



AUGUST 2022

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Letter from the Board

Greetings, Willow Creek 3 members,

The HOA Board and the community had a robust meeting on July 14th. As always, we encourage residents to attend these meetings, but for those unable to participate the following provides summary of many of the topics of discussion.

Landscaping: JBK advised they have completed pruning fallen branch removal. Turf spraying will begin shortly. Also, tire tracks the residents have noticed are due to warm/dry weather and should go away naturally. The board requested grass replacement in an area damaged by a re-placed pipe.

Pool: The vendor, Perfect Pools, was in attendance. Pool chemical levels are good, and supplies will likely last through the remainder of the pool season. Additionally, all filters are appropriately sized and operational. A recommendation for valve maintenance in the off-season was provided. The pool 'robot' has not been used in several years, and the board will consider re-placing this optional unit next season. A broken skimmer basket has temporarily been patched with a cover of the wrong size. The correct size is on backorder and will be installed when received. The pool gate lock is scheduled to be replaced, but the gate also needs repair.

The board and vendor discussed the status of the baby pool. An overhanging tree is causing additional debris in the pool. This tree is on the list of landscaping items to address. This pool has a lining with a non-slip surface coating, and this lining has a slightly brown tint to it.

Pool cleanliness was discussed. The lifeguards are tasked with cleaning, but their priority is maintaining a safe pool area. Staffing is a challenge that will need to be addressed for the next pool season.

Lastly, the Community and Grounds committee has been working on a comprehensive plan for improving the pool area.

Social Committee: Fiona stepped down from the committee. Thank you, Fiona, for your four years of service! We would like to correct prior reports about the Social Committee organizing a 4th of July party; these were incorrect and the social committee was not working on that. Diane Kohler volunteered as the next head of the Social Committee. **These community events rely on volunteers to be successful, and we encourage all interested residents to volunteer.**

Tennis Courts: The card reader access system is scheduled to arrive in mid-August. Emptying trash cans is in the landscaping contract. We are updating the Memorandum of Understanding (MOU) for use with the combined Willow Creek tennis clubs.

Other Landscaping subjects: Board will address the townhome retaining wall replacement in September after peak vendor demand has subsided. A quote to improve the median section when you pull into the neighborhood was received. The provided option was considered unacceptable, and we will seek further bids.

Swim Team: Another successful swim season is wrapping up. The board and swim team will work together on expectations for the 2023 season in the coming months.

Continued on page 11 ➡



**The Willowstock 2022 Music Festival
is just a few weeks away!
More info on page 8!**

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
6 p.m. the 1st Monday of each month.

Meetings are held at the Willow Creek III clubhouse:
8091 East Phillips Circle



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Have you been thinking about transitioning into a professional business role? Arapahoe County Human Services is looking for 17 entry level professionals to become Program Specialists.

The mission of the Community Support Services Division of Human Services is to connect citizens to a wide variety of state and federal assistance programs. These include food, financial and medical benefits for low-income families and individuals, including children, the elderly and disabled.

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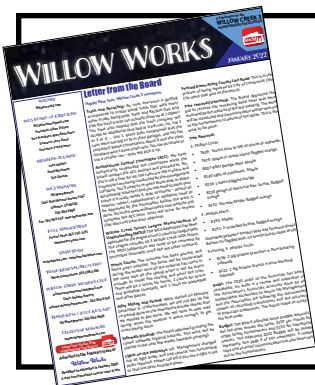


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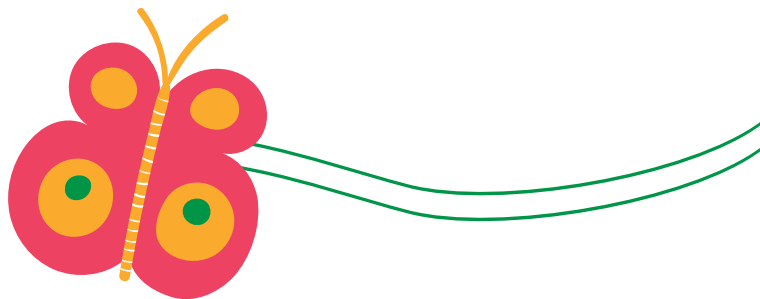
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Upcoming Events

Dogs Off Leash Free Concert - August 10 | 6 p.m.

Our neighborhood band, Dogs Off Leash, is performing August 10 in front of the Mineral Clubhouse (8500 E Mineral Drive). Food trucks will be there. Bring your blankets and chairs and join us for a night of music, food and fun!

Food Trucks - August and September: Join us for the final food trucks of the season. Mineral Parking Lot from 5 - 7:30 p.m.

August 10

Cyndy's Foodlishus
Big Apple Bodega
Sweet Comforts

August 24

No Food Trucks because of
WillowStock later that week.

September 14

Nel's Barbeque
J Street
Sweet Cow

September 28

Pierogie Factory
Smokin Bones
Anne's a la Mode

ACC Corner *August Edition*

With the recent change in management companies to Row-Cal the ACC is excited on how policies and procedures will be streamlined for everyone. In your welcome packet from Row-Cal all homeowners were given the option of downloading the app. We highly encourage this. All request can be streamlined and acted upon almost immediately. Any violations will be sent to your phone immediately giving you the homeowner the chance to remedy those violations.

We also encourage all homeowners to attend the August 11th board meeting, Row-Cal personnel will be in attendance to address all questions.

An ongoing problem that continues is trash can being visible in front of homeowner's homes. This is a violation of our policies. Trash & recycling cans must be stored out of sight. Please download a copy of our policy handbook that is available on Willowcreek3.com.

We continue to get applications for painting and home improvements. Decks and pergolas are a popular request, in addition to an ACC approval homeowners are requested to obtain the necessary city permits, ACC will not approve until prove of permit can be provided for all major home improvements. This not only protects you as a homeowner but also the community.

All ACC applications or queries can be sent to careteam@rowcal.com

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Submission deadline is the 20th of the preceding month.

Willow Creek 3 2022 RECYCLING PICK-UP DATES

Waste Connections: 303-288-2100

Trash day is every Friday (excluding holidays). **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.

August 2022	September 2022	October 2022
Friday, August 12 Friday, August 26	Saturday, September 10* 1 day holiday delay Friday, September 23	Friday, October 7 Friday, October 21
November 2022	December 2022	Waste Connections: 303-288-2100
Friday, November 4 Friday, November 18 Saturday, November 26* Trash only pickup, 1 day holiday delay	Friday, December 2 Friday, December 16 Friday, December 30	



South Suburban Events

www.ssprd.org | 303.798.5131

Annual Maintenance Closures at Recreation Centers: Each year, South Suburban closes its recreation centers to deep clean and make improvements. While your local center is closed, passes and punches may be used at any other South Suburban recreation center.

Maintenance Week Closures:

- *Buck Recreation Center:* Closed August 15 - 19
- *Goodson Recreation Center:* Closed August 29 - September 2 (pool closed August 22 - September 5)

Registration Opens July 19 for Fall 2022 Classes, Events and Leagues: Sign up for fall favorites! Online registration for the 2022 fall catalog opens at 9 am on July 19, and physical catalogs will start arriving in homes at the end of July and early August. Visit register.ssprd.org to learn more and register, or call the Registration Office at 303.347.5999.

Public Hearings for 2023 Budget: District residents are invited to learn more about South Suburban's major goals for next year and provide input on projects and priorities at public hearings for the 2023 budget. The public meetings will be held in the Board Room at the Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) on the following dates starting at 7 p.m.

August 10 | September 28 | October 12

Call for Artists: Arts and Craft Fair at Goodson Recreation Center: Local artists and creators are invited to apply for a booth at South Suburban's 35th Annual Arts and Craft Fair. Crafts of all shapes, sizes and styles are welcome for the family-friendly event, which will be held on Saturday, Dec. 3 from 9:30 a.m. - 3 p.m. at Goodson Recreation Center.

Reminder: Take the Master Plan Update Survey: Help shape the future of parks, trails and recreation programs! South Suburban's Master Plan is getting an update, and community members are invited to share input through an online survey. South Suburban staff will also be collecting feedback at community events throughout the summer. Visit ssprd.org/Master-Plan to view a schedule of events and the latest news on the 2022 Master Plan Update process.



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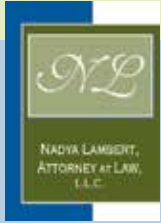
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- Important contacts and links
- Community events & meetings
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- Pool & tennis court info
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**Have you remodeled your home in last
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As a proud organizer and sponsor of WCWC Home Tour, I am looking for homes to showcase on this tour on 9/17. I would love to talk to you about having your home on this very popular neighborhood event! Please contact me for details.
Thank you!



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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 Open House

Join us for the annual Willow Creek Women's Club (WCWC) Open House on Tuesday, August 30th from 6.00-7.30 p.m. at the Mineral clubhouse, 8500 E. Mineral Dr.

You can sign up for clubs and activities. You can even form your own!

Willow Creek Home Tour

The annual WCWC Home Tour takes place on Saturday, September 17th.

At this time, we are in need of homes for the tour and volunteers to help.

If you are interested in participating, please contact Juhi Johnson at homesbyjuhi@gmail.com.

Ladies Night Out at Resolute Brewing Co.

Thursday, September 22nd, 6.30-8.30 p.m.

7286 S Yosemite St, #110, Centennial, CO 80112 (by DTC Storage)

Come discover what this neighboring gem has to offer!

Please RSVP to Fiona_emeraldisle@yahoo.com

Garden Tour Thank You!

We thank all of our neighbors who volunteered their gardens for the annual Garden Tour: Bell family, Shepard family, Zeimet family, Radtke family, Fry family and Parish family. Special thanks to Juhi Johnson, REMAX Professionals for organizing this event.

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Submitted by Blair Zykan

The Willowstock 2022 Music Festival is just a few weeks away! As mentioned in last month's newsletter, this is a kid and family friendly event - bringing friends and neighbors back together for an afternoon/evening of community, music, food, and fun. The entire Willow Creek neighborhood is invited.

Date, time, and place: Saturday, August 27 from 2:30 - 9:30 p.m. at the Willow Way Pool and park area. The first band starts at 2:30, so come out early and join the fun.

Costume theme (with numerous prize winners): Come as your favorite rock star or your favorite rock period (70's, 80's, 90's grunge, etc). We'll be awarding merchandise prizes for multiple categories. So, break out that Madonna outfit and join the fun.

The five band live music line-up includes:

- Above Tree Line
- Dogs Off Leash
- Domesticated Animals
- Stella Jameson Band
- Purely Indigo

With a wide-ranging array of musical genres and styles, these bands will offer something for everyone.

Culinary Delights: We have four food trucks booked, plus the ice cream truck. Check them out!

- The Turkish Chef: Mouthwatering international cuisine
- MU Denver: Vegetarian friendly Asian food
- Nel's BBQ: The best in smoked BBQ
- Cyndy's Foodlishus: Classic American culinary deliciousness
- Grace and Grub: Complimentary ice cream

Activities for kids of all ages:

- Chalk drawing
- Henna tattoo parlor (courtesy of Willow Creek Resident, Nancy Greager)
- Costume and dance contest
- Trivia questions with prizes
- Cornhole tournament with prizes (register onsite by 3:30 p.m.)
- And more!

We'll have awesome commemorative t-shirts and hats available for purchase at the event (Venmo and credit card only). In addition, the bands will have merchandise available.

Finally, in addition to all three WC HOAs, a huge thanks to our private sponsors for making Willowstock 2022 possible:



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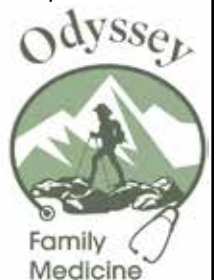
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Keep your calendars marked for August 27. See you there! Questions? Contact Blair Zykan at 303-324-7606 or blair@blairzykan.com

Willow Creek 3 Teen Services

Updated August 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.



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Letter from the Board

Continued from front page➡

Architectural Control Committee (ACC): Please send ACC requests to ACCwillow3@gmail.com.

Website: The website is updated regularly. The site and ACC request form will be updated with the new management company information after they are onboarded.

Homeowner Forum: Management issues and the pending change in management company were discussed. Irrigation, Tree Removal, and Responsiveness have been negatively impacted under the current management group.

Several Clubhouse concerns and recommendations were addressed. The board is committed to reviewing these items to ensure that the clubhouse is fully functional and adequately equipped for resident uses.

Homelessness: There have been reports of homeless individuals at the pool and sleeping in greenbelt areas. Please use caution, particularly when traveling in the greenbelt areas at night.

Fence: A resident is pursuing fence replacement options with the county and will need community support as the County Line fence belongs to the City of Centennial and not the HOA.

Trash & Recycling: As a reminder, according to community bylaws, trash cans need to be stored out of sight when it is not trash day. Our trash vendor, Waste Connections, only stocks 96-gallon containers and cannot accommodate requests for smaller containers. If you set out your own smaller container, Waste Connections will empty it. Remember the contract rule: the trash truck picks up one trash can and one trash bag. Residents may request additional trash cans from Waste Connections, subject to an added delivery charge. Extra trash cans are available for \$4.00 per month, charged to the homeowner.

Townhome Pavers: This project was started in 2010. Our goal is to do five rows this year. Aidan asked HG in January to get the bid to procure materials, which was never acted upon. The ongoing paver project is a priority, along with the alley paving & concrete sidewalk grinding/shaving, when our new management takes over on August 1st.

Financial Report: We recognize the inconvenience of changing payment information for HG and now RowCal. Many residents have reported that checks have gone uncashed by the out-going community manager. As such, delinquencies have increased and we hope to get back to current status with our new community manager.

Financials were reviewed, but not approved. RowCal is working on future financial reports.

Board Election is in November: We encourage all interested individuals to consider running for the board and serving the community.

Reserve Study: The reserve study will be updated. Jerry Grant and Eric Sinclair are beginning this process.

Board Meeting Attendance: In-person attendance will be important in the coming months with the management change. There was a discussion about video participation vs. in-person requirements, and the board members in attendance agreed that Zoom for board members would only be allowed in rare circumstances.

Pool bathrooms: Many residents have noted that the pool bathrooms need to be redone. A resident volunteered to work on a committee for this project, hoping to complete this during the offseason. The board would like to solicit feedback on community goals for this project; thoughts and requests can be provided to: wc3.poolbathroom@gmail.com

City street (not alleyways) repairs – if you see potholes in the city streets, please submit a re-request for repair using the City of Centennial website [no, it will not cost you to report it]: <https://www.centennialco.gov/Government/Departments/Public-Works/Street-Maintenance>.

Street Lights out: to get this fixed, report it on Xcel Energy's website [no, it will not cost you to report it] https://www.xcelenergy.com/outages_and_emergencies/report_outage



A graphic of a calendar page with the word "DEADLINE" in red, "AUG" in large green letters, and "20th" in red script.

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