



JANUARY 2022

WILLOW WORKS

WEBSITE:

Willowcreek3.com

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WC3directors@gmail.com

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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:

HG Management: 303-804-9800

CLUBHOUSE MANAGER:

support@hgmanagement.com

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Willow Works

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Letter from the Board

Happy New Year, Willow Creek 3 members.

Trash and Recycling: By now, everyone is getting accustomed to Friday being Trash Day, with every other Friday being both Trash and Recycle Day. And that the trash trucks can actually show up at 7:00am! You have also noticed that the trash company will accept an additional yard bag or trash can; no, not 2 or 3 or 4, ... just 1. Some folks complained that the cans were too big to fit in their garages, and HG has contacted Waste Connections about it and the trash company won't issue small cans. You can purchase or use a smaller can – they will pick it up.

Architectural Control Committee (ACC): We have temporarily suspended the committee while the board reviews the ACC policies and procedures. No, this is not a free-for-all; the rules are still in place and inspections are being conducted by the management company. You'll need to re-paint those pink or polka-dot painting schemes! And you will need to paint your house if it really needs it. Rule of thumb – almost all exterior repairs, replacements or additions need to be approved by the Association before the work is done. Go to the www.willowcreek3.com website and complete the ACC form. Fines will occur for anyone that does not have prior approval.

Willow Creek Tennis League Memorandum of Understanding (MOU): The WC3 addendum has been approved for the league to use 2 courts for league play. The League includes all 3 Willow Creek HOA teams. The MOU/addendum will need to be renewed by December (annually, much like any other contract).

Tennis Courts: The concrete has been poured, and fence posts installed. The fence will be constructed during the winter once all the material has come in. We must wait till the spring when it will be warm enough to install the coating and paint the lines. There will be 2 courts for tennis, 2 courts for tennis and pickleball (overlaid), and 1 court for basketball and other games.

Alley Milling and Paving: Work started on Monday December 6. Unfortunately, we did not get all the re-paving done on the townhome private streets that we wanted to get done. We will have to wait until spring, when the weather is warm enough, to get more paving done.

Sidewalk grinding: The board approved grinding the raised sidewalk tripping hazards. This work will be started in the next few weeks (weather pending).

Lights on the Pathways: HG Management changed out all light bulbs and had several non-functioning poles repaired. Please call HG if you see a light is out or that has been knocked down.

Fencing Down Along County Line Road: This is in the process of being repaired by City of Centennial (the City owns that part of the fence).

Tree removal/trimming: The Board approved the bid to remove the remaining dead trees that were reviewed by the arborist at the last meeting. The work will be scheduled and communication will be sent out to the homeowners to advise of the dates. This is the work to be done:

Tree Removal:

E. Phillips Circle:

- 7609: Scotch pine to left of house at sidewalk:
- 7679: Maple in street island flagged orange:
- 8007-8047 garage alley: Maple
- 8140 right of mailboxes: Maple
- 8216: Linden flagged orange
- 8220 garage at electrical box: Sumac flagged orange
- 8152: Norway Maple flagged orange

E. Phillips Place:

- 8193: Maple
- 8251: 2-snowball bushes flagged orange

Greenbelt between Trenton Way and Syracuse Street:
Balsam Fir flagged pink; no stump due to slope of hill.

Trimming, E. Phillips Circle:

- 8156: 2 big broken branches in Pine blocking sidewalk
- 8122: 1 big broken branch in Pine blocking sidewalk

Audit: The 2020 audit of the financials has been completed. An audit is a review and inspection of the Association's financials accounts done by an independent accountant to assure HG Management and the Association are following the documented system of recording transactions and the accuracy of financials statements. The board voted to accept the final audit.

Budget: The Board adjusted some budget amounts, but the dues remain the same: \$107 per month for single family homeowners and \$153 for townhome owners. The Approved 2022 Budget will be shown separately. See page 4 of this newsletter. A mailed copy and an email communication has also been sent out to the homeowners.

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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Tree Lighting & Santa Day Success

Thank you to all the neighbors who attended our first-ever Christmas tree lighting. We've loved seeing the children sing carols and play with their friends. Special thanks to Sekhar Vehkat for providing the holiday music.

Santa Day was a hit this year with over 100 children sharing their Christmas lists with Santa. We especially thank our Santa Day sponsors: Juhi Johnson, REMAX professionals, Willow Creek 2 Social Committee, Willow Creek Women's Club and the City of Centennial. The event wouldn't be possible without our volunteers who helped at the Santa Day event: Mary Bonelli, Mary Beth Curry, Juhi Johnson, Patrick McMahon, Darrin Rich, Kim Sluyk and Sekhar Vehkat.

We wish everyone a Happy New Year and look forward to more social events in 2022!



Ann Draznin

Dog Training
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720-499-2202

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2022 Budget

Amenities	
Clubhouse Maintenance	1,500
Clubhouse Cleaning & Supplies	1,920
Clubhouse Management	0
Pool Contract	55,057
Pool Activities	8,000
Pool Supplies	1,000
Pool Maintenance	1,000
Pool Chemicals	4,000
Tennis Court Maintenance	500
Total Amenities	72,977
Total Operating Expenses	
Monthly Operating Expenses	49,646
Townhome Expenses	
Water	44,045
Water Admin Fee 3%	1,321
Total TH Water	45,366
TH: Snow Removal	40,000
Total Townhome Expense	85,366
Reserves – Contributions	
515 All Homeowners	28
197 Townhome owners	10
Townhome Dues	
Dues - Water	19
Dues -Snow Removal	17
Dues - Alley Maintenance	10
Single Family Dues	107
Townhome Dues	153
Reserves Expenses	
TH Alleys 75,000	
General	
Cardkey Access Control	30,000
Ground Cover Replenish	30,711
Tennis Courts Final Fence	53,830
Tennis Courts Final Paint & Stripe	35,886
Concrete Sidewalk	50,000
Pool Deck	35,000
Phase Two Amenity Improvements	60,000

Tennis Talk

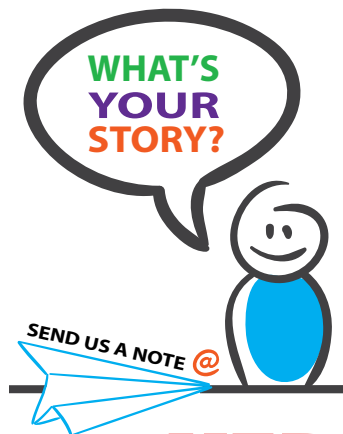


By Mary Beth Doerr

It doesn't feel like it quite yet, but it's time to think about playing tennis this coming spring and summer. The Willow Creek Tennis Club will once again be providing programs for juniors and adults in the neighborhood. Stay tuned for more information on this in later articles.

If you are interested in playing on a USTA League tennis team in Willow Creek for the 2022 season, we will be organizing junior, men, women, and mixed doubles teams of different ability levels. Each team plays once a week for approximately eight consecutive weeks during the spring/summer season. 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 in the neighborhood 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 our "Wanna Play" list and you will be contacted as soon as space is available.

If competitive tennis isn't your thing and you play for fun as well as the great health benefits, as stated above there will be some organized programs in the neighborhood for kids as well as adults. Use the above email address to tell us what you are looking for and we will see what we can come up with.



Want to share something in the Willow Works newsletter?

KERRI @ PORCHLINK.COM

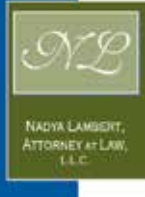
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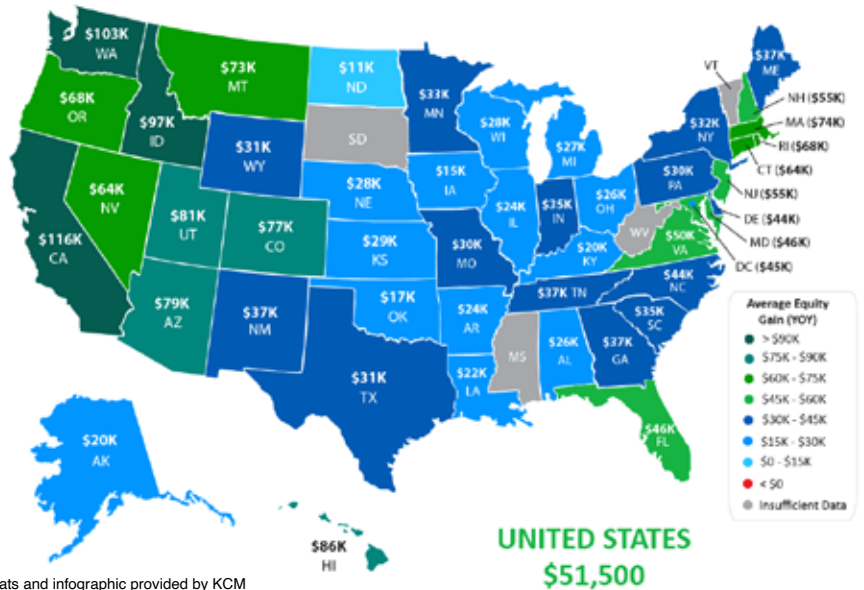
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Wishing You And Your Loved Ones A Very Happy New Year!

**How To
Report An
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.



Community Contacts

Board of Directors:

Email: wc3directors@gmail.com

Community Manager: Sgbi Kailihiwa

skailihiwa@hgmanage.com | 303-804-9800

Accounting/assessment questions: accounting@hgmanage.com

Clubhouse Manager

Email: support@hgmanage.com

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

Tennis court keys and pool keycards:

Community manager: support@hgmanage.com

Perfect Pools (WC3 pool management):

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

JBK Landscape: Email the WC III community manager with questions at support@hgmanage.com

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

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

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.



Winter Watering

Don't forget to water trees at least once a month so they will be healthy and happy next spring.

Display Advertising Rates Per Issue for Willow Creek 1, 2 and 3 | Over 1,600 homes!

Business Card: \$70 B&W \$130 Color	1/6 page: \$110 B&W \$180 Color
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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 January Evening Event

Join the women of Willow Creek on Thursday, January 27th, at 7:00 p.m. at the WC2 Mineral clubhouse (, for a presentation on health, well-being and self-confidence as we start the new year

Nutritionist and Certified Coach Annemarie Millisen from Perfect Brilliance specializes in coaching women who struggle with their weight and body confidence by using a habit based positive behavior change approach.

If you're looking for a kind, flexible, supportive and gloriously effective style in order to make positive changes in your life, this talk is for you!

If you find yourself reaching for your favorite treat, rest assured she will not tell you to stop eating it or whatever food you think you "shouldn't be eating." Nor will she tell you to eat 7 pounds of kale. Truth be told, nutrition can be very messy so she works with women to find out what actually works for them--be it food, movement, sleep or supplements.

So whether you want to have more energy, drop weight and keep it off (it's okay by the way to like your body and want to lose weight), or maybe you're done with wanting to lose weight and you just want to make peace with your body, let's figure out what you need, when and how to put your pieces in place – that's her JAM. For more information about Anne Marie, visit <https://perfectbrilliance.com>.

RSVP today to Brenda McKenna at Brenda.Mckenna@yahoo.com. Due to ongoing COVID concerns, we are setting a max number of participants at 25. Masks are required per the county health regulations.

Please bring some wine or an app/dessert to share for this event!

This event is free to WCWC members. Not a member, no problem. Please contact Natisha Doherty at natisha.doherty@yahoo.com to join today! Membership is only \$20!

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Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
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

- 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.



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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– KEN G Centennial, CO

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
Brent@RedesignedRealty.com



**KERRI @
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SOUTH SUBURBAN

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

2022 Spring Catalog

The South Suburban Spring 2022 Catalog will go live online on January 19, and the printed version will hit homes in early February. In an effort to promote sustainability and a shift in the user experience, the South Suburban quarterly catalog will look a little bit different in 2022. A hybrid of print and digital will engage our patrons in a way that makes registering for your favorite class as easy as it was before. View and register for all of our spring programs at register.ssprd.org.

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.

Jumpstart January at South Suburban Recreation Centers

Jumpstart your 2022 fitness routine with three different 30-minute drop-in fitness classes for free! Join the fun at Buck, Goodson or Lone Tree recreation centers. Take two of the three classes offered at your center and you'll be eligible to win a prize! Classes include REB3L Groove, Mat Pilates, Yoga, Zumba and more. Click here to view schedules.

2022 South Suburban Board Election

The next regular election for the South Suburban Parks and Recreation Board of Directors will be held on May 3, 2022. Three Board positions will be filled, each to serve a three-year term. Self-nominations will be accepted starting Jan. 1. More information including polling locations, important dates, and instructions for receiving an absentee ballot is available at ssprd.org/election.

Jobs at South Suburban: Where Work Meets Play

If you love to play as hard as you work, South Suburban is the place for you. 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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