

WILLOW WORKS

A Publication for the
WILLOW CREEK 3
HOMEOWNERS ASSOCIATION



SEPTEMBER 2022

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WILLOW CREEK WOMEN'S CLUB

willowcreekwomensclub@gmail.com

Chair: Natisha Doherty

natisha.doherty@yahoo.com | 303-694-0798

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Willow Works

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Letter from the Board

Greetings, Willow Creek 3 members,

The Board changed our community manager to improve service. Our new community manager is RowCal. You will notice that you can call the call center to get most things done. Please login to your account and update your email address so that you can receive emails about community events. You can set up your ACH monthly payments by filling out the form and up-loading it to the rowcal.com website. To reserve the clubhouse, email the care-team@rowcal.com (or call) for availability, and then you will need to fill out the form and submit it.

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

Board Election is in October: Correction from last month: our election is in October, at the October (2nd Thursday) meeting. We erroneously published the wrong month in the August *Willow Works*. We encourage all interested individuals to consider running for the board and serving the community. Please cast your vote for this election. Last October's election failed to get the requisite number of returned ballots which resulted in the board appointing the two candidates.

Colorado Legislation HB22-1137 has changed how Homeowner Associations collect assessments and enforce covenants. We are making changes to these policies to conform with the new law.

Social Committee: 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. We will get the hardware welded onto the gates. We are updating the Memorandum of Understanding (MOU) for use with the combined Willow Creek tennis clubs.

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

A homeowner requested a "no outlet" sign for East Phillips Place from the city of Centennial. The homeowner also is concerned about street speed mitigation near the playground. For mitigation of noise from C470 and County Line traffic, Dick is putting together a report that he will present to the city council.

A homeowner asked about the damaged Centurylink utility box on Mineral just past E Phillips Circle. Other residents have called Centurylink about this months ago and Centurylink told them that this repair work is in their queue to get done.

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

Continued on page 11 ➡



Willow Creek 3 Social Committee News

Submitted by Diane Kohler

Save the Dates

November 12 7PM Holiday Wine Tasting | December 3 4-7PM Holiday Babysitting

Willow Creek 3 Board Meetings

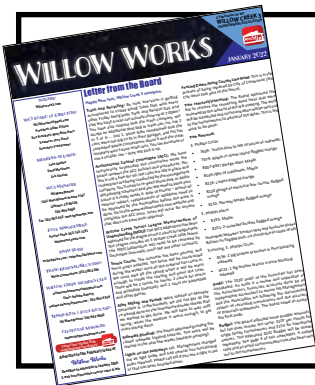
Board Meetings are held at 6 p.m.
the 2nd Thursday of each month.

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

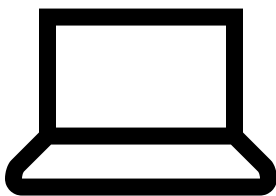
September ACC Meeting Moved to September 12

Because of the conflict with the Labor Day holiday, the September Architectural Control Committee meeting will take place on Monday, September 12, one week later than normal. ACC meetings are usually held the first Monday of each month. The meeting will start at 6 p.m. at the clubhouse.



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WILLOW CREEK **Women's Events**

Sponsored by Willow Creek Women's Club | Submitted by Anne Bonelli

Home Tour

Saturday, Sept. 17 | 11 a.m. - 2 p.m.

Tour begins at the Jamison Clubhouse: 8050 E Jamison Dr.

It's September and that means Home Tour. Please go to wchometour.com and join Willow Creek Women's Club. Your WCWC \$20 membership includes a ticket to the home tour. You can also purchase home tour tickets separately. Once you have paid for a membership or a separate ticket, please email Natisha Doherty to RSVP for the tour. Natisha's email address is natisha.doherty@gmail.com.

Based on positive feedback from last year, we are limiting the number of tickets sold. If you decide to attend at the last minute, there is a chance tickets will be sold out.

Reminder, no children over the age of one. Babysitting is available through wchometour.com on a first-come, first-serve basis. You will need to remove your shoes as well.

We are delighted to be able to offer the 2022 Willow Creek Home Tour to our community!

Volunteers Needed: We need 10 volunteers to help with the home tour. Volunteers go on a private tour and are invited to a thank you party afterward. If you can volunteer, please email willowcreekwomensclub@gmail.com by **Monday, Sept. 5**

Donate to our sister school: This home tour we're asking you to bring snacks to donate to Willow Creek Elementary's sister school in Aurora. Please bring granola bars, chips, raisins, and other snacks. Thank you!

Kids Clothing Drive

Saturday, Sept. 10 | 9 a.m. - Noon

Mineral Clubhouse: 8500 E. Mineral Drive

Cleaning out your kid's closets? Have gently used clothes or clothes with tags still on them that you are willing to donate? WCWC is hosting a clothing drive for Clothes to Kids.

Clothes to Kids provides new and quality used clothing to students in need to foster higher self-esteem and academic performance. And kids get to shop for themselves in a boutique setting free of charge!

Current Needs:

- Clothing for kids size 4 to adult, with the adult sizes being geared toward teenagers (meaning fairly trendy)
- Shoes size kids 9 to adults.
- New and in the package underwear and socks
- Backpacks
- Accessories
- Winter gear - coats, hats, gloves, boots, and scarves

All items should be clean and in excellent condition.

If you prefer to make a contribution online, donations are used to purchase new items like socks and underwear. Go to this link to donate online: <https://clothestokidsdenver.org/donate/>

WCWC Ladies Night Out at Resolute Brewing Co.

Thursday, Sept. 22 | 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

Save the Date: Trunk or Treat | Saturday, Oct 30 | 3 p.m.

We're in need of volunteers to decorate trunks. Please email willowcreekwomensclub@gmail.com to volunteer.

Food Trucks

Sept. 14 | 5 - 7:30 J Street | Nel's BBQ | Sweet Cow Moomobile

Sept. 28: Pierogies Factory | Smokin Bones BBQ | Anne's a la Mode



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South Suburban Events

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Fall Sale: Save on Fitness Favorites and Massages: South Suburban's Fall Sale runs from Sept. 19 - Oct. 2! It's the perfect time to try something new or save money on your favorite programs. Buy a 20-pack of Admission Punches and get 5 free, or buy a 10-pack of personal training, private Reformer or massage sessions and get 1 free. Purchase Fall Sale deals at register.ssprd.org or at any South Suburban recreation center starting Sept. 19.

Notice: Upcoming Public Hearings for South Suburban's 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 first hearing was held on Aug. 10. The next two public hearings will be held in the Board Room at the Sports Complex on the following dates starting at 7 pm:

- Second Public Hearing: Wednesday, Sept. 28
- Third and Final Public Hearing: Wednesday, Oct. 12

Celebrate Self-Care Awareness Month: Celebrate Self-Care Awareness Month this September! South Suburban is in the business of helping our neighbors live happier, healthier lives, and we're proud to provide facilities, outdoor spaces and programs to make that vision a reality. Learn more about the many opportunities to form new healthy habits, including a variety of free wellness workshops.

Upcoming Events

Goodson Movie Night: Friday, Sept. 9

Children ages 3-12 are invited to eat dinner and watch the movie Inside Out while parents take the night off!

Superhero Party: Friday, Sept. 23

Calling all superheroes! Dress up for a night of games, snacks, dancing and more.



Community Contacts

Board of Directors: Email: wc3directors@gmail.com

Perfect Pools (WC3 pool management): 303-795-1191 | hb@perfect-pools.com

JBK Landscape: Email the WC III community manager with questions: careteam@rowcal.com

Waste Management (trash and recycling) 303-288-2100

Dolphins Swim Team (Willow Creek 3 youth swim team) swim@wc3dolphins.com

Willow Creek Tennis Club: Mary Beth Doerr, President | 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.

City of Centennial Animal Control: 303-325-8070

South Suburban Parks and Recreation: 303-798-5131



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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

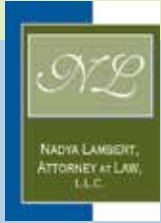
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was down 12.3% Year over year. The number of Active
Single Family Homes on the market in July was up 96%
from July 2021 and the Days on Market in July
increased 44% Year over year!**

*As a proud Sponsor and Organizer of
Willow Creek Women's Club Home Tour, I invite you to
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Tickets can be purchased at:

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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.

September 2022	October 2022	November 2022	December 2022
SATURDAY September 10* 1 day holiday delay	FRIDAY October 7	FRIDAY November 4	FRIDAY December 2
FRIDAY September 23	FRIDAY October 21	FRIDAY November 18	FRIDAY December 16
		SATURDAY November 26* Trash only pickup, 1 day holiday delay	FRIDAY December 30

Waste Connections: 303-288-2100



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A Note From Your Neighbor...

Wreaths Across America



Submitted by Marsha Harrision

The Wreaths Across America program was originated in 1992 thru an original gift of wreaths from the Worcester Family to Arlington National Cemetery. The program grew from there and in 2007, 33,000 wreaths were placed at 286 locations; soon after Wreaths Across America became a 501c-3 nonprofit

organization. The program continues to grow with the help of supporting groups all over the country. The COVID-19 pandemic may have slowed things down but even with that 1,700,000 wreaths were placed at over 300 locations in 2020. Sponsorship groups such as the one I support play a part in the success of the growth each year. In 2021 my group sponsored 382 wreaths for placement at Ft. Logan National Cemetery. Nationwide, 2.4 million veterans' wreaths were placed at 3,137 locations.

At Arlington National Cemetery specifically, the program saw 66 tractor trailers deliver over 250,000 veterans' wreaths that were placed by nearly 38,000 volunteers.

I have been a resident of Willow Creek 3 for over 30 years and continue to look at my neighborhood with pride; so many American Flags! Maybe you have received a Patriotic Pinwheel from us in appreciation on Flag Day, just one of the programs we do. Keep up the good work WC3. My VFW Auxiliary is going into our fourth year of participation in this program, we appreciate any support you can give. If you would like to participate on wreath laying day, December 17, 2022, you can volunteer thru our website www.WreathsAcrossAmerica.org/CO0103P. I guarantee if you do it once your heart will know it and you will want to return in future years. Its time to pay it forward and share in our dream of seeing a Veterans' wreath on every grave at Ft. Logan National Cemetery.



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A Note From Your Neighbor...



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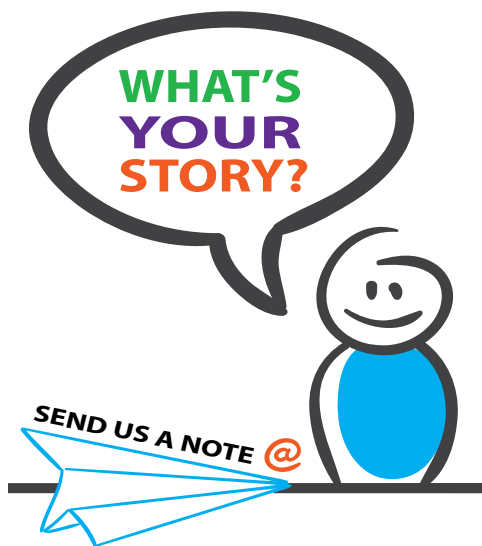
KERRI @ PORCHLINK.COM

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.



*Want to share something in the
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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
ALL OF Castle Rock	\$25	3,000
Acres Green, LONE TREE	\$25	1,053
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Letter from the Board

Continued from front page ➡

Architectural Control Committee (ACC): Please send ACC requests using the phone Application (App) or logging in to your RowCal account. We have 6 members on the committee. We will re-write the policy book, adding items such as xeriscaping, and so forth. In September we will have another walk-around for violations. The ACC meeting will be September 12th @ 6pm at the clubhouse.

Sidewalk along E Phillips Circle: Aidan and Matt walked the sidewalks and marked the tripping hazards for grinding and the areas that need to be replaced.

Townhome Pavers. The goal is to get five rows finished this year starting in November, and to finish the project next year. Aidan asked HG (previous management company) in January to get the bid to procure materials, which was never acted upon.

Alleyways. Re-paving the worst condition private streets (townhome alleyways) is a priority.

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

Clubhouse. The board is committed to ensuring that the clubhouse is fully functional and adequately equipped for resident uses.

HOA Fence along Quebec. We will assess the condition of the HOA-owned fence along Quebec and prioritize when to do repairs.

County Line 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.

Reserve Study: The reserve study will be updated. We are contracting with the vendor for both the General and Townhome Reserve Studies. Jerry Grant and Eric Sinclair are leading this project that will give us information to help us formulate the 2023 budget.

Board Meeting Attendance: In-person attendance for board members 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 repairs (not HOA alleyways) if you see potholes in the city streets, please submit a 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



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