in Willow Creek.**

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SOUTH SUBURBAN

For the most up-to-date information, visit www.ssprd.org | 303.798.5131

South Suburban Winter 2021-2022 Catalog: The latest South Suburban catalog is live now (as of Oct. 19)! You can view and register for all winter classes, camps, and programs at register.ssprd.org. The physical catalog will start arriving in homes during the first week of November.

Winter Break Camps & Thanksgiving Camps: Kids can learn, play and stay active during Thanksgiving and Winter breaks at South Suburban camps! Activities at full-day camps at Goodson and Lone Tree recreation centers include games, crafts, swimming and more. Campers can also explore their favorite activities or discover new interests at one of our specialty sports, arts or enrichment camps at locations across the District. Visit register.ssprd.org to view a full list of camps and secure your spot.

Local Creators Invited to Apply for Arts and Craft Fair at Goodson Recreation Center: South Suburban is planning our 34th Annual Arts and Craft Fair, and we're looking for unique items to fill our booths. Come share your creations with the community! Crafts of all shapes, sizes and styles are welcome for the family-friendly event, which will be held on Saturday, Dec. 4 from 9:30 a.m. - 3 p.m. at the Goodson Recreation Center. Booth prices range from \$45 - \$55. For more information or to receive an application, contact Darcie at DarcieL@ssprd.org.

Call for Art at Harlow Park: The South Suburban Public Art Committee is accepting proposals for permanent artwork to be placed at Harlow Park. Harlow Park is a popular and recently renovated community park in Littleton, bordered by Lowell Boulevard to the east, Belleview Avenue to the north and residential neighborhood streets on the west and south. South Suburban would like to feature art within the grass and trees along South Lowell Boulevard. Artists are invited to submit proposals for permanent creations between now and Jan. 14, 2022.

Jobs at South Suburban: Where Work Meets Play: Treat yourself to a new career this holiday season! If you love to play as hard as you work, South Suburban is the place for you. Want to keep up on your workouts or learn something new? Take advantage of our facilities, golf courses, pools and classes before or after your shift. Looking for work that fits into your schedule? Enjoy the flexibility of part-time and seasonal positions across the District. Seeking a job that's both fun and rewarding? Joining our team has tons of benefits, and can allow you to pursue your passions while improving lives in your community. Visit careers.ssprd.org to learn more and apply today.

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Greg Cotton

Owner President HRTI, Inc.

As a homeowner and past resident of Willow Creek, HRTI is uniquely qualified. In addition to 45+ years in business we understand this area, the requirements of the HOA and have worked with many of your neighbors on their home remodels.

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

Call for a Free Estimate: 303-984-6159 Email: info@hrti.com Web: hrti.com