



WILLOW WORKS

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Willowcreek3.com

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WC3directors@gmail.com

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Eric Sinclair

WC3 MANAGER

HG Management

1101 West Mineral Avenue #107

Littleton, CO 80120

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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

Greetings, Willow Creek 3 members.

Homeowner Forum: Homeowner says thanks for having the meeting via zoom. Thank you for all the details in the *Willow Works*. Asked about how the ACC revamp was going.

Another homeowner says thanks for everyone's work, especially Sybil, on the snow removal! Wondering about how some of the removal works. Some snow is shoveled from the garage and the plow pushes it out. The vendor Brightview does the snow removal. Brightview's Paul Kapella texts Aidan and Sybil with the snowfall update so they can decide whether or not to plow.

A homeowner complained that the plowing was terrible this last time. There was a thick sheet of ice in the alley. It's a safety problem with slipping/tripping/falling. And 8161 E Phillips also has a sheet of ice on the alleyway. Aidan asked Sybil to see if we can have the snow guys put down some de-ice salts (Sybil texted the vendor Brightview with this request).

Homeowners --- was the snow removal OK? Let us know. Give us feedback. How about some positive feedback, too? Call HG (Sybil).

Social committee is in a holding pattern, because of the COVID restrictions

Tennis: The Leagues will start playing in late March. Our courts may not yet be ready by then, of course.

Amenity/Grounds: We are formulating a 10-year plan. This includes the items from the Reserve Study, which forecasts when items are expected to be replaced.

Website: Sybil mentioned that there have been some issues with the website. HG will update the website with information such as the financial reports. Everyone is looking forward to this!

We will need the ACC violations in the board packet so that the board has visibility on this.

Financials: none for Dec and Jan. Year-end processing has taken a long time. Jerry said HG is in the process of closing the book on the 2021 fiscal year.

We were able to close 2 delinquent accounts which were paid.

Clubhouse updates: Cleaning was done for \$300. Over the year, there is an average of 10 rentals per month. We plan to have the clubhouse calendar on the website. Board approved a change to the clubhouse rental fee to \$65 for homeowners and \$100 for business.

HOA Townhome sidewalk hazard repairs: the Board will have a walk-through in the Spring. HG will give us an update on the vendor who will do the grinding.

Jerry asked about the 18k invoice on Townhome alley paving. The Vendor has booked us as the first job to be done in the Spring, and this will hopefully be in mid to late March. The 8085-8055 E Phillips Ave alley is number one on the list. This project will be funded by the Townhome

Reserve Fund; all of the townhome alleyways are the HOA's private streets.

City street (not alleyways) repairs: if you see potholes in the city streets, please submit a request for repair using the City of Centennial website: <https://www.centennialco.gov/Government/Departments/Public-Works/Street-Maintenance>.

Street Lights out: to get this fixed, report it on Xcel Energy's website https://www.xcelenergy.com/outages_and_emergencies/report_outage

We received a quote for the sidewalk replacement on the greenbelt across from clubhouse. The asphalt needs to be replaced after 40+ years of wear and tear. We hope to get this project done this year, funded by the General Reserve Fund.

Card reader system: We will work on this in the Spring. This system will provide access to pool, tennis courts and clubhouse with one card.

Architectural Control Committee (ACC) For details, please see the website. The next ACC meeting will be on the first Monday in March at 6pm at the clubhouse. The Board approved the new meeting time of 6pm, as requested. HG is working on the guidelines so that they are easier to read. Homeowners are welcome to help with this. We have 3-4 candidates for the ACC.

Paver project: HG will check on vendor pricing for 5 rows each year for the next 3 years to finish the project.

Tennis court replacement project: Right now, there is a huge shortage on fencing materials; these items were ordered in November but the supply is tight and delivery may be about the end of March. The basketball hoops were already delivered.

WC3 DOLPHINS SWIM TEAM IS SEEKING A SOCIAL MEDIA INFLUENCER INTERN FOR THE 2022 SWIM SEASON

We are seeking a high school or college student that loves capturing images and sharing them on social media!

The Dolphins Social Media Influencer Intern will be a part of this AMAZING team for the swim team season, May 16, 2022 – July 23, 2022 and will be responsible for:

- Attending weekly swim meets and team social events
- Posting to social media sites
- Capturing fun images of the events

This is great opportunity for anyone looking to add to their resume and experience. Ideally a Willow Creek resident and an individual that understands social media (Instagram, TikTok, and Facebook) and enjoys curating social content. Please send inquiry e-mails to Dana Duman at social@wc3dolphins.com by March 31, 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

Waste Connections: 303-288-2100

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.

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.

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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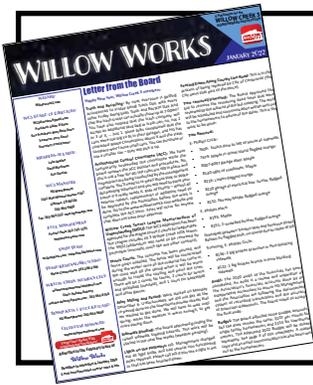
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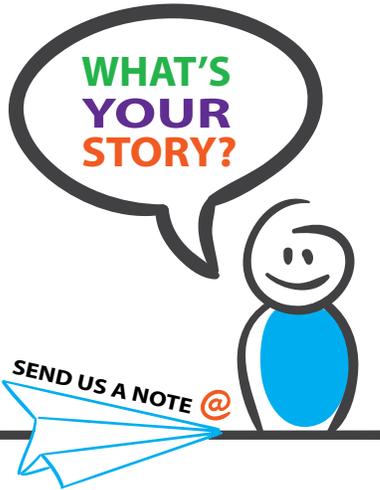
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Want to share something in the Willow Works newsletter?

KERRI @ PORCHLINK.COM

Submission deadline is the 20th of the preceding month.

WILLOW CREEK III DOLPHINS SWIM COACHES NEEDED!

Positions available for Head Coach and Junior Coaches ages 15 years & older

Why Dolphins?
We are a fun, neighborhood swim team

PLEASE SEND RESUME OR INTEREST TO SWIM@WC3DOLPHINS.COM



**HELP
WANTED!**



ARAPAHOE COUNTY

Did you know that Arapahoe County has employment opportunities for Centennial, eastern Aurora and beyond? If you're looking for a job closer to home that helps you avoid a busy west-bound commute to Denver, visit www.arapahoe.gov/jobs for a look at some options, including:

- **Fair Event Assistant**—In this temporary position you'll help make Arapahoe County's biggest annual event fun and festive. You'll assist with customer service duties including working with vendors, sponsors, and entertainers.
- **Fairground's Operations Technician**—In either temporary or full-time positions you'll support event and maintenance support for events, like weddings, conferences, and sporting activities at the Fairgrounds.
- **Road Maintenance Technician**—Eligible for a \$2.5k sign-on incentive, this position works directly with the right of way crew and assists in a variety of ROW.
- **Custodian**—In this job, you'll perform a variety of duties associated with the cleaning and maintenance of Arapahoe County grounds and facilities.

Please scan QR code below. The County offers great benefits and employees are also able to purchase discounted tickets to Fairgrounds events like chalk art festival, outdoor movies and Halloween treat street.



Shovel snow for a neighbor in need



Snowy walkways and driveways are a safety hazard for many seniors or those with disabilities. This awesome volunteer opportunity is a real feel-good program and gives you a great workout. It's also a safe volunteer opportunity to give back during the pandemic as there's no direct interaction necessary. Volunteers are paired with a senior who lives within walking or short driving distance from their home. Make a difference in your community.

www.arapahoe.gov/volunteer



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Be Alert For Coyotes



Although coyote incidents within our Willow Creek community appear to be down recently, it's important not to become complacent. **According to the Colorado Department of Parks & Wildlife, February and March are the primary months for coyotes to mate, followed by the births of pups within about 60 days.** Coyotes can be especially territorial during these times.

Although threatening encounters between coyotes and humans are not common, pets are a different story. Be alert at all times when a pet is outside, even if in your fenced yard.

If needed, here are some phone numbers: Centennial Animal Services, 303 325-8070; Colorado Parks and Wildlife, 303 291-7227; 911 for emergencies.

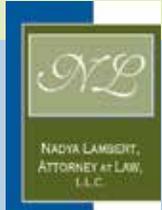
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Save the date - April 16th! Details to follow.....

\$1,000,000?

It's likely that Willow Creek will see it's first million dollar sale in the very near future!

- There's an influx of buyers looking for homes today, and that means your house is in high demand. Here are a few reasons why so many people are looking to buy a home.
- *Buyers are motivated to beat rising mortgage rates, and many want to escape rising rents. There's also additional demand from millennials who are reaching peak homebuying age.*
- If you're thinking about selling your house, today's demand is great news. Let's connect to begin the process of listing your house while buyers are ready to purchase.

"Homes sold at a record-fast January pace, suggesting that buyers are more active than usual for this time of year."

Danielle Hale, Chief Economist at realtor.com

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Willow Creek 3 Teen Services

Updated February 2022 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.



Community Contacts

Board of Directors:

Email: wc3directors@gmail.com

Community Manager: Sybil 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.

WILLOW CREEK Women's Events

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

St. Patrick's Day at Slattery's Irish Pub

Join us on Thursday, March 10 to celebrate St. Patrick's Day at Slattery's Irish Pub located at The Landmark, 5364 Greenwood Plaza Blvd, Greenwood Village beginning at 5.00 p.m. Happy Hour ends at 6.00. Check out the Happy Hour menu at <https://www.slatteryspubandgrill.com/happy-hour-menu>. RSVP to Nicole Mullen at NMullen1982@gmail.com to ensure you have a spot at the table.



Rescheduled event: Healthy You in 2022



Join the women of Willow Creek on March 31 at 7.00 p.m. at the Mineral Clubhouse (8500 E. Mineral Dr.) for Healthy You in 2022!

Annemarie Milisen, a Master Certified Coach and Nutritionist, will help us achieve our wellness goals in 2022. Whether you're interested in having more energy, dropping weight, improving your relationships or simply trying to eat more meals at home, this event is for you.

In this interactive session, you'll complete a Wellness Wheel to assess how you're doing in areas that reflect your emotional, intellectual, physical, social, environmental, financial and spiritual health.

You'll leave with an understanding of how to create effective behavior changes in your life. And, more importantly, you'll enter 2022 with a sense of renewed purpose!

Please bring some wine or an appetizer/dessert to share.

Save the Date - Willow Creek Easter Egg Hunt

Mark your calendar for the annual Willow Creek Easter Egg Hunt sponsored by the Willow Creek Women's Club on Saturday, April 16 at 10 a.m. More details to follow.



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Luck of the Irish

One of the most frequently visited sites in Ireland is the Blarney Stone. Thousands of tourists a year visit Blarney Castle for a chance to get the "Gift of the Gab" by kissing the Blarney Stone. Although the exact origin of this custom is unknown, the history of the castle itself is well documented.

Blarney Castle was built in 1446 with walls 18 feet thick in places. The stone itself is situated high up in the battlements of the castle, and is reached by following one of several long, stone spiral staircases up to the top. The stone is believed to be half of the Stone of Scone, which originally belonged to Scotland, and over which Scottish kings were crowned. Cormac MacCarthy obtained the stone in 1314 from Robert the Bruce, and eventually it was placed in Blarney Castle. Legend has it that an old woman cast a spell on the stone to reward a king who had saved her from drowning. The king kissed the stone and was given the ability to speak sweetly and convincingly, the "Gift of the Gab."

More likely though, the basis for the legend of the Blarney Stone comes from the dealings of Queen Elizabeth I with Ireland's chiefs. Cormac MacCarthy was a diplomatic negotiator, with an ability to delay the queen's requests. Elizabeth proclaimed that MacCarthy was giving her "a lot of Blarney," and thus the legend was born.

Kissing the stone is supposed to bring the kisser the gift of persuasive eloquence. But it comes at a price—the stone is in a difficult to reach place. In order to reach the stone, the kisser must lie on his back and bend backward and downward, holding iron bars for support. But those willing to go to these lengths are truly able to say they have the "luck of the Irish."



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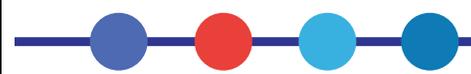


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WILLOWCREEK3.COM

- 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

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Tallyn's Reach	\$25	1,314
Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
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Willow Creek 1, 2, & 3	\$35	1,629
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Hunters Hill	\$10	275
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Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000
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– KEN G Centennial, CO

Willow Creek Real Estate News

Presented by Brent Hilvitz of
Redesigned Realty



How to Find the Best Willow Creek Realtor?

There are several great Realtors who live and work in Willow Creek, so how do you choose the right one? The first step is to interview two or three reputable agents to find the best fit for you. We all have something that makes us unique, and we all have different personalities. If you do your homework, you can't go wrong.

Have a short list of open ended questions for everyone.
Questions might include:

1. What specifically will you do to sell my home for top dollar? (They should have a detailed marketing plan and be willing to put it in writing)
2. How experienced are you? (Agents with a track record will be happy to share that with you. Keep in mind bigger doesn't always equate to better)
3. What can I expect in the way of communication from you? (Make sure you will be working personally with the agent and won't be handed off to an underling or call center)
4. What is your plan for helping me find my replacement home? (in today's market this can be as important as the other 3 questions combined)

When you are ready to sell, I would be honored to be one of the Realtors you choose to interview

Brent Hilvitz
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Common Utility Scams

Disconnection Deception: Scammers call threatening disconnection of your utility service. They say that your service will be shut off if you don't pay them immediately and will demand immediate payment by prepaid cards purchased at a local retail store (or credit card, debit card, bank draft, wiring money, cryptocurrency, etc.) and insisting you call them back. Scammers may also attempt to contact you in person or via email.

Contractor Con: Scammers posing as utility workers or contractors affiliated with your utility may knock on your door claiming to be employed or hired by the utility company to read, upgrade, reset, repair, replace, or inspect your utility meter or other utility-related device.

Bogus Bills: Scammers send suspicious emails that appear to be a bill sent by your utility company, potentially featuring your utility's logo and branding.

Overpayment Trick: Scammers call claiming you have overpaid your utility bill, and you need to provide personal bank account information or a credit card number to facilitate a refund. This is a scam. In reality, your utility will apply any overpayments you have made to your utility account, allowing the credit balance to cover any future charges.

How to Protect Yourself From Utility Scams

Hang Up: If you receive a call from someone claiming to be from your utility and they are threatening to disconnect or shut-off your service and are demanding immediate payment, hang up. You should never purchase a prepaid card, wire transfer, money order, etc. to avoid service disconnection or shut off. Utilities do not demand immediate payment over the phone. Further, utility companies never send a single notification one hour or less before disconnection. Call your utility provider using the phone number on their website (independently visit the site, do not just click the link in a suspicious email or text) to confirm any payment.

Protect Personal Information: Never provide or confirm personal information (Social Security number, date of birth) or financial information (banking account information, debit or credit card information) to anyone initiating contact with you, whether by phone, in-person, or email, claiming to be a utility company representative.

Ask Questions: Utility employees and contractors must carry company ID cards. Ask to see a company ID if someone on your property claims to be working for a utility regardless of the work being performed. If the person cannot show you an ID, ask him or her to leave and return only with proper identification. If you have questions about someone claiming to work for a utility please contact the customer service number located on your utility bill.

Delete Deceptive Emails: If you receive an email that appears to be from your utility company that you are unsure about, delete it. Do not click on any links or attachments in any email unless you have verified the sender. You may be directed to a scam website designed to steal your personal information or you might install malicious software onto your computer without ever knowing it. Utility companies typically send bills via mail, unless you have opted to receive your bill electronically.

Customers who suspect that they have been victims of fraud, or who feel threatened during contact, should alert local law enforcement authorities and their utility immediately. The Federal Trade Commission is a good source of information about how to protect personal information. The Colorado Attorney General's Office Consumer Protection Section also provides consumer protection information for victims of fraud.

The Utilities United Against Scams ("UUAS") have published the Consumer's Guide to Impostor Utility Scams which provides important information to consumers and community leaders on the types of impostor utility scams that are occurring across the country (phone, in-person, and internet), tips to avoid scams that individuals can use and share with their communities, and names and contact information for the entities and organizations that may be called upon in case someone becomes a victim of an impostor scam.

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