



**December 2023**

# Willow Works

## WC3 BOARD OF DIRECTORS:

**President:** Steve Lubell

**Vice President:** Luke Adaline

**Treasurer & Secretary:** Eric Sinclair

## MEMBERS-AT LARGE:

Gareth Hearn

Diane Kohler

Justin Williams

Beverly Wright

## WC3 MANAGER

Tanya Valis

5995 Greenwood Plaza Blvd., Suite 240  
Greenwood Village, CO 80111

303 459-4919

Email: [tanya.valis@rowcal.com](mailto:tanya.valis@rowcal.com)

## POOL MANAGEMENT:

Perfect Pools 303-795-1191

[hb@perfect-pools.com](mailto:hb@perfect-pools.com)

## SWIM TEAM:

[wc3dolphins.com](http://wc3dolphins.com) | [swim@wc3dolphins.com](mailto:swim@wc3dolphins.com)

## TRASH REMOVAL/RECYCLING:

Waste Connections: 303-288-2100

## WILLOW CREEK WOMEN'S CLUB

[willowcreekwomensclub@gmail.com](mailto:willowcreekwomensclub@gmail.com)

**Chair:** Natisha Doherty

[natisha.doherty@yahoo.com](mailto:natisha.doherty@yahoo.com) | 303-694-0798

## POOL & TENNIS COURT KEYCARD:

RowCal: 303 459-4919

Email: [careteam@RowCal.com](mailto:careteam@RowCal.com)

## CLUBHOUSE BOOKINGS:

RowCal: 303 459-4919

Email: [careteam@RowCal.com](mailto:careteam@RowCal.com)

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Advertise in the January issue of

## Willow Works

Deadline to advertise is December 20th

E-mail [kerri@porchlink.com](mailto:kerri@porchlink.com) for rates & info  
or see page 2!

## Letter from the Board

Dear Willow Creek III Residents,

As we approach the year's end, we hope everyone is enjoying the holiday season.

### 2024 Budget

By now, you should have received a mailing outlining the 2024 budget. As you have undoubtedly noticed, there is an increase in dues for the upcoming year. While the board attempted to keep costs as close to the 2023 budget as possible, the impact of inflation and the reality of managing a large and aging community required an adjustment.

Understanding that many WC3 residents could not attend the November 2nd budget meeting or the November 9th board meeting to discuss and approve the budget, the board feels it's essential to provide deeper insight into the dues increase. Going into 2024, we know that contracted service costs are increasing by about 10%. These services include landscaping, trash, pool management, community management, and several other small line items. At around 41% of our total budget, this is the largest expense category.

In addition to the known costs for vendor services, the community has obligations to remove snow, maintain the irrigation system, pay for utilities, and conduct routine maintenance of our trees and pathways. Many of the final costs for these services are currently unknown, but we know that labor costs will be increasing, and we have adjusted the budget to account for those increased costs.

This year also features a newer expense for our community. With the Emerald Ash Borer Beetle again active in Colorado, we need to respond and protect our many Ash trees and have set aside funding to do so. The board's view is that due to the prevalence of this type of tree in our community, we must act now to mitigate the risks of a special assessment for tree removal in the future.

### 2024 Capital Improvement Projects

The budget document for next year includes a lengthy list of capital improvement projects. These items are funded from the community reserve accounts, which are in a healthy position. Many of these projects have been delayed for several years and considering the uncertainty around final costs and timelines and the substantial increase in operating dues, we are not preemptively increasing the reserve contributions this year. Many residents have volunteered to assist in coordinating these projects, which provides a tremendous financial benefit to the community. If you are interested or able to help with these projects, please contact the board.

### Dues Payments

Similar to last year, we will not be mailing out coupon books to lower costs. Dues can still be paid online or by check (without a coupon). Please ensure that your payments are updated to reflect the new rates.

Warm regards,

*The Willow Creek 3 HOA Board*

## Violation fine change - EFFECTIVE January 1, 2024

The way we calculate fines for violations for large maintenance items (painting and fencing) is changing. Fines we are allowed to charge will be assessed over a 3 month period rather than a year for non compliance.

- House/townhouse paint or fence violation, no response after 30 days = \$50 fine
- House/townhouse paint or fence violation, no response additional 30 days = \$150 fine
- House/townhouse paint or fence violation, no response additional 30 days = \$300 fine
- All other violations, no response \$50.

Fines will not accelerate but will continue to be charged at 30 day intervals until the violation is cured. As always, if you receive a violation, please communicate with RowCal so we know you are working on the issue to avoid fines.

In 2024 you have 6 months to paint your house or townhouse. Townhouses require an Architectural Control Committee Request Form be submitted to make sure you have the correct color paint for your row. Single family homes require a Single Family Home Paint Request Form be filled out and sent to the Paint Coordinator to get your colors approved.

Please refer to <https://willowcreek3.com/painting-roofing/> for detailed painting information.

Thank you for your cooperation in keeping Willow Creek III attractive and well maintained.

# 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

**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 Connections** (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](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](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](http://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

**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.

## Display Advertising Rates Per Issue Willow Creek 1, 2 & 3

Over 1,600 homes!

<i>Business card</i>	\$75 B&W   \$135 Color
<i>1/6 Page</i>	\$115 B&W   \$180 Color
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<i>1/3 Page</i>	\$235 B&W   \$300 Color
<i>1/2 Page</i>	\$300 B&W   \$375 Color
<i>Full Page</i>	\$380 B&W   \$500 Color

Email Kerri@porchlink.com with questions

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## Emergency Notification Alerts

**How Emergency Alerts Work:** When the county issues a message about a  
potential safety hazard or concern, messages will be sent to all standard  
voice and text communication devices (land line, mobile, email, instant  
messaging, text messaging, PDA, alpha or numeric pager, etc.) that you  
have registered in the system. The system will continue trying to contact  
you on these devices until it receives a confirmation from you that the  
message has been received.

Please note that this system will not be used for weather alerts because  
the timeliness or accuracy of such alerts cannot be guaranteed. There are  
a variety of other media outlets (TV and radio stations, and weather-related  
websites and alerts) that can provide this service in a more timely manner.

**How to Sign Up for Emergency Alerts:** Residents and businesses with  
land line phones are already listed in Arapahoe County's 9-1-1 database,  
and are therefore automatically included in the notification system. You  
may sign up to register additional mobile devices here: [https://ace911.  
colorado.gov/arapalert](https://ace911.colorado.gov/arapalert). Your information will be kept strictly confidential.



# Tennis Talk

Submitted by Stephanie Burt  
WCTCC Chair

Willowcreek123tennis@gmail.com

Happy Holidays from your Tennis Committee. December will be a busy month for starting to establish teams. Believe it or not, we will start registering teams in early 2024. Remember, you are required to add your name to this list if your rating changes (up or down), players who did not play at least 1 USTA/CTA match in 2023, players who are new to tennis, or new to the neighborhood and want to find a team. If you are a resident who was rostered on a WC team in 2023 and played at least 1 official USTA/CTA match and intend to stay on the same team, you do not need to add your name to the list. The list, as well as the Policies and Procedures, can be found at willowcreektennisclub.com

I hope everyone is enjoying winter tennis and already gearing up for summer 2024!

# Willow Creek 3 Recycling Pick-Up Dates

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

<b>December 2023</b>	<b>Friday, December 1 &amp; Friday, December 15</b> <b>Saturday, December 30</b> Recycling & trash 1 day holiday delay
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*As a seasoned realtor, I understand the emotional importance of your home—where memories are made and dreams take flight. If the following resonates with you, let's discuss your real estate journey:*

**Closer to Family:** Feeling the urge to be near kids or grandkids?

**Need for More Space:** Current home feeling tight? Whether growing family or a desire for more room, let's find your ideal space.

**Time to Rightsize:** Considering simplifying? Whether an empty-nester or seeking coziness, rightsizing brings freedom.

*If any of this hits home, let's connect. I'm here to guide you through the real estate process and turn your goals into reality.*

**Happy Holidays**

**Proud to co-sponsor Santa's visit to our neighborhood! Open to all Willow Creek kids!  
Saturday 12/16 Please register -Call for details**

Enjoy  
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\*APR=Annual Percentage Rate. \*\*\$100 cash back on loans of \$5,000 or more. All loans offered with approved credit. Your specific rate may vary based on credit and payment history. Floor rates do apply, ask a Loan Officer for details. New money only; existing Metrum Credit Union loans not eligible. Membership eligibility required. Limited time offer is subject to change without notice.



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- Important contacts and links
- Community events & meetings
- Detailed Architectural Control information
- Pool & tennis court info
- Dolphins Swim Team
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- Women's Club
- Photos & More



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# Willow Creek Women's Club

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

## Holiday High Tea

Wednesday, Dec. 13 at 9:15 a.m.  
Mineral Clubhouse (8500 E Mineral Drive)  
Reservations Required

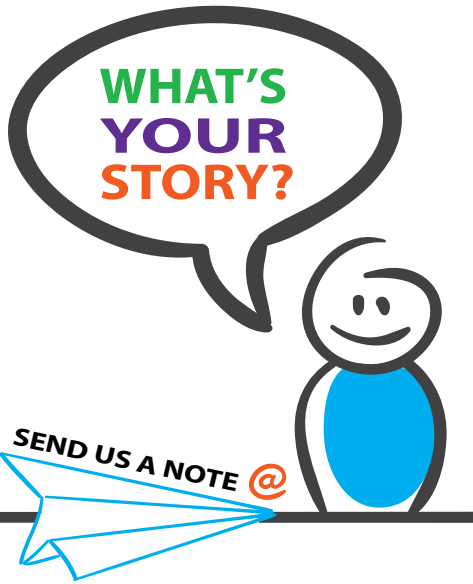
RSVP today to attend the Holiday Tea. The tea is one of our most popular events. We serve tea along with an assortment of homemade treats. **Space is limited and sign-up is required.**

RSVP to [jmwagner99@msn.com](mailto:jmwagner99@msn.com).

## Mocktails and Merry Making

Thursday, Dec. 14 from 6 to 8 p.m.  
Curate (8242 S University Blvd.)

Join us at Curate for a shopping event with over 100 local small shop vendors, selling one-of-a-kind handmade items, specialty goods, food, home décor, and more. It's free to attend and you can enjoy a complimentary mocktails from the Boozy Botanist as you shop.



A Note From  
Your Neighbor 

**Want to share something in the  
Willow Works newsletter?**

**Email [kerri@porchlink.com](mailto:kerri@porchlink.com)**

**Deadline is the 20th of the preceding month**

**Your New Luxury Med Spa**  
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# Winter Solstice



The Winter Solstice occurs on December 21st, making it the shortest day of the year. On this date in 1968, Apollo 8 was launched. It was the first mission to take humans to the moon and back. Major William Anders took some of the first photos of the Earth from space, including the iconic "Earthrise" image.

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+ Not satisfied with the school's answer when you asked for help for your Learner?



#### BUMPS IN THE ROAD?

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+ Are you having a hard time getting on the "same page" with your Learner's school team?  
+ Does your Learner need a different approach / path to learning?

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# Willow Works Classified Advertising

**ADVERTISE FOR LESS:** Email your classified ad to [kerri@porchlink.com](mailto:kerri@porchlink.com) \$35 for 25 words. Deadline is the 20th of the preceding month.

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10% discount for cash payments. A+ BBB Rating. Over 30 years in business. Call today! 303-908-9063.

**MOORE HEATING & A/C, INC.** Find a \$10 off coupon on our website [mooreheatingac.com](http://mooreheatingac.com). Call 303-680-5300 to schedule furnace maintenance or repairs.

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Or call: 434-409-3708.

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Stroh Ranch	\$25	2,400
Pradera	\$25	550
<b>ALL OF Parker</b>	<b>\$75</b>	<b>7,550</b>
Blackstone	\$25	1,306
Tollgate Crossing	\$25	1,500
Tallyn's Reach	\$35	2,037
Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
<b>ALL OF Aurora</b>	<b>\$155</b>	<b>9,972</b>
Willow Creek 1, 2, & 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
<b>ALL OF Centennial</b>	<b>\$60</b>	<b>2,904</b>
Sapphire Pointe	\$15	800
Founders Village	\$15	2,200
<b>ALL OF Castle Rock</b>	<b>\$25</b>	<b>3,000</b>
Colliers Hill, ERIE	\$25	1,332

Advertising deadline is always the 20th of the preceding month. Email [KERRI@PORCHLINK.COM](mailto:KERRI@PORCHLINK.COM) with any questions.



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### How do I place a classified ad?

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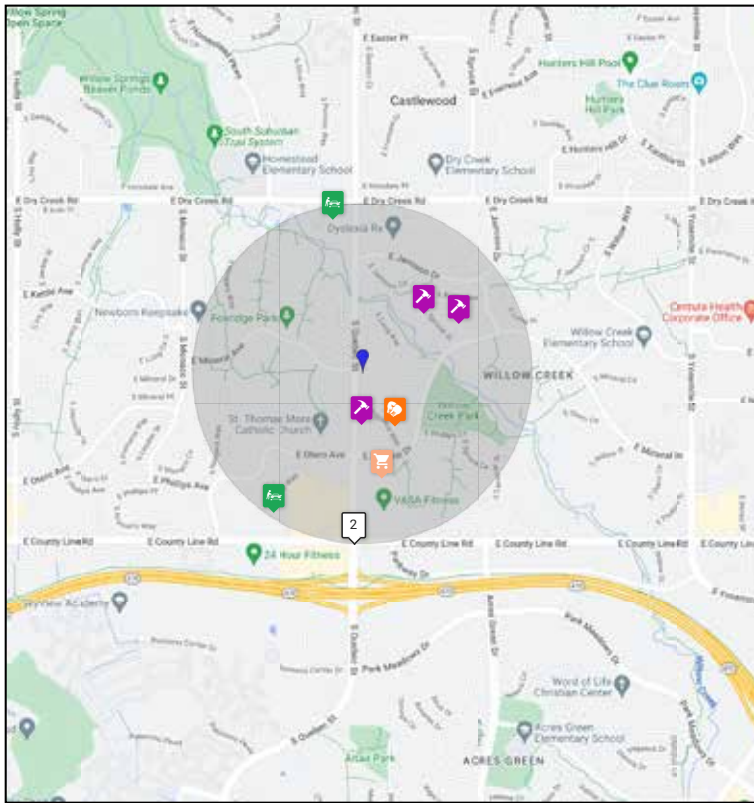
WANT HELP  
WRITING  
YOUR AD?  
Just let us know!

### How are classified ads different than display ads?

- Just text ads  No logos or images  All on the same page

### How do I pay for a classified ad?

We will email you an invoice with a link to pay via credit or debit, mail us a check or make payment over the phone.



# Willow Creek #3 Crime Report

Crime data from the Arapahoe County Sheriff's Office  
for the period of 10/25/2023 - 11/25/2023.

Source: <https://communitycrimemap.com>

10/27/2023	Shoplifting	81xx S Quebec St
10/28/2023	Aggravated Assault	S Quince Way
11/01/2023	Motor Vehicle Theft	72xx E Dry Creek Rd
11/02/2023	Vandalism	80xx S Quince Cir
11/07/2023	Traffic Incident	E County Line Rd / S Quebec St
11/08/2023	Vandalism	78xx E Long Pl
11/13/2023	Vandalism	77xx S Spruce St
11/20/2023	Motor Vehicle Theft	82xx S Poplar Way



# SOUTH SUBURBAN

For the most up-to-date information, visit [www.ssprd.org](http://www.ssprd.org) | 303.798.5131

**Recreation Center Winter Sale Starts December 1:** Save on your favorite fitness amenities, personal training sessions and more during South Suburban's Winter Sale! Discounted annual passes, punch cards, personal training sessions and Pilates Reformer sessions will be available at register. [ssprd.org](http://ssprd.org) or at any of South Suburban's recreation centers from December 1 - January 3.

**Buck, Goodson and Lone Tree Recreation Centers:**

- \$50 off Youth, Senior and Adult Annual Passes
- \$100 off Household Annual Passes\*
- 10% off 20 Admission Punch Cards
- 10% off 10 Packs of 60-minute Personal Training and Private Reformer packages

*\*Buck, Goodson and Lone Tree annual passes may be auto-debited over the course of three consecutive months.*

**Public Meeting for Ketrang-Gallup Park Master Plan:** The Ketrang-Gallup Park Master Plan is taking its next steps, and the City of Littleton and South Suburban are seeking feedback on conceptual improvement plans. Community members are invited to a public meeting on December 11 from 5:30-7:30 pm at Bemis Library to learn more.

**Winter Break Camps:** Have fun and learn something new during winter break at South Suburban camps! Activities at full-day camps include games, crafts, swimming or ice skating, depending on location. Campers can also explore their favorite activities or discover new interests at one of our specialty sports, nature, arts or enrichment camps. Full-day licensed camps are available at Buck and Goodson recreation centers, Family Sports Center and the Sports Complex from December 26-29 and January 2-5 from 8 am - 5 pm. Register for all camps at [register.ssprd.org](http://register.ssprd.org).

**Upcoming Events**

**Hudson Holidays & Light Up the New Year**  
Hudson Holidays November 24- December 31  
Light Up the New Year January 2-28  
Hudson Gardens

Experience the magic like never before at two new, spectacular light shows at Hudson Gardens! The first show, Hudson Holidays, will impose a sense of winter drama and feature appearances by Santa. The second show, Light Up the New Year, will feature an entirely new, immersive light display. Tickets now available. Learn more at [HudsonGardens.org/holidays](http://HudsonGardens.org/holidays).

**Parents Night Out**

Friday, December 8  
Goodson Recreation Center

Parents can take the night off while kids enjoy a movie, pizza and popcorn.

**Polar Party**

Friday, December 8  
Lone Tree Recreation Center

Enjoy a family-friendly holiday outing with crafts and an opportunity to have your picture taken with Santa. Beverages and snacks will be available, along with plenty of holiday cheer!

**Holidays on Ice**

December 15-17  
South Suburban Sports Complex and Family Sports Center

Experience holiday magic at South Suburban ice events! Glide on the ice with Santa and his elves at Skate with Santa events. Enjoy free holiday figure skating shows at the Sports Complex or Family Sports Center throughout the weekend.



# The Willow Creek Homeowners Association No. 3

## Board of Directors Meeting Minutes / November 9, 2023

Meeting held at the Willow Creek 3 Clubhouse

### 1) Call to order/roll call

- a) The Willow Creek 3 HOA Board of Directors Meeting was called to order at 6:01 pm
- b) Board Members attending were: Steve Lubell, Eric Sinclair, Diane Kohler, Beverly Wright, Justin Williams, and Gareth Hearn. Luke Adaline was absent.
- c) RowCal attendees were Tanya Valis

### 2) Homeowner Forum

- a) Homeowners 1 & 2
  - i) See comments under Pool Committee
  - ii) Pathway lighting was discussed, this has been an ongoing community issue.
    - (1) Board Response: we contracted with a company to assess lighting monthly and then go through the community to complete repairs. This is still too new to see results, but we expect to see improvements.
- b) Homeowner 2
  - i) Commented on pathway resurfacing and his preference for asphalt instead of concrete due to ease of repair and aesthetics.
    - (1) Board response: bids will be sought, and options compared.
- c) Homeowner 3
  - i) Discussed clubhouse manager position.
    - (1) Board response: this was never filled and due to budgetary considerations is not planned for 2024 unless clubhouse usage increases. A regular cleaning service was recently vetted and is waiting on completion of paperwork.
    - (2) A separate homeowner volunteered to check on and replace the HVAC filters.
- d) General/group commentary
  - i) Concerns over the need for budget increases

### 3) Committee Reports

#### a) Landscape - JBK

- i) No JBK rep was in attendance.

#### b) Pool – Perfect Pools

- i) No Perfect Pools rep was in attendance.

#### c) Pool - homeowner committee

- i) An additional pool company was approached for a bid on 2024 pool management, other vendors have indicated that they do not have capacity to do so.
- ii) Ongoing review and changes are occurring related to resurfacing the wader (baby) pool.

#### d) Grounds committee

- (1) Irrigation and leaf removal were discussed.
- (2) A more competitive bid to Emerald Ash treatment was presented. A review of the community will need to be conducted to prioritize which trees will need to be treated.

#### e) Amenities committee

- i) The paver project is expected to start the week after the meeting.
- ii) Tennis court signs need to be replaced, and the gate latches need to be repaired.
- iii) Other projects (Quebec Fence and Clubhouse Lower Level) are pending permits.

#### f) Social Committee

- i) No social committee representative was present. Those attending were reminded of the upcoming December 2nd event.

#### g) Welcoming Committee

- i) No representative was in attendance.

#### h) Swim League

- i) No representative was in attendance.

#### i) Tennis

- i) No representative was in attendance.

#### j) ACC

- i) The ACC has approved a variety of homeowner requests.
- ii) Remember to get approval for roofing projects (shingles)

#### k) Website

- i) The website continues to be updated.
- ii) The single-family paint form should be reviewed for improvement.
- iii) An update was made based on community feedback to the reservation process.

### 4) Board Business

#### a) Minutes

- i) September minutes were approved.
  - (1) Eric motioned, Beverly seconded, all were in favor.

#### b) Board Positions

- i) The following positions were approved by the board members.
  - (1) President – Steve Lubell
  - (2) Vice President – Luke Adaline
  - (3) Treasurer & Secretary – Eric Sinclair
- ii) Steve proposed, Eric seconded, all were in favor.

#### c) Tennis MOU

- i) The board approved the annual extension of the Tennis Club Memo of Understanding
  - (1) Eric proposed, Beverly seconded, all were in favor.

#### d) ACC Fine Structure for Large Projects

- i) A revised fine structure was proposed by the ACC and accepted by the board. This will go into effect on January 1st.
  - (1) For large maintenance items (i.e. fence or paint), the first fine for failure to respond or correct will continue to be \$50, the second fine will be increased from \$50 to \$150, the third and now final fine will be

increased from \$50 to \$300.

(2) This change is being made to improve responsiveness to these projects, which can currently go through 10 months of \$50 fines.

(3) Diane approved, Justin seconded, all were in favor.

#### e) Budget Approval

- i) The 2024 budget was approved by the board and will be mailed to residents.

(1) Key discussion points around the need to increase dues.

(a) Operating expenses are increasing considerably in several areas.

(b) The board is focused on holding the dues increase to address those operating costs.

(c) The sole exception is increasing general reserve contributions to address Emerald Ash tree treatments which are expected to be required every other year. The alternative to treatment is that the community potentially removes several hundred impacted Emerald Ash trees which would be an unmanageable expense for the community.

(d) Many capital improvements projects are in the pipeline. Due to consistent delays in executing capital projects and healthy reserve funds, the budget is not being increased in 2024 based on these projects.

(e) Several items are being removed to reduce total costs; including the clubhouse manager and welcoming committee. The board and community volunteers continue to assist with keeping costs down and managing our community assets.

(2) Beverly approved the budget, Diane seconded, and all were in favor.

#### f) Townhome Boundaries

i) There continues to be confusion in where responsibility lies for pavements and ground adjoining townhouses.

ii) A proposal was made to have the HOA's attorney create a policy assigning townhome owner responsibility for the walkways leading to their homes and the adjoining areas.

#### g) Financials

i) The financial reporting continues to improve, but financials weren't approved.

### 5) Management Report

i) RowCal provided an overview of the prior months' violations, notices, and communications.

### 6) Executive Session

a) Executive session was entered to discuss specific delinquent accounts.

### 7) Meeting Adjourned: 7:51 pm

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