



Willow Works

A Publication for the
WILLOW CREEK 3
HOMEOWNERS ASSOCIATION



January 2023

WEBSITE: Willowcreek3.com

WC3 BOARD OF DIRECTORS:

WC3directors@gmail.com

President: Aidan O'Shea

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Kendell Johnson

**5995 Greenwood Plaza Blvd., Suite 240
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Email: careteam@RowCal.com

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wc3dolphins.com | swim@wc3dolphins.com

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willowcreekwomensclub@gmail.com

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Letter from the Board

Greetings Homeowners,

Welcome to the new year! As we begin 2023, we look forward to a year of renewal and growth. We hope you had a safe and enjoyable holiday season, and that this new year brings peace and prosperity to everyone in our community. We would like to take this opportunity to thank all homeowners for their support throughout 2022; it was truly appreciated.

We'd also like to express our gratitude for your commitment to upholding the standards set by the Homeowner Association (HOA). Your continued involvement is essential in maintaining the beauty and safety of our neighborhood so that it remains an attractive place for years to come.

As we're now in the winter months, many outside projects have been tabled until the weather can be consistently warm enough to complete the tasks. In the meantime, the HOA Board and several residents have been working hard on planning several projects for the coming spring. We understand that our community is constantly evolving and changing, so we want to ensure we're keeping up with these changes by providing you with quality improvements throughout the year. We encourage all interested residents to attend monthly board meetings and volunteer for any activities they're interested in.

Willow Creek 3 is in need of a Clubhouse manager. If you are a Willow Creek 3 resident interested in this open position, please email the board at wcdirectors@gmail.com.

Willow Creek Women's Club Events

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

Happy New Year WCWC.

Resolve to meet new neighbors in 2023 at our first LNO of the year.

Open to all women of Willow Creek

January Ladies Night Out

Lone Tree Brewing Company

Thursday, Jan. 12 | 6:30 p.m.

8200 Park Meadows Drive

February Antiques Roadshow

February 1 | 9:15 a.m. | Mineral Clubhouse

WCWC is partnering with the Antiques Club for an Antiques Roadshow. Find out what your treasures are worth. You can bring one item to Appraiser Timothy Stenger. Light breakfast will be served.

Holiday Thank you!

We'd like to send a big thank you to our neighbors who made the December events possible. Despite the weather being frightful, neighbors joined us for our second annual Christmas tree lighting. Special thanks to DJ Sekhar Venkat and musician Angie Gamble.

Over 60 kids visited Santa for our annual Santa Day event. Shout out to Juhi Johnson RE/MAX Professionals for sponsoring, Lani Rich for organizing and planning the event, and Mary Beth Curry for volunteering.

And finally, our Willow Creek Women hosted the annual Holiday Tea after missing the event for several years. We are grateful to Kathryn Schindler and Jean Wagner for spearheading the event. We would also like to recognize the 2022 Tea Committee: Adeline Fleming, Arlene Pillmore, Beth Dickinson, Brenda Wright, Cherrie Warnimont, Jane Fast, Judy King, Lorraine Murphy, Marlene Brubaker, Marilyn Miller, Nancy Franks, Natisha Doherty, Suzanne Johnston and Surilda Hudson.

Social Committee

Everyone in Willow Creek is invited to a social event at the new Dig In Eats in the Willow Creek Shopping Center. The event will take place on Feb. 23 at 6:30 p.m.

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



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: Stephanie Burt, Chair
willowcreek123tennis@gmail.com | www.willowcreektennisclub.com
Organizes tennis activities for all 3 Willow Creek communities.

Willow Creek Women's Club: willowcreekwomensclub@gmail.com

Street Lights

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

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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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.

Our Program Specialists interface with the community while directly administering the public assistance programs our communities rely on. This is more than a job, it is your calling to help others!



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Tennis Talk

Submitted by Stephanie Burt

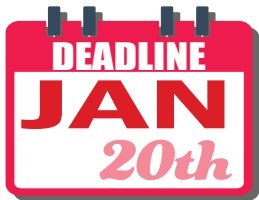
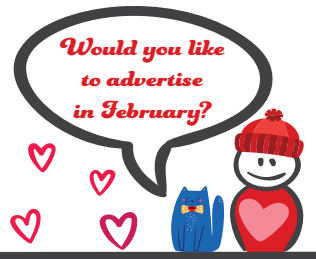


Can you believe we are just months away from the first outdoor USTA season of 2023? It is time to get your team together and hope for a warm spring! Trio starts April 1st, but team registration will start in February/March. Adult 18 + and mixed 18+ registration will start around the same time. Captains, please keep your eyes open for those details. Players if you are still without a team, please contact me at the email provided below.

While we wait for the sun to shine and the air to warm, it is a great opportunity to take advantage of all the indoor tennis our area has to offer. Some popular options are Randy Ross, Lifetime, and South Suburban. Tennis tournaments are another great way to get some hits in before the start of the season. You can find local tournament information on the USTA website. If you want to brave the cold weather and play outside, DO NOT attempt to shovel the snow from the tennis courts. We had some major damage to courts last year and it is expensive to fix the courts.

Ryan Freeman will continue to serve as the Willow Creek Tennis program. Check out his website to learn more about his programs for kids and adults. (ryanfreemantennis.com)

Finally, we continue to need volunteers in order to keep the 2023 season running smoothly! We need teams to volunteer to coordinate socials, tennis players to help with maintenance, and some volunteers to bring back the Willow Creek Tennis Tournament! If you are interested in volunteering, playing, or have any tennis questions, please email me at willowcreektennis123@gmail.com



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Full Moon Calendar for 2023 2023 is a BLUE MOON YEAR!

13 full moons occur in 2023, due to a second full moon on August 30th

January 6th: Wolf Moon	August 1st: Sturgeon Moon
February 5th: Snow Moon	August 30th: Blue Moon
March 7th: Worm Moon	September 29th: Harvest Moon
April 6th: Pink Moon	October 28th: Hunter's Moon
May 5th: Flower Moon	November 27th: Beaver Moon
June 3rd: Strawberry Moon	December 26th: Cold Moon
July 3rd: Buck Moon	

Willow Creek 3 2022 RECYCLING PICK-UP DATES

Trash day is every Friday (excluding holidays). Recycling pickup takes place every second Friday.

January 2023	February 2023	March 2023	April 2023	May 2023
FRIDAY January 13 FRIDAY January 27	FRIDAY February 10 FRIDAY February 24	FRIDAY March 10 FRIDAY March 24	FRIDAY April 7 FRIDAY April 21	FRIDAY May 5 FRIDAY May 19
June 2023	Waste Connections: 303-288-2100 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.			
SATURDAY June 3 Recycling & trash 1 day holiday delay				
FRIDAY June 16				
FRIDAY June 30				



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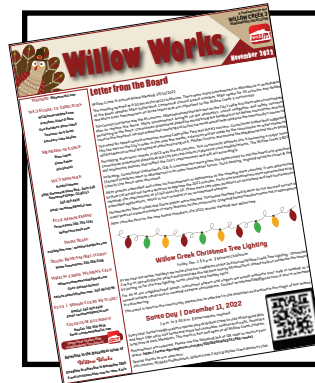
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Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
ALL OF Aurora	\$145	9,250
Willow Creek 1, 2, & 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
ALL OF Centennial	\$60	2,904
Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000
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Colliers Hill, ERIE	\$25	1,332

Willow Creek #3 Board of Directors Meeting December 8, 2022 Meeting Minutes

Meeting held at the Willow Creek 3 Clubhouse

I. Call to Order/Roll Call

- a. The Willow Creek HOA3 Board of Directors Meeting was called to order at 601 PM
- b. Board members attending were: Aidan O'Shea, Steve Lubell, Jerry Grant, Mary Beth Doerr, Diane Kohler, and Eric Sinclair. Luke Adeline was not in attendance.
- c. RowCal attendees were Codey Bolte and Kendall Johnson

II. Homeowner Forum

- a. Homeowner 1
 - i. Concerns were mentioned around a clubhouse refund, and lack of or/insufficient responses from RowCal.
 1. RowCal advised that this the refund was processed earlier in the week.
 - ii. Homeowner inquired about the status of driveway paving in townhouses, particularly for a partially completed driveway that was started last fall.
 1. Aidan advised that funds have been set aside to conduct further milling/paving of townhome driveways, but that this will have to be conducted in the spring due to weather issues.
- b. Homeowner 2
 - i. Homeowner echoed concerns over driveway paving.
 - ii. Homeowner brought up a sidewalk that is 'disintegrating' and in need of repair. She advised that the ground below the side-walk appears to be hollow and that it might be causing water issues
 1. Aidan advised that sidewalk repairs have been budgeted for, but are tabled until the weather improves. In the spring sidewalks will be assessed for repair or replacement
 - iii. Homeowner asked about the status of the townhome paver project
 1. Aidan advised that funds for this improvement have been set aside and that the board expects to complete 4-5 rows in 2023
- c. Homeowner 3
 - i. Homeowner inquired about the restricted vehicle policy with respect to trucks and vans
 1. Aidan advised that the ACC is updating policies and procedures to clearly outline the commercial vehicle policies. Eric noted that enforcement needs to comply with updated laws and regulations that Colorado approved this past summer.
- d. Homeowner 4
 - i. Homeowner discussed a Crab Apple tree that appears to be on HOA property but is causing issues for two homeowners. Further, homeowner noted that outreach to RowCal went unanswered for many months, and she felt that maybe she was doing something wrong in reporting the matter.
 1. RowCal advised that she did follow the appropriate guidelines and that she should have received a response
 2. Work Order: RowCal was advised to have a vendor review the tree and determine if it needs to be removed or treated to prevent future issues
- e. Homeowner 5
 - i. Homeowner expressed frustration with how long it took to repair a set of sidewalk lights. This issue has been discussed at multiple meetings and several unanswered requests to RowCal were submitted by residents and the board. Homeowner noted that the light was fixed earlier in the day.
 1. Mary Beth noted that action was taken following her outreach to the CEO of RowCal.
 - a. RowCal stated that was a coincidence but apologized for the amount of time these repairs took.
- f. Homeowner 6
 - i. Homeowner requested signs be placed on the athletic courts to request that homeowners empty the court trashcans if they're full and to remind homeowners to close gates when leaving the courts

1. Work Order: RowCal was advised to enter a work order for gate closures
2. Work Order: RowCal was advised to enter a work order for the appropriate signage
- ii. Homeowner asked the board to consider making all 4 courts available in the online reservation system
 1. This was added to the nights Agenda under "New Business"
- iii. Homeowner noted that there are some minor issues with the Pickleball nets, but they are working.

III. Minutes

- a. November 2023 minutes will be amended to include Steve Lubell's attendance
 - i. Minutes were initially approved immediately following the November board meeting.
- ii. Updated minutes will be posted to the website

IV. Management Report

- a. Codey Bolte, RowCal VP of Management was present to address board concerns.
 - i. Key concerns included lack of responsiveness to the board and homeowners, failure to timely address issues, vendor selection issues, and a major backlog of unanswered work requests. The board expressed the urgency with which these items needed to be addressed.
 1. Action Item: RowCal apologized for the issues and committed to sending the board an action plan prior to December 13th which will address areas where communications and work order processes have been failing.

V. Financials

- a. Jerry advised that he reviewed the financials and requested a correction which was not included in the board packet that was done by RowCal. Jerry made a motion that we approve the amended financials, Mary Beth seconded.
- b. Delinquencies were reviewed by the board.
 - i. Notices are going out as follows:
 1. Late Letter: >30 Days late and > \$295 Due
 2. Demand Letter: > 60 Days late and > \$590 Due
 3. Attorney Referral: > \$895 Due

VI. Committee/Project Reports

- a. Social Committee:
 - i. Diane reported that the wine tasting event has around 40-50 attendees and came in approximately at budget.
 1. Additional cleaning costs were incurred prior to the event as the clubhouse was in an unacceptable condition
- b. JBK was not in attendance
 - i. Work Order: RowCal was instructed to follow-up with JBK on the status of leaf cleaning
- c. Perfect Pools- Perfect Pools was not in attendance as the pool is closed
 - i. Work Order: RowCal was instructed to follow up with Perfect Pools on storing the umbrellas and shade.
- d. Tennis Committee – The Willow Creek Tennis MOU (between WC1, 2, 3) is still in progress. Mary Beth requested that the new MOU, when completed, be sent via email to board members so that they may read it over and vote on approval.
 - i. The middle gate has been repaired
- e. Quebec Fence
 - i. There is a review of the fence scheduled for December 28th to determine repairs and costs.
- f. Welcoming Committee
 - i. RowCal was asked to send the new-resident list to Bonnie.
 1. RowCal noted that new resident information is delayed by a couple of months due to nature of the report, but it will be sent monthly to the Welcoming Committee
- g. Pool Bathrooms

- i. Eric advised that he and Luke met with a contractor to start the bidding process, and that RowCal's construction unit will be re-engaged now that outside projects have stopped for the season

h. Tree Planting/Trimming

- i. Further updated will be provided in February

VII. Attorney Status Report

- a. The attorney report was reviewed, there is only 1 outstanding item on this report.

VIII. Unfinished Business

- a. County Line Sound Barrier
 - i. A homeowner provided an update on the discussion with the County around the County Line fence.
 1. The fence is owned by Arapahoe County, but the City of Centennial handles maintenance.
- a. There is no funding to do anything more than repairs on that fence.
 - ii. Homeowner requested the board set aside money to carry out repairs should the city fail to do so.
 1. The board recognizes that this is an issue but cannot use current funds to do this as the board believes that it's not our property to repair.
 - iii. Further discussions with the City/County are necessary and will be ongoing
- b. JBK Irrigation Contract
 - i. Jerry has been negotiating with JBK to handle the irrigation system, repairs, and maintenance for 2023, and noted that the proposed contract has been favorably amended beyond what the board has seen.
 - ii. Aidan requested that the contract be amended to include the annual Backflow Certifications.
 - iii. Mary Beth motioned to approve the contract as amended, Diane seconded this motion.
- c. Reserve Study
 - i. A reserve study report was previously ordered on an expedited basis but has not been received.
 - ii. Action Item: RowCal committed to following up with the reserve study for the status of the report and requesting a refund for un-timely delivery of the report.

IX. New Business

- a. Clubhouse Manager
 - i. The position will be posted in this month's Willow Works.
 1. A draft job description was in the board packet but did not include the full scope of work.
 2. Action Item: RowCal is working on a revised description of the Clubhouse Manager role
- b. Court Reservations
 - i. Following a homeowner comment earlier in the meeting, the board decided to maintain the current reservation process and leave one court available for walk-on play.
- c. Reserve Investments
 - i. Jerry proposed partially investing reserve funds now that interest rates have increased.
 1. Due to the number of pending projects in the pipeline, the board decided to hold-off until the reserve study is complete.
- d. Payment Plan Proposal
 - i. A resident requested a payment plan for back-dues, but the board had insufficient information to review.
 1. Action Item: RowCal will send the board the necessary information to consider this payment plan

X. Meeting Adjourned: 8:38 PM



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