



DECEMBER 2021

WILLOW WORKS

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WC3 MANAGER

HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

303-804-9800

Fax: 303-984-253 | www.hgmanage.com

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hb@perfect-pools.com

SWIM TEAM:

wc3dolphins.com | swim@wc3dolphins.com

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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

At the November 11, 2021 meeting, homeowners used the forum to ask about HOA projects and the Architectural Control Committee (ACC). Homeowners' concerns included the tripping hazards by raised sidewalks, the Paver Project, downed and darkened greenbelt lights, deteriorated asphalt in the townhome alleyway next to 8261 E Phillips Place, and not enough communication from the Board to the homeowners.

The Board of Directors absolutely wants to work with homeowners to enforce the covenants. We heard you. The Board has temporarily suspended the ACC's actions while the policies and procedures are being overhauled. This process will take 60-90 days.

Clubhouse usage — has increased. 13 events are already scheduled for December.

Social committee — needs more volunteers to make the events run smoothly.

Paver Project — this is the project to replace the deteriorated steel borders with bricks in the common area next to the townhomes. In late summer 2018, we decided to revamp the project plan and standardize the materials/design being used. Unfortunately, the Covid lockdown delayed progress in 2020 and 2021. We now have 15 townhome rows left to install. Our plan is to finish 5 rows in each of the next 3 years, to get the rest of the rows done by the end of 2024. The planned General Operating budget for the Paver Project will be: 40K in 2022, 40K in 2023 and 40K in 2024.

Continued on page 4 ➡

Tennis Courts in Transition

Late October saw our five 40-year-old tennis courts begin their transition to a new era.

It took a little over two weeks for contractor Renner Sports Surfaces to complete the bulk of the work needed to construct the new post-tensioned concrete courts.

Construction began with removal of the old asphalt surface. Workers then spread and graded a granular

Continued on page 9 ➡



October 15: Spreading base material.



October 20: Cables are laid.



October 25: Concrete being poured.



October 30: Fence posts in position.

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:

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Letter from the Board

Continued from page 1

Dead trees on the HOA greenbelts — Yes, you are right. There are dead trees that should be removed. We are working with an arborist to evaluate the trees and determine a schedule for removal. The arborist will also give advice about planting new trees, which will likely be done in the spring. Tree trimming would also be done in the spring.

The Grounds Committee — will evaluate planned replacements. Projects include replacing the deteriorating asphalt sidewalks in the Greenbelts. We cannot replace all the sidewalks in one year, so the replacements will be done in phases over a number of years, prioritized by the worst condition. The first section will be on the greenbelt across from the clubhouse.

Fence around the pool — Caps have been installed on the pillars, fence has been painted and attached to the pillars. Rusted items have been replaced.

Clubhouse repairs — HG is working on upgrading / replacing the external lights. The exterior has been painted in October. Electrician will evaluate clubhouse electrical circuit needs.

Sidewalks — This includes concrete sidewalks along E Phillips Circle. HG will walk the sidewalks, marking hazardous areas. We will contract with a vendor to grind down the raised sections.

Path Lights — 10 light fixtures have been replaced, including on the path going to the shopping center.

A word on construction projects — the current economy, with its unusually low interest rates and government stimulus programs, has seen increased demand for construction services from homeowners and businesses. This led to construction materials becoming scarce and more expensive; many vendors also are having difficulty finding/keeping enough skilled labor. These shortages have delayed the HOA's projects.

The 8261 E Phillips Place asphalt replacement — is scheduled for late November. HG found only one vendor who could do the work before the winter. Time estimate is one day to demolish, then evaluate subgrade issues. Vendor may need to dig deeper and compact the soil before laying new asphalt.

Tennis — The Tennis Club gave our HOA a check for \$1943 to use the 2 courts. The Board will let the Tennis Club know how many courts can be used by the Club. The annual Memorandum of Understanding with the Club will expire in December and will need to be renewed.

Tennis Court replacement project — The vendor, Renner, has poured the concrete, installed the fence posts, and checked irrigation. Next, the fencing will be installed. Pine trees will be trimmed back in November. The coating/stripping must wait till the spring when the temperature is warm enough.

The 2022 Budget was presented. Dues will remain the same, at \$107 per month for single family homeowners and \$153 for townhome owners.

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.

Homeowners: in your emails to HG, please copy to WC3directors@gmail.com

— Fred Kremer



By Mary Beth Doerr

If you are interested in playing on a USTA League tennis team in Willow Creek for the 2022 season, let us know! We have men's, women's, and mixed teams of different ability levels; each team plays once a week for approximately 8 consecutive weeks during the summer. If you are a current USTA member, I hope you've had a chance to check out your rating to see which level you will be playing in 2022. With players moving up and down, some teams will likely need additional players this coming season and others will need players in the future. 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 will introduce you to the captain(s) of the appropriate teams and if they don't have space now, we will add you to the wait list and you will be contacted as soon as space is available. Note: January and February are the most common months teams are looking for new players.



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**How To
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Emergency**

Call HG Management to report an emergency (like a broken water line/fallen tree), 303-804-9800, and you will be walked through the procedure if HG is closed.

Willow Creek 3 Teen Services

Updated December 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".

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



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Santa is coming to Willow Creek!

Santa Day takes place on Sunday, Dec. 12 from 1-4 p.m. brought to you by the Willow Creek Women's Club, Willow Creek 2 Social Committee, Juhi Johnson RE/MAX, and the City of Centennial!

The event will take place in the parking lot of the Mineral Clubhouse located at 8500 E. Mineral Drive with Santa and picture-taking inside the clubhouse.

Register for picture taking here: <https://www.signupgenius.com/go/30e0849a9a62fa1fb6-santa> or via the link on NextDoor.com.

Craft activities, cookies and more outside in a heated tent. Spots are limited so sign up today! Masks are required inside the clubhouse, but not for the pictures. We're also planning a special visit from South Metro at 1 p.m. **Join us for this amazing event!**

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Photos are taken inside the clubhouse

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Reserve your Photo Op with Santa

Scan the QR code or look for registration link on Nextdoor



Sponsored by Willow Creek 2 HOA Social Committee, Willow Creek Women's Club, Juhi Johnson-RE/MAX Professionals, and the City of Centennial.

**Wishing You And Your Loved Ones A Wonderful Holiday Season
And A Very Happy New Year!**

A Note From Your Neighbor...



Terry and Levi, his 1 year old kitten

"He's always here at the store with me. He loves people. He's a foster that was found in a barn with 3 other kittens. His mom was missing. We love shoes and animals here."

I wanted to recreate that happiness in my own store selling reasonably priced, fashionable, quality products from the USA and Europe with good arch support and lots of color. It has been difficult but we are beginning to establish a loyal following. I am a Denver native. I offer impeccable customer satisfaction. We offer a personal touch with attention to detail. We have carefully chosen a curated collection of unique shoes, boots, socks, handbags & leather jackets that are comfortable and a great value. We want our customers to have an incredible experience."

"Everyone has their own sense of fashion and style. I enjoy helping people express themselves with the footwear that they choose from

DeLiza Jane Shoes

Submitted by Terry Cadwell

DeLiza Jane Shoes opened in March of 2020. "Our timing couldn't have been worse although we have an attitude of gratitude now. We were asked to lock our doors 2 days after we connected our credit card machine because of COVID 19 restrictions."

Terry Cadwell, owner of DeLiza Jane Shoes, who has worked in the footwear industry for two decades decided to open a sit & fit shoe boutique not knowing what was about to happen to the world of retail.

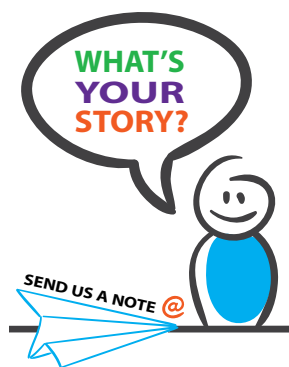
"I spent 10 years at Nordstrom working in the womens shoe department and saw the excitement and joy that buying shoes brought to the ladies that came into the store. I wanted to recreate that happiness in my own store selling reasonably priced, fashionable, quality products from the USA and Europe with good arch support and lots of color. It has been difficult but we are beginning to establish a loyal following. I am a Denver native. I offer impeccable customer satisfaction. We offer a personal touch with attention to detail. We have carefully chosen a curated collection of unique shoes, boots, socks, handbags & leather jackets that are comfortable and a great value. We want our customers to have an incredible experience."

"Everyone has their own sense of fashion and style. I enjoy helping people express themselves with the footwear that they choose from

my store. Most women love cute shoes that fit properly. We believe that a great business does more than just sell products and services. We have been giving a portion from each pair sold to a local animal rescue called, From Forgotten to Forever Rescue that moves animals from high kill shelters to permanent homes in Colorado. I believe in giving back to the local community. I appreciate the support we've been given by local residents. Everyday is a fun experience when you create happy and fulfilled customers. Footwear has become my biggest passion."

"We also carry hard to find sizes and widths. There are a lot of women who wear size 5's, 10 wides, and 11's out there that need a place to shop. I believe that it's very important to try on shoes before you buy them because everyone's feet are unique. I feel that the in-store buying experience and connection to real people who care is imperative even after COVID 19. Maybe more now than ever. We place a very high value on each individual that comes into our store. We have one opportunity to make a lasting impression when someone walks through our doors. We also do private shoe parties on Saturday mornings that have been very successful."

Find us on Facebook and Google. Located at 2670 East County Line Rd, Unit F, Littleton, Colorado 80126 in the Promenade shopping center, near the Olive Garden restaurant, just West of Bike Source facing C-470.



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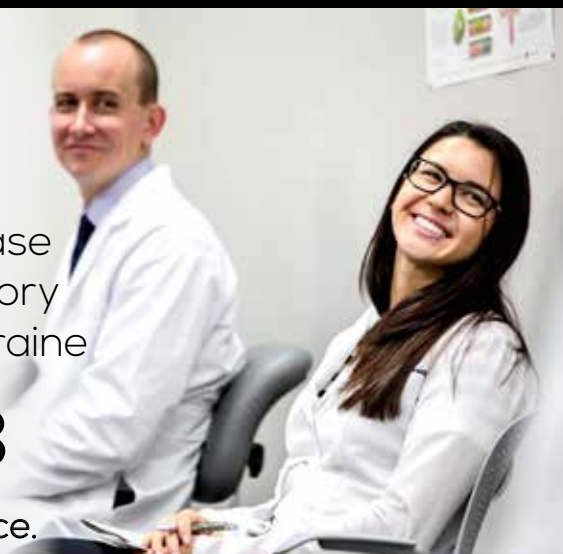
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WILLOW CREEK Women's Events



Sponsored by Willow Creek Women's Club | Submitted by Fiona McGuire-O'Shea



Willow Creek Women's Club Diaper Drive

This holiday season, please help Willow Creek bring some comfort and joy to Colorado families! We are collecting diapers for WeeCycle, a non-profit organization in Aurora that supports families in need. Diapers are as essential to a child's basic needs as food and shelter. Yet, many families go without access to this vital item for their children.

DID YOU KNOW... more than 67,000 babies and toddlers suffer from diaper need in Colorado? Diaper need is defined as lack of a sufficient supply of diapers to keep an infant or child clean, dry and healthy.

DID YOU KNOW... diapers cost around \$70-\$80 per month, per baby? This cost is simply out of reach for many families in Colorado.

DID YOU KNOW....diapers cannot be purchased with food stamps or through Women, Infant & Children (WIC)?

DID YOU KNOW....many childcare facilities require a one-week supply of diapers for children to attend, making consistent access to diapers essential for working parents?

DID YOU KNOW....some working parents report missing one to four days of work a month due to diaper shortage?

Since WeeCycle's COVID-19 response efforts began in early March 2020, they have distributed 1,984,270 diapers, 5,092,755 baby wipes and 99,780 formula/baby food items, serving an estimated 64,103 children. This is an average of 782 children per week. To keep this momentum going, we need your support in collecting essential items!

We welcome diapers and pull-ups of all sizes, including gently opened packages/ boxes. The most urgently needed items are diapers in sizes 4, 5 and 6, but diapers and pull-ups of any size are welcome, in addition to wipes.

Please bring your donation to Willow Creek's Santa Day on December 12 or email Claire Dean Sinclair at cdeansinclair@gmail.com to arrange a drop-off time during the remainder of the month at her home in Willow Creek. For more information on WeeCycle, visit www.weecycle.org.



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December 2021

Friday, December 3:

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Friday, December 10:

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Friday, December 17:

Trash & Recycling Pick-up

Friday, December 24:

Trash Pick-up

Friday, December 31:

Trash & Recycling Pick-up

Willow Creek 3 Recycling/Trash Schedule

- On November 5, 2021 WC III trash day changed to 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.

Tennis Courts in Transition

Continued from page 1

aggregate base and covered it with two layers of plastic sheeting. A key component – a crisscrossed network of sheathed metal cables – was the next layer. Tons of concrete mixture followed, pushed along on an impressive roller coaster-like journey from the clubhouse parking lot to the expansive court surface via a combination of giant machinery, tubes and hoses.

After the concrete was poured and smoothed, the embedded metal cables were individually tightened at the edges of the concrete. This cable tightening step provides strength and durability and gives the construction process its “post-tensioned” name. The concrete work required two days.

As of mid-November, fencing and some finishing work remained. Court painting and striping are scheduled for the spring. Two courts have been designated for tennis, two for both tennis and pickleball, and the fifth for multi-purpose use.

— Bob Correll



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Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty

Selling a Home After a Relative Dies



The process of selling a loved one's home can be a daunting task. There are tons of decisions to be made and as executor of the estate, you want to be sure you make the right one. As the executor or PR, it's your job to make the decision you think is best and in line with the deceased wishes.

This type of sale is quite different than listing a typical home, and requires special skills and relationships. As a Certified Probate Specialist, I can guide you through the process and help you manage expectations, clean out and declutter, and stage the home for sale.

Many families want to avoid the hassle and extra stress of preparing a home for sale, especially if the home is in need of major repairs. I work with several homebuyers who will make you a fair offer "as is". You and your family can take whatever you want from the house and leave the rest.

If you want expert advice on selling a home in probate, or just need an introduction to experts who can help, give me a call!

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

720-432-5545
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Explore, Learn, and Play at Winter Break Camps:

Kids can learn, play and stay active during winter break 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.

Celebrate the Holidays at Upcoming South Suburban Events

Polar Party: Saturday, Dec. 11 from 9 am - 12 pm at Lone Tree Recreation Center. Enjoy a family-friendly holiday outing with crafts and an opportunity have your picture taken with Santa. Beverages and snacks will be available with plenty of holiday cheer! Learn more and sign up at register.ssprd.org.

Skate with Santa: Friday, Dec. 10, Saturday, Dec. 11 & Sunday, Dec. 12 at Sports Complex & Family Sports Center. Santa is taking a break from busy holiday preparations to practice his moves on the ice! Join the fun at the Sports Complex on Dec. 10 from 7 - 8 pm and Dec. 11 from 2:15 - 3 pm, or at the Family Sports Center on Dec. 12 from 2:15 - 3 pm.

Holiday Ice Shows: Friday, Dec. 10, Saturday, Dec. 11 & Sunday, Dec. 12 at Sports Complex & Family Sports Center. Enjoy a free holiday figure skating performance! Experience the magic at the Sports Complex on Dec. 10 from 6 - 7 pm and Dec. 11 from 3:15 - 4:15 pm, or at the Family Sports Center on Dec. 12 from 3:15 - 4:15 pm.



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
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