



**FEBRUARY 2022**

# WILLOW WORKS

## WEBSITE:

[Willowcreek3.com](http://Willowcreek3.com)

## WC3 BOARD OF DIRECTORS:

[WC3directors@gmail.com](mailto: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](http://www.hgmanage.com)

## POOL MANAGEMENT:

Perfect Pools 303-795-1191

[hb@perfect-pools.com](mailto:hb@perfect-pools.com)

## SWIM TEAM:

[wc3dolphins.com](http://wc3dolphins.com) | [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com)

## TRASH REMOVAL/RECYCLING:

Waste Connections: 303-288-2100

## WILLOW CREEK WOMEN'S CLUB

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

**Chair:** Natisha Doherty

[natisha.doherty@yahoo.com](mailto:natisha.doherty@yahoo.com) | 303-694-0798

## TENNIS KEYS & POOL KEYCARD:

HG Management: 303-804-9800

## CLUBHOUSE MANAGER:

[support@hgmanagement.com](mailto:support@hgmanagement.com)

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## Letter from the Board

Greetings, Willow Creek 3 members.

Homeowner Forum – Inquiry about ACC. In November the Board took action to suspend the activities of the existing board so that the policy book can be updated, our management team at HG are filling in the temporary role of the ACC. The board hopes to approve the updated policy book at next month's meeting which will then be published and sent to all homeowners. The board will also appoint a chairperson to the ACC and board members as stated in the covenants in the month of February.

A homeowner mentioned that the City fence has been fixed. Thank you!

A homeowner said thanks to Sybil for being responsive about the snow removal. Has some concerns about the basic quality. Snow guys missed entire townhome rows, so they did some of the rows, and it took 2 extra days to do it all. Sybil did have Brightview come out a couple more times to finish.

A new town homeowner inquired about where his responsibility starts for snow removal and if the heaving sidewalks will be fixed. Responsibility extends to one foot from the door – snow guys go to the stoop a foot from the door. The sidewalk heaving – there are vendors grinding sidewalks. Also, drainage pan behind my garage cracked and sunk so there is a 3 inch gap now, so difficult to get into the garage. Yes, there are 2 alleyways that are on the list to be milled and the concrete re-done. We tried to get these done but vendors could not get it done before the winter set in.

ACC – HG mentioned that we're in the process of revamping the handbook and guidelines for the ACC. Hopefully in the next 2 weeks.

Website: HG has taken over the website. [www.willowcreek3.com](http://www.willowcreek3.com) and things are changing almost every day on it.

Clubhouse. Going to schedule a deep clean now that the heavy season of meetings/parties is done for Dec. So, the deep clean is more expensive \$500+. That includes washing the carpets, kitchen, bathroom. We will re-evaluate the rental costs. Sybil has checked the light cleanings as well as community. Other HOAs properties charge on average \$110 per rental that covers wear and tear, and electricity and water usage. This will be done every 6 months.

All the clubhouse exterior and interior repairs and painting have been addressed.

Sidewalk shaving started Jan 12 and will take about 10 days total. Will send out the sidewalk map out to the community via email blast and website.

Card reader system. Aidan and Sybil will evaluate. This covers the clubhouse, pool, tennis court.

Lights on the pathways have been repaired. Yay. The Christmas lights that wrap the townhome pathways are a nice touch and all board members agreed that this tradition should be continued. It was also mentioned that WC2 had a Christmas tree lighting event that was very nice and a great community event and possibly a similar idea could be done at our clubhouse...more to come.

Violations. We pulled 68 violations, mainly trashcans left out too late, and some parking issues.

There were no bid proposals this month.

Paver Project. Sybil was asked to get the ball rolling on this, there is a concern with supplies all across the board so the board wants to get ahead of any supply issues and plan for getting it done as quickly as possible.

2022 Projects:

- Alley milling and paving will wait until spring as weather permits.
- County Line Fence has been repaired by the city.
- Tennis court – the basketball hoops were delivered.
- Pool Contract runs through end of summer 2022.



## 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](http://www.hgmanage.com)

**Community Manager:** Sybil Kailihiwa

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



Website:

**WILLOWCREEK3.COM**



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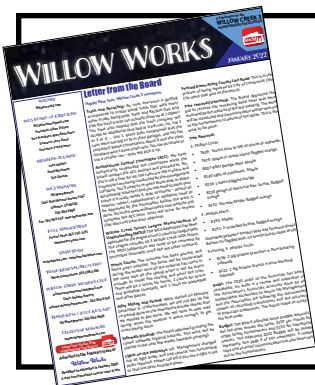
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## Willow Creek 3 Recycling/Trash Schedule

- 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.**



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# Tennis Talk

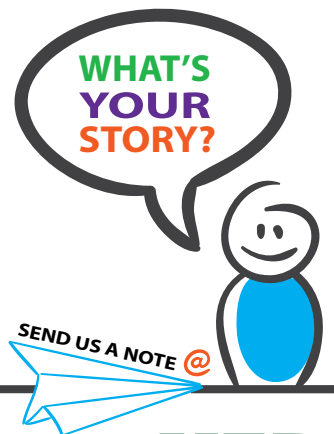


**By Mary Beth Doerr**

Watching the Australian Open on TV has made me excited about the 2022 tennis season here in Willow Creek! With such a vibrant tennis community, I'm sure there are many of you anxious to get back on the courts. If you would like to access the 2022 League Calendar to see the dates and times that all USTA/CTA leagues are played, please go to [www.coloradotennis.com](http://www.coloradotennis.com) and click on the "Adults" button, scroll down to "Calendar Days/Time", go to Denver-Metro and click on "2022 Deadlines Calendar". This year each league will have its own deadline for registration just as they did last year.

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

Willow Creek's own pro, Ryan Freeman, is excited to be offering tennis lessons for all ages again this year in the neighborhood. All his programs will be open for registration February 1. In addition to lessons, he will be offering drills, and kid's tennis opportunities in Willow Creek. Organized classes will begin the first week of April. Space is limited in the spring. Please visit his website [ryanfreemantennis.com](http://ryanfreemantennis.com) or call/text 240-731-3872 for questions or to set something up. He looks forward to seeing everyone soon on the courts. On another note, if it's 45 degrees or above and sunny Ryan will be available to coach now.



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**How To  
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**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 February 2022** To add or update your listing, please have your parents contact Kerri at [kerri@porchlink.com](mailto: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.



### Community Contacts

#### Board of Directors:

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

#### Community Manager: Sybil Kailihiwa

[skailihiwa@hgmanage.com](mailto:skailihiwa@hgmanage.com) | 303-804-9800

Accounting/assessment questions: [accounting@hgmanage.com](mailto:accounting@hgmanage.com)

#### Clubhouse Manager

Email: [support@hgmanage.com](mailto:support@hgmanage.com)

Clubhouse fee \$90/day, \$100 deposit with a rental agreement.

#### Tennis court keys and pool keycards:

Community manager: [support@hgmanage.com](mailto:support@hgmanage.com)

#### Perfect Pools (WC3 pool management):

Email the WC III community manager with questions at [support@hgmanage.com](mailto:support@hgmanage.com).

**JBK Landscape:** Email the WC III community manager with questions at [support@hgmanage.com](mailto:support@hgmanage.com)

**Waste Management (trash and recycling) 303-797-1600**

**Dolphins Swim Team (Willow Creek 3 youth swim team)**

Email: [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com)

#### Willow Creek Tennis Club:

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

Organizes tennis activities for all 3 Willow Creek communities.

**Willow Creek Women's Club:** [willowcreekwomensclub@gmail.com](mailto:willowcreekwomensclub@gmail.com)

**Arapahoe County Sheriff's Office Non-emergency: 303-795-4711.**

The ACSO provides police services under contract with the Centennial.

**City of Centennial Information Line: 303-325-8000**

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

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

**District 3 (includes Willow Creek) City Council Representatives:**

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

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

**City of Centennial Animal Control: 303-325-8070**

**South Suburban Parks and Recreation: 303-798-5131**

**South Metro Safety Foundation: 303-805-0228 | 720-989-2260**

Classes offered by this organization include: CPR, Driver Awareness, Teen Crash Avoidance, Super Sitting Babysitting. They also do child car seat inspections.



# WILLOW CREEK

## Women's Events

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

### Willow Creek Women's Club February Morning Event

#### Protecting Your Property - How to Ensure You're Covered if Disaster Strikes

Join the women of Willow Creek on Wednesday, Feb. 16th, at 9.15 a.m. at the WC2 Mineral clubhouse (8500 E. Mineral Drive) for a presentation by Amanda Barry with Legacy Insurance Partners on how to make sure you are properly protected when faced with an emergency event.

The wildfires in Boulder showed how quickly our homes, property and livelihoods can be destroyed. Licensed in 11 states and knowledgeable in natural disasters, Amanda will talk through everything a homeowner should have available to ensure they are fully covered in an emergency and why proactively reviewing current policies is so important. She is a Colorado insurance broker and an out-of-state specialist.

Light refreshments will be served. If you would like, you can bring a breakfast item to share. Due to ongoing COVID concerns, we are setting a max number of participants at 25. Masks are required per the county health regulations. Please email WillowCreekWomensClub@gmail.com to reserve your spot today.



### Willow Creek Women's Club February Evening Event

#### Let's Get Cooking - Virtual Cooking Class

Join the women of Willow Creek on Thursday, Feb. 10 at 6 p.m. for our second annual virtual cooking class led by WCWC member, Juhi Johnson. You'll learn how to make a delicious soup in time for dinner that night. We'll send you the list of ingredients the week before along with a Zoom link. If you're interested in participating, please email WillowCreekWomensClub@gmail.com.

### Diaper Drive Thank you!

**THANK YOU to everyone who donated to the Willow Creek diaper drive! As a neighborhood, we collected a great deal of diapers, wipes, clothes, baby items and \$166 in cash donations for Wee Cycle! Wee Cycle is especially in need of this support right now as they are responding not only to the many families in need in our community but also to the families displaced by the recent fires. Thank you to all and Happy New Year.**



### Centennial Council of Neighborhoods | From South Metro Fire Rescue

Greetings CENCON members,

As you may have imagined, we are receiving a lot of questions about wildfire with Boulder's suburban conflagration and its historical hurricane force winds. We often talk about mitigation, but there are also often overlooked steps to prepare for ANY emergency. Below are some often overlooked disaster preparation steps. **Some often forgotten important steps:**

- **Reverse 911 - Emergency Notification:** Many do not realize that your phones have to be opted into the notification system. <https://ace911.colorado.gov/arapalert>
- **Two Ways Out:** You don't just need 2 ways out of your home. You also need 2 ways out of your neighborhood. Many times, people are not aware of secondary routes.
- **Do you have a go-bag of essentials ready?**
- **Have you walked your home with your video camera to document what is inside your home for insurance?**
- **Do you have duplicate copies of important papers at a secondary trusted location?** [www.arapahoe.gov.com/1460/Planning-for-a-Wildfire](http://www.arapahoe.gov.com/1460/Planning-for-a-Wildfire)
- **Discuss with Children:** Additionally, if you were away and your non-driving children were home, would they know what to do if they received an evacuation notification? The activity book (lesson plan is in the back), has resources to have this discussion. <https://files.constantcontact.com/621c062f001/0b32b721-a245-49b2-bac6-86918afdb9af.pdf>

Finally, Arapahoe County recently finished their **Hazard Vulnerability Assessment and Mitigation Plan**. For the county's plan on various hazards, you can follow this link: <https://www.arapahoe.gov.com/DocumentCenter/View/12172/FINAL-with-Adoption-letters-Arapahoe-County-HMP-1-18-21-Final>

# Heating Your Home Will Cost More This Winter

National gas prices are at their highest point since 2014. Electricity costs are up too. That means that the cost to heat homes during the coming months will be higher as well. The Community Resource's Weatherization Team has 7 low- or no-cost tips to help you save energy and keep your costs down this winter.

1. Clean or replace your furnace air filter monthly.
2. If your hot water is higher than 130 degrees F., turn down the gauge on your water heater.
3. Wash clothes in cold water and hang to dry.
4. Use a crock pot in the winter instead of your oven.
5. Insulate your water heater tank.
6. Avoid using electric portable space heaters.
7. Make sure there's nothing blocking your vents or registers.

For even more tips, check out Xcel Energy tips: <https://co.my.xcelenergy.com/s/state-selector?return=%2Fs%2Fresidential%2Ftips>. Or to get professional help, reach out to your gas provider. Most have free or low-cost programs in-home energy assessment programs. Income-qualifying households may be eligible for help from the County's Weatherization program at Weatherization:

<https://www.arapahoe.gov.com/365/Weatherization-Assistance>



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Willow Creek 1, 2, & 3	\$35	1,629
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<b>ALL OF Centennial</b>	<b>\$60</b>	<b>2,904</b>
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## *Willow Creek 3* **WEBSITE**

## **WILLOWCREEK3.COM**

- News, information and updates from the Willow Creek 3 Board of Directors
- Important contacts and links
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- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
- Tennis Club
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## Willow Creek Real Estate News

Presented by Brent Hilvitz of  
Redesigned Realty

### The Secret to Selling Your Home in a Hot Market



Home sellers might think that a "hot" market means fast, easy money for their home. After all, a hot market means low inventory combined with lots of buyers looking for the perfect place.

In many instances, a hot market does indeed mean a faster sale at or above asking price. However, there are some pitfalls that in a hot market that you need to be aware of before watching the money roll in.

But remember, in a hot market, buyers need to move quickly and are driven by first impressions and emotions. The best way to make someone fall in love with your house is to stage it and have professional photos taken, giving it that "Wow" factor.

Because properties in a hot market tend to sell quickly and have shorter contract deadlines, you need to be prepared. Having an inspection before hitting the market can save you time and money. That's why every home we list comes with a free inspection, free staging and professional photos.

Finally, beware of the "perfect" offer. Pressured buyers sometimes make promises in their offers that they might not be able to keep just so that they can "capture" your house and put it under contract. If it sounds too good to be true,...

If you're thinking of selling your home, give me a call today to find out how to take advantage of this hot market!

I have over 13 years experience selling homes in Willow Creek and the Metro area. Give me a call for help with any of your real estate needs. 720-432-5545 or at Brent@RedesignedRealty.com

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**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. Interested? Apply today! Complete the application to tell us about yourself and why you want to serve, including any relevant connection to the arts and to South Suburban. Applications must be submitted by Wednesday, Feb. 16, 2022.

**Art on Loan 2022: Call for Artists:** The South Suburban Public Art Committee is seeking submissions from local artists for the 2022 Art on Loan program. Artists are invited to apply by March 7, 2022. Selected sculptures will be displayed at Goodson Recreation Center or Hudson Gardens for a year, and artists will receive a \$500 honorarium for their display. Click here to learn more and apply.

**Visit South Suburban at the Colorado Golf Expo:** The 2022 Colorado Golf Expo will be held Feb. 25-27 at the Colorado Convention Center. Stop by the South Suburban booth for your chance to win rounds of golf, carts, range balls and more. Golfers can also enter our drawing at the event to win a driver, bag and putter. Learn more about the expo and tickets.

### Upcoming South Suburban Events

**Super Sunday Fun Run 5K** on Sunday, Feb. 13; Mary Carter Greenway along the Platte River Trail. Are you ready for some...running? Bring the entire family to run or walk before the big game and enjoy a post-race party at Breckenridge Brewery Farmhouse. Show your team spirit and wear your favorite team jersey. Learn more and register.

**Valentine's Day at South Suburban Golf Course** on Monday, Feb. 14; South Suburban Golf Course Bar and Grill. Celebrate your love with a special Valentine's Day dinner at the South Suburban Golf Course restaurant. Menu options include appetizers, a choice of prime filet steak or grilled seabass, dessert and cocktails. Please call or email to make your reservation: [mreesessprd.org](mailto:mreesessprd.org) or 303.770.1882.

**Someone Special Dance** on Friday, Feb. 18; Goodson Recreation Center. Dress to impress and get ready to groove at the annual Someone Special Dance (formerly Father Daughter Sweetheart Dance). Enjoy dancing, arts and crafts, light refreshments and a photo booth.

**Goodson Movie Nights** Various Dates. Hey Parents! Take the night off and bring your kiddos (ages 3-12) to a movie night, complete with pizza and popcorn. Movie nights are supervised by trained childcare staff. Spring dates and movies include:

- Feb. 25: Kung Fu Panda
- March 18: Bee Movie
- April 15: Ralph Breaks the Internet
- May 13: Lilo & Stitch



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