



**March 2024**

# 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:

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or see page 2!

## Letter from the Board

Dear Willow Creek 3 Neighbors,

As we transition into March, we're met with the promise of spring and the opportunity for renewal within our community. With this in mind, we have some important updates and reminders to share with you.

### Dues Payments Reminder:

Firstly, we kindly remind all homeowners to ensure that their dues payments are current. Your timely payments are crucial for the smooth functioning of our community and the maintenance of common areas. If you still need to do so, please take a moment to update your payments to reflect the January dues change. Your cooperation is greatly appreciated.

### Community Improvements in the Works:

Additionally, we're excited to inform you that the HOA board is planning various improvements to our community grounds and clubhouse. These enhancements aim to enhance all residents' overall quality of life and ensure that Willow Creek 3 remains a desirable place to call home. Ongoing activities include the renovation of the clubhouse's lower level and a refresh of the upper level, as well as ensuring pathway lights are functioning. When the weather cooperates, landscaping and pathway repairs are expected to be a significant focus.

### Stay Involved

As always, we encourage interested residents to get involved in the various committees that support our neighborhood or attend the monthly board meetings to share their thoughts or feedback.

Thank you for your continued support and participation in making Willow Creek 3 a wonderful place to live. We look forward to working together to build an even brighter future for our community.

*Best regards,*

*The Willow Creek 3 HOA Board*



## Willow Creek Women's Club: Bunco

**Join us for Bunco!** All Willow Creek Women's Club members are invited to attend.

**Day:** The first Tuesday of each month

**Time:** 7:00 p.m.

**Venue:** Willow Creek 3 Clubhouse

**RSVP:** To have your name added to the invite list, please email [LoriInDenver@gmail.com](mailto:LoriInDenver@gmail.com).

### Please bring:

- \$5 for Bunco
- An appetizer or beverage to share.
- An (optional) \$3 extra for LRC (Left Right Center)

## Dates:

- March 5
- April 2
- May 7
- June 4
- July 2
- August 6
- September 2
- October 1
- November 5
- December 3

## in this issue

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# 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.

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# Willow Creek Women's Club

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

## Vice President Position Open

WCWC needs a dedicated individual to join our team as the Vice President.

As Vice President, you will work alongside the President to achieve the goals of WCWC, ensuring we achieve our mission in everything we do. The Vice President will help coordinate monthly Board Meetings and oversee the year-long calendar of events. Event planning experience is not required, but a plus. We are looking to infuse the club with new ideas and this person would be a catalyst for bringing these ideas to fruition. Time commitment is about an hour a month except for major events like the Home Tour.

Please reach out to WillowCreekWomensClub@gmail.com for more information.

## March Ladies Night Out!

It's time for our annual Ladies Night Out in celebration of St. Patrick's Day.

*When:* March 14 from 5 p.m. to 7 p.m.

*Where:* Slattery's Irish Pub, The Landmark, 5364 Greenwood Plaza Blvd.

Happy Hour pricing ends at 6 p.m. RSVP to Fiona to ensure you have a spot at the table. fiona\_emeraldisle@yahoo.com. Look for the green balloon at our table.

## Easter Egg Hunt and Diaper Drive



We're excited to invite all Willow Creek kids, elementary age or younger, to our annual Easter Egg Hunt.

*When:* Saturday, March 30 at 10 a.m. (please arrive a few minutes early)

*Where:* Willow Way Clubhouse, 7700 S. Willow Way

*Bring:* An Easter basket

The Easter bunny will make an appearance. The event is free. Please consider donating to our diaper drive. Thank you to Juhi Johnson of RE/MAX Professionals and WCWC for sponsoring the event.

## Diaper Drive

We're hosting a diaper drive during the Easter Egg hunt. Help us give back to the community by donating diapers and wipes for WeeCycle. We will have bins to accept your donations. The WeeCycle Diaper Bank was started in 2018 and distributed 6.1 million diapers throughout Colorado in 2023, a 31 percent increase! Thank you for your generosity!

## Tagawa Gardens Save The Date

Who has spring fever? We're headed to Tagawa Gardens on April 17 at 10:30 a.m. for a presentation on "Heat-Loving Plants for Hot Spots in Your Garden." Send an email to WillowCreekWomensClub@gmail.com if you'd like to carpool.

Stay Connected!



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## REAL ESTATE

### To List Or Not To List?

#### 6 Reasons to List Your Home Between February and May, this year!

- Pent-up buyers are entering the market due to a recent drop in interest rates.
- Companies often relocate employees in Q1, increasing potential buyers.
- Housing inventory is currently low but expected to grow throughout the year.
- High consumer confidence is driving market activity.
- Prices typically peak in late Spring/early Summer.
- Market tends to slow in Q3/Q4 of election years.

*Consider listing your home in the first half of 2024 for optimal opportunities.*

*Reach out to me today to discuss the current market and plan for your real estate future.*

**Proud sponsor of Willow Creek Women's Club Easter Egg Hunt.  
3/30 at Willow Way Clubhouse at 10:00 AM**



## ACC SPRING WALK 2024 - end of March, first half of April

Your HOA Board and the ACC want to thank all the homeowners that take exceptional care of their properties. It not only keeps your home values high and that of your neighbors, it adds to the beautiful neighborhood we we are all proud to call Willow Creek III.

This is a reminder that the ACC members do a Spring Walk every year, so if you see duos walking with clipboards, taking photos, having discussions in front of your property, this is done EVERY spring and all houses and townhomes are reviewed for any maintenance that needs attention.

In 2023, because of the effects of the Pandemic, a lot of maintenance was delayed in previous years and many violations letters were sent out. But, the majority of homeowners completed their projects and the neighborhood is looking pretty spiffy.

Please remember that any changes to your property (residence or lot) need to be pre approved by the ACC before work starts to make sure your changes are cohesive with the neighborhood. The ACC has 30 days to approve these requests (which can extend that date if we have incomplete requests, have questions or need clarification). We usually approve projects much faster when we have thorough requests.

If you receive a violation letter, it is STRONGLY worded. The wording was selected by the Colorado Legislature and WC3 cannot change that verbiage. It states you have 30 days to correct the issue (which ALSO means you have 30 days to ACKNOWLEDGE the issue). The best response to a violation letter is to contact RowCal through their online website (when possible) and RESPOND to the violation (getting bids, will complete by X, etc). When you acknowledge the violation, you have time to get the work done and you will not be fined. Violations with no response after 30 days will start receiving fines so please respond to avoid additional violation letters and multiple fines.

If you have a paint violation the rules are based on single family home vs. townhome.

Single Family Home - Details on paint colors and approval procedures are on the WC3 website. You MUST first contact the paint coordinator at willowcreek3paint@gmail.com. The Single Family Home paint request form is available on the website for you to fill out and attach to that initial email so we know what colors you would like approved.

Townhome - Go to the Sherwin Williams store, 7580 Park Meadows Dr, Lone Tree and give them your address. Based on the location of your townhome, they will provide you with the appropriate colors (they have a WC3 townhome binder with our specific formulas programmed into their computer). A complete list of colors is also available on the WC3 website. You must fill out an ACC request to paint your townhouse, stating the colors you will be using so we know you have selected the correct colors for your row. RowCal will approve your request.

All homes/townhomes have 6 months to complete your paint project once you are approved. Partial painting is NOT allowed, you must paint your entire residence and garage, including trim.

Another reminder that the Policies that WC3 follows were updated last year and are available on the WC3 website. If you have not read thru these it is strongly suggested you do so, many policies were updated and new ones added.

Thank you,

Architectural Control Committee



## Willowstock 3

*Submitted by Blair Zykan*

*Celebrating 50 years of Willow Creek*

**Save the Date – Saturday, August 17, 1:30 – 9 p.m.**

**Location: Park next to the Willow Way Pool**

We're excited to announce the 3rd edition of the Willowstock Music Festival! This year is especially significant as we mark the 50th anniversary of our great neighborhood. Willowstock 3 will bring all of Willow Creek together for an afternoon/evening of community, music, food and fun. The entire neighborhood is invited.

Over the coming months we'll provide plenty of details. For now, a few important notes:

• In keeping with the theme, **the event will feature a number of special moments and guests** to help us celebrate Willow Creek's big birthday.

- All the best aspects of Willowstock will continue - **Multiple bands, food trucks, on-site activities, and prizes.** We'll also be introducing a few new twists to enhance the experience.
- **We have a limited number of sponsorship opportunities for local businesses to get involved.** Sponsors receive multiple opportunities for exposure including t-shirts, hats, social media, newsletters, and various on-site options. If you're interested in an affordable, impactful, and creative way to reach hundreds of potential local customers, contact Blair Zykan at [blair@blairzykan.com](mailto:blair@blairzykan.com) or 303-324-7606 for details.
- We also have opportunities for folks to be a part of helping Willowstock come together. **If you'd like to meet some great neighbors and be a part of one of Willow Creek's signature events, contact Blair at [blair@blairzykan.com](mailto:blair@blairzykan.com) or 303-324-7606.**
- **Finally, we're seeking photos and Willow Creek memorabilia and stories from throughout the last 50 years** to exhibit at the event. If you're an original or early homeowner, or you grew up in the neighborhood and have moved back, I'd love to talk with you. Please reach out to me at the contact points above.

In the meantime, keep your calendars marked for August 17. See you there!



# The Emerald Ash Borer has been confirmed in Arapahoe County

The Emerald Ash Borer (EAB) was first discovered in 2013 in Boulder County and has since been confirmed all along the front range in Fort Collins, Broomfield, Larimer and Adams County, Erie and Thorton. More recently EAB has been identified and confirmed in a small area within the City of Littleton, close to Littleton High school, and by Chatfield Reservoir.

The Emerald Ash Borer (EAB) is an invasive insect that infests and kills all North American true ash species (*Fraxinus* spp.) including green and white ash, and their cultivars such as "autumn purple ash," a popular white ash variety in Colorado.

The larval stage of EAB feeds under the bark of trees, cutting off the flow of water and nutrients. Infested trees gradually die over a period of approximately three to five years.

Eventually, all ash trees will need to be treated for EAB with insecticides or the trees will need to be removed.

**If you have an Ash tree on your property you will be impacted at some point.** Many factors play into the decision to remove or treat your ash tree.

**Consider the benefits that your ash tree(s) provide to your property:**

- Do they shade your house?
- Are they large, healthy trees?
- Do the benefits of treating the ash tree long term outweigh the costs?
- Or should the ash tree be removed and replaced?

Learn more about treatment option at <https://extension.colostate.edu>

## Signs that an Ash Tree is infected with the Emerald Ash Borer

Determining an EAB presence is often difficult for the untrained eye. It's always best to have a professional assess the tree.

### Advanced stage symptoms include:

- Sparse leaves or branches in the upper part of the tree
- Vertical splits in bark possibly showing S-shaped galleries underneath.
- Increased woodpecker activity
- Miniature leaves at the tips of branches late in the summer



**Vertical splits in the bark**  
Photo: Joseph O'Brien  
International Society of Arboriculture\*



**Sparse leaves**  
Photo: David Cappaert  
Michigan State University



**S-shaped emerald ash borer galleries under the bark**  
Photo: David Cappaert  
Michigan State University

Learn more about ash tree identification and the signs and symptoms of EAB at [www.arapahoe.gov/2376/Emerald-Ash-Borer-EAB](http://www.arapahoe.gov/2376/Emerald-Ash-Borer-EAB)

### What is Willow Creek III doing to protect ash trees on community property?

Willow Creek III has an estimated 126 ash trees maintained by the association on common property. Chris Tonelli, a certified arborist with Town and Country Trees walked the neighborhood to help determine which trees were good candidates for trunk injections. In 2024 WC3 will treat approximately 30 trees that are in fair to good condition. In 2025 WC3 will treat approximately 30 more trees. This cycle will occur every three years for the life of the trees. The remaining Ash trees will be removed over the next several years once they show signs of being affected by the EAB. The estimated cost of trunk injections is approximately \$300 per tree.



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### Criteria for trees receiving trunk injections:

1. **Overall health:** Are the trees in fair to good condition, are they free of disease, insect damage and trunk wounds
2. **Location:** Are there multiple trees in that location, trees in a valuable location, such as along the streetscape
3. **Canopy:** Does the tree have a healthy and full canopy
4. **Structure:** Does the tree have a good overall structure

Through monitoring our neighborhood trees, we hope to preserve the most valuable trees in the neighborhood.

### How to identify an Ash tree



**Ash tree leaves are oblong and Sharply pointed serrated edges**



**Ash tree bark has a diamond shaped furrow and a rough texture**

Learn more about the Emerald Ash Borer, ash tree identification, signs and symptoms of EAB and treatment options at the following sites:

<http://arapahoe.gov/2376/Emerald-Ash-Borer-EAB>

<http://www.emeraldashborer.info/>

<http://www.eabcolorado.com/>

<http://www.csfs.colostate.edu/>

<https://extension.colostate.edu>

<http://www.coloradotrees.org/PDFs/TreeRecommendationList>



# Tennis Talk

Submitted by **Stephanie Burt**  
WCTCC Chair

[Willowcreek123tennis@gmail.com](mailto:Willowcreek123tennis@gmail.com)

The next deadlines for 2024 summer league team numbers are March 1st (USTA adult 18+) and March 22nd (USTA adult 55+ and CTA Woman's Daytime Doubles). A complete list of deadlines can be found on the WCTC website. Please note, team fees have been reduced this year. If you have any questions about team formation or WCTC rules, please consult the Policy and Procedures available at this same site.

As the weather warms, we hope to see more of you out on the courts. Everyone is excited to start playing outside, especially during the early season league play with Trio. However, as a friendly reminder, please do not use any shovels to remove snow from the courts. This will cause expensive damage to the courts.

We are looking forward to the summer!



## 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 be-longed 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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WILLOW WORKS

# Willow Works Classified Advertising

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**PREMIER APPLIANCE REPAIR + FIREPLACES 720-830-2626** Premier Appliance Repair is a locally family-owned business whose focus is simply quality work and great customer service. <https://premierapplianceco.com/> [premier@premierapplianceco.com](mailto:premier@premierapplianceco.com)

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I am accumulating hours operating my drone as a certified remote pilot so am offering my time and flying skills to you for free! Please call or text Ben Allington, Willow Creek resident, for details: (720) 661-1504

Non-certified inspections are for visual reference only.

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### VICTORIA'S HOUSE CLEANING:

Paty 720-266-3603 | Erica 720-849-6909

We are friendly trustworthy and responsible people who have more than 8 years of experience. References Available.

**Please see classified ad rates and information on page 14 of this newsletter.**

*How do I place a classified ad?*

EMAIL YOUR AD TO



[KERRI@PORCHLINK.COM](mailto:KERRI@PORCHLINK.COM)



WANT HELP  
WRITING  
YOUR AD?



*Just let us know!*

JOIN US  
FOR HAPPY HOUR



### BOOMER HAPPY HOUR

- **WILD GOOSE SALOON**, 11160 Pikes Peak Dr, Parker, CO  
(Behind Carpet Exchange & Del Taco – 1 block East of Parker Road)
- **All Boomers & Friends Welcome!**
- **Tuesday, March 5<sup>th</sup> & April 2<sup>nd</sup> (4 - 7 PM)**
- Happy Hour appetizers & drink specials
- Listen & dance to music and socialize to make new friends
- Dance (Rock-N-Roll, Country Western, Pop, & Classic Rock)
- Followed by Boomer Trivia & Karaoke (7 pm - whenever)
- 1<sup>st</sup> Tuesday of the month (*except if it falls on or close to a national holiday, then it will meet the 2<sup>nd</sup> Tuesday of the month*)
- Hosted by – Linda
  - PLEASE PLEASE PLEASE – RSVP ASAP (by email at [BoomerHappyHour@gmail.com](mailto:BoomerHappyHour@gmail.com)), so we can plan accordingly!
  - Follow us on Facebook @ Boomer Happy Hour
  - Follow us on Facebook @ Wild Goose Saloon
  - FREE ADMISSION !!! – LIGHTED PARKING LOT

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15 years experience and fully insured.  
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**Jeremy Kamm 720 271 9561**



## 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.



## Daylight Savings Time Begins!

Plan to "Spring Forward" 1 hour on all your clocks and watches early morning on Sunday, March 10. You'll lose an hour, but you'll wake up to more daylight and less darkness!!

Quality LOCAL Businesses  
Working in Willow Creek!

FIND THEM IN THIS PUBLICATION!

NO NEED TO LOOK ELSEWHERE...

FIND THE HELP YOU NEED!

SUPPORT THOSE WHO

SUPPORT YOUR NEWSLETTER!

## 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.



# The Willow Creek Homeowners Association No. 3

## Board of Directors Meeting Minutes / February 8, 2024

Meeting held at the Willow Creek 3 Clubhouse

### Call to order/roll call

6:03 pm - Roll call

All present except: Eric & Tanya

No sign in-sheet

**Community:** No comments.

### Committee Reports

#### Landon - Perfect Pools

- Discussed past performance and solutions for improving/ensuring life guards accountability
- Landon: This year there will be a new Head lifeguard and that will help with accountability. Can attend every meeting virtually, will aim to attend the May meeting in person
- Board - The main ask/priority is to attend the meeting in May prior to pool opening to ensure we're ready
- Board - The pool is a major amenity and something we can offer the community

#### Landscaping Committee presentation - Emerald Ash Borer (EAB)

There are various options ranging from treatment to removing trees, each with pros/cons. The recommendation is to treat the trees once the EAB is within 5mi. of the community, but we don't know if it will be here this year. Treatment the year following infestation can also be effective.

- A neighborhood walk was done to identify high value trees and those that are most suitable for treatment
- It was noted all trees could use trimming as

they haven't been for 40yrs

- The recommendation is to space the treatments out and possibly take advantage of the 'halo' effect where untreated trees benefit from nearby trees being treated
- Success rate is 90-95%
- Some trees are beyond treatment or not feasible and should be removed (9 total)

Board - agrees on the recommendations (30 trees treated - 2024; 30 - 2025; 9 tree removals)

Board agreed for the Landscape committee to seek a grant to return the small open area (shown in presentation) back to natural grass, turn off water

#### Social Committee -

- Reviewed survey results from Dec. (3 more responses since then which are not included)
- Board - draft calendar looks great

#### Pool Committee

- The Baby pool resurfacing project turned out nicely
- A rain gutter drainage issue was noted coming from the club house

#### Tennis Committee

- Nothing

#### Amenities

- Working towards a petition to gain community support for Centennial to build a sound barrier wall along the southern boundary
- Landscape borders

- Progressing nicely, but some delays due to weather

- When done they'll have a punch list / clean everything up

- Recent snow removal

- Noted some large snow piles from the recent heavy snow fall and plowing

- Some sidewalks were covered

- Greenbelts

- Working on a 3-yr plan and quotes to support a decision on replacing the walkways

#### ACC:

- Discussed the recent Approvals & Denials
- Working to simplify the paint book at Sherman Williams to make it easier for residents
- Investigating additional shingle options for Townhomes

#### Approval of Nov. Board Minutes

- Not present in board pack?
- Agreed to follow up with Tanya

#### Financials

- Eric provided a written summary of financials; Steve read aloud
- Social Committee to submit any outstanding expenses

7:32 pm - general meeting ended



# SOUTH SUBURBAN

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

### South Suburban Summer Break Camps:

Registration for summer camps is now open. Don't delay, secure your spot for this summer! View and register for all summer camps at [register.ssprd.org](http://register.ssprd.org).

**2024 Art on Loan Applications Open:** Artists can show off their work and bring art to community spaces with South Suburban's Art on Loan program. Selected sculptures will be displayed at Goodson Recreation Center or Hudson Gardens for a year, and artists will receive a \$500 honorarium for their display. Local artists are invited to apply for the 2024 program and must submit applications by March 11.

**Hiring for Summer/Seasonal Positions:** Is your teen looking for a summer job? We are hiring for seasonal positions! A variety of options are available- flexible hours and great benefits. Visit [careers.ssprd.org](http://careers.ssprd.org) to view positions and apply.

### Upcoming Events

**2024 Egg Scramble at the South Suburban Sports Dome:** Saturday, March 30, 9-11 am. South Suburban invites children 12 and under to meet the Easter Bunny, search for eggs, and have a blast all morning long at the 10th Annual Egg Scramble! Please arrive early to secure a spot in line, no registration is required. One parent or guardian per participant is permitted. Be sure to bring a basket without artificial grass or straw. This free event is sponsored by the City of Centennial. Visit [ssprd.org](http://ssprd.org) for more details in March.

**Easter Brunch at South Suburban Golf Course Bar and Grill:** Sunday, March 31, 8 am-2 pm. Join us for Easter Brunch at the South Suburban Golf Course Bar and Grill! The menu includes pork loin, rib eye, eggs any style, shrimp and grits, smoked salmon terrine, fresh fruit, pastries and

more. Enjoy a visit from the Easter Bunny and a balloon artist, too! Adults are \$45 for brunch only or \$55 with unlimited mimosas. Kids 12 and under are \$18.95.

### Spring Classes & Workshops at Hudson Gardens:

**Monday, March 11: Seed Starting Workshop.** Join Arapahoe County Master Gardeners as they lead a spring seed starting workshop. Learn how to get a jump start on your growing season by starting your seeds indoors.

**Wednesday, March 13: Beekeeping Basics.** Are you curious about beekeeping or looking to start your first hive next year? During this class you will be introduced to the art of beekeeping and learn the basics needed to start your own colony.

For more information about these and all other upcoming events at Hudson Gardens this spring, visit [hudsongardens.org](http://hudsongardens.org).

# WC3 Social Survey Results Are In!

Thanks to all of you who took the time to fill out our 2024 survey. You're input will help us better select events for our community.

Here is a summary:

**Total Responses - Survey 77**

**Total Responses - Volunteer 16**

Age	Quantity	Percent
18-24	1	1%
25-34	5	6%
35-44	16	21%
45-54	17	22%
55-64	14	18%
65+	24	31%

Have Children	Quantity	Percent
No	50	65%
Yes	27	35%

If Children = yes, how many?	Quantity	Percent
1	11	41%
2	11	41%
3	5	19%

Info Source Preference	Quantity	Percent
Email	32	42%
Willow Works	31	40%
Signs	9	12%
willowcreek3.com	4	5%
Nextdoor	1	1%
Other	0	0%

**Preferred Social Activities:** (Note - participants could select multiple options)

Activity	Votes	Percent	TOY
Wine Tasting	42	54.6%	Spring or Fall
Holiday Happy Hour	41	53.3%	Winter
Pool party - start of summer	40	52.0%	Summer
Pool party - end of summer	37	48.1%	Summer
Outdoor Movie Night	35	45.5%	Summer
4th of July party	34	44.2%	Summer
Ice Cream Social	30	39.0%	Summer
Food, Clothing, Coat Drive	30	38.9%	Anytime
Octoberfest	27	35.1%	Fall
Bingo Night	22	28.6%	Anytime
Board Game Night	21	27.3%	Anytime
Trivia Night	21	27.3%	Anytime
Beer & Wine Swap	15	19.5%	Anytime
International Food Potluck	14	18.2%	Anytime
Poker Tournament	12	15.6%	Anytime
WinterFest	12	15.5%	Winter
All Ages Halloween Party	11	14.3%	Fall
Offsite Events (Ex: Dig In Eats / Nolia)	11	14.2%	Anytime
Clubhouse + Pool Cleanup Day	9	11.7%	Spring or Fall
Bunco Night	8	10.7%	Anytime
Children's Crafts	7	9.1%	Anytime
Adult Halloween Party	6	7.8%	Fall

Of course, we won't be able to do ALL those events, but it will help us prioritize. Look for more info on our coming events in the Willow Works, via signage, and email.

Thanks also to those of you who were kind enough to volunteer your time! We quite literally cannot make this happen without you.

Looking forward to a great 2024!



**WHAT'S YOUR STORY?**

SEND US A NOTE @

*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**

# Just Between Friends

## The nation's #1 children and maternity consignment event!

As Aurora parents prepare for the Spring & Summer seasons this year, they will be faced with some of the highest pricing they have ever seen! Just Between Friends (JBF) has helped more than three million families across the country sell items their kids no longer use – and buy things they need for their growing children. That's why JBF is the nation's number one children and maternity consignment event.

In 1997, Shannon Wilburn was a young mom who was frustrated at how much she spent on her children and how much was never used. She was also looking for a way to earn some extra cash. Shannon joined forces with her friend Daven Tackett and they invited other moms to have a consignment sale in their living room. They helped organize and promote the sale, and 17 women brought their items to sell. They grossed \$2,000 and each earned \$150. That's how Just Between Friends was born.

Just Between Friends has grown into a nationwide phenomenon with more than 160 franchises in 33 states. Shopping consignment has become so popular that in 2022 alone, 300+ events grossed nearly \$42 million in sales and put \$26.8 million back into local economies and in the hands of parents. Over the past 25 years, local events have given \$7 million dollars of in-kind donations to 200+ charities.



Locally here in Aurora, Colorado, we care as deeply about sustainability and protecting the environment as we do about getting the most value for our dollar. Why should I, as a mom or dad, continually buy things brand new for my child when they will just outgrow it in a few months? That wastes precious resources, can end up in landfills, and pollutes our water and air. On average, one JBF event in Aurora gives a new home to over 20,000 previously-owned items. JBF keeps paying it forward.

Shannan Hays, the owner of Just Between Friends of Aurora and Just Between Friends of Broomfield/Brighton is committed to making sure every family knows they can count on JBF to help them say "YES" to saving more on all the things their growing kids need and want, and earn money back through this community recycling.

Twice a year, the JBF Aurora event is held at the Arapahoe County Fairgrounds. Events typically happen in March and August, for just 4 days each. **The next JBF sale is March 21-24, 2024.** Parents claim free admission tickets online, line up before the doors open with their wagons and shopping lists, and walk away after nearly 2 hours of shopping with an entire wardrobe for the next 6 months at a fraction of the cost. The sale also features shoes, toys, games, baby gear, infant necessities, and tables & tables of books! For the best selection, shop the presale the evening before it opens to the public.

Learn more at <https://aurora.jbfsale.com/>



**GOT KIDS?**  
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## Willow Creek III Dolphins



Join the **WILLOW CREEK III SWIM TEAM**

Check out [www.wc3dolphins.com](http://www.wc3dolphins.com) for more information

\*\* open to residents and non-residents \*\*

## ABOUT THE DOLPHINS...

### Willow Creek III has a summer swim team!

It is a must for all of the kids in the neighborhood and surrounding areas. You don't have to be a Willow Creek resident to join!

It is a great place to practice what the kids may already know, learn more and learn other strokes and generally be more comfortable and proficient around the water. And they usually have a lot of fun while they're at it! Plus hanging out with their friends or meeting new friends!

Our team is for all abilities and levels with an emphasis on learning to swim better. There are a handful of year-round swimmers, but the big majority of the team is kids having fun for the first part of the summer. Many swimmers have little or no experience when they start, and it's our job to introduce them to the sport of swimming.

**Summer Swim Team Details:** Willow Creek III Dolphin Swim Team is open to kids age 4-18. Season starts mid-May and ends mid-July. Our swim team is open to resident and non-resident swimmers. Registration normally opens mid-March.

**Website:** [www.wc3dolphins.com](http://www.wc3dolphins.com)

**Dolphin Mission Statement:** *We exist to provide a fun, safe, supportive environment for swimmers of all ages and abilities. Our goal is to bring out the best in all of our swimmers by helping to build up their swim skills, as well as promote self-confidence, discipline, leadership and teamwork.*

**Being a Dolphin is FUN!** The goal of the Dolphin Swim Team, coaches, and volunteer swim board is to make swimming and competing as a Dolphin an enjoyable, recreational activity for swimmers and their families.

Regardless of ability, all swimmers are on the same team; they are Dolphins! We encourage sportsmanship amongst our own swimmers, and between our swimmers and their competitors on other teams. It is heartwarming to see the older teens interact with the younger swimmers. We try to make swimming fulfilling, as well as fun, and hope our Dolphins will make swimming a lifetime activity.

**About the Willow Creek 3 Swim Team:** The Willow Creek III Swim Team is a 501(c)(3) non-profit origination based in Centennial, Colorado. We are a summer swim team that is a must for all of the kids in the neighborhood as well as their friends outside of Willow Creek. Our swim team has been a staple in the neighborhood for over 25 years. The Willow Creek III Dolphin Swim Team is in Division D of the Mountain Hi Swim League.



## Gardens in Miniature

Have you ever found yourself captivated by a scene, lost in thought—traveling miles in the mind? A miniature garden can provide an unexplored avenue for armchair travel.



**Bonsai:** Perhaps the most recognizable form of miniature garden is the bonsai, or table-top tree. A Japanese term for “planted in a container,” Bonsai or bonsai involves dwarfing a tree or shrub by pruning of stems and roots and growing in a small container while carefully controlling water and fertilizer. Training a tree from

scratch can take years and specially honed skills, but the payoff is worth it. From a single specimen to a tiny forest, a well-crafted bonsai will transport you to windy cliffs, craggy mountains, and mysterious forests. To produce a realistic impression of an aged tree or ancient forest, plants used for bonsai are carefully pruned and trained, and are usually chosen for their small leaves. The easiest bonsai to care for are tropical plants, since they do not require a cold dormant period like trees from temperate regions. If you're ready to give bonsai a try, consider joining the Rocky Mountain Bonsai Society (<https://www.rmbonsai.org/>) to meet others interested in perfecting the art.

**Terrariums:** Another way to enjoy another world without leaving home is to craft a terrarium. While specially built glasshouses are available, you can use any container that will function as a tiny greenhouse. A terrarium will allow you to grow plants for tropical locales that require high humidity and are often designed as tiny ecosystems, with many types of plants forming a little slice of the jungle. A terrarium is also a great place to grow carnivorous plants like Venus Flytraps, since their natural habitat of humid bogs is hard to come by in Colorado! Like bonsai from temperate climates, Flytraps require a (mild) winter to thrive over years; consider putting them in a cold room, near a drafty window, or outdoors in early spring (when temperatures are above freezing but still cool) to mimic their natural growing conditions. Tropical plants need no such pampering.

**Fairy Gardens:** Just about any small garden furnished with the appropriate props can be dubbed a “fairy garden.” Most traditionally, fairy gardens, like bonsai, use plants that can give the appearance of great age and distant scale with small leaves and trainable habits, allowing a gardener to create a pint-sized homestead. Hedges, topiary, and trees adorned with treehouses are common sights in the fairy garden. Owing to the extra imagination involved, fairy gardens can be a great project to complete with kids. To keep things from becoming completely zany, consider choosing a theme to help guide plant and prop choices—why not build a leprechaun manor this St. Patrick's Day?



Whatever type of miniature garden you decide to try, remember that the number one cause of plant death indoors is over-watering. Water your plants thoroughly, but then allow the container to dry slightly before watering again (how much precisely to let things dry depends on the plant you're growing). A closed terrarium may require water once or twice a month, while a bonsai may need daily attention. Other considerations include light, temperature, and nutrients (in the form of fertilizer). Choose the right plants for your indoor environment, and then let the armchair adventuring begin!

Willow Creek  
*Neighborhood  
 Garage Sale*

**Saturday, June 8, 2024  
 Starting at 8:00 a.m.**

If you would like to participate, please sign up using the QR code below.



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**Best of all-** new advertisers can try classified advertising in and receive the same ad **FREE** in The following month's issue! **Our deadline is always the 20th of the preceding month.**

There is **no long term commitment**, you are welcome to advertise on a monthly basis depending on your needs. **However, most of our classified advertisers stick with us month after month... for years!**

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Publication	# of Homes	Rates per issue
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
<b>ALL OF Parker</b>	<b>7,550 HOMES</b>	<b>\$75</b>
Blackstone	1,306	\$25
Tollgate Crossing	1,500	\$25
Tallyn's Reach	2,037	\$35
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
<b>ALL OF Aurora</b>	<b>9,972 HOMES</b>	<b>\$155</b>
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
<b>ALL OF Centennial</b>	<b>2,904 HOMES</b>	<b>\$60</b>
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
<b>ALL OF Castle Rock</b>	<b>3,000 HOMES</b>	<b>\$25</b>
Colliers Hill (Erie)	1,545	\$25

Email [kerri@porchlink.com](mailto:kerri@porchlink.com) with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

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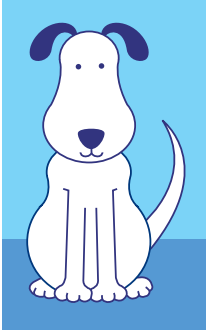
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# Community News & Information



## No Parking in the Townhouse Alleyways

The townhouse alleyways are not for parking. Please do not park any vehicle or have any contractor park their vehicle in the alleyways at any time. The only exception is for short term loading and unloading.



## Willow Creek Pets

Dogs must be leashed when they are out and about in our community. Both the city and our HOA require it. City of Centennial Animal Control patrols Willow Creek and will issue warnings and tickets to offenders. There have been serious incidents in the past where unleashed dogs have injured other pets and/or caused residents to be concerned for their safety.

Don't forget to clean up after your pet when dog walking. The city of Centennial (municipal code 7-7-320) as well as Willow Creek 3 policies, require that pet owners remove and dispose of pet waste on any property other than that of the owner or keeper. In other words, when you are out and about with your dog, don't leave a mess. City fines start at \$50 and can include a Municipal Court appearance. And if you see someone not following the rules, please let them know. Also, both Willow Creek 3 and the city require that dogs be leashed and under control when out in the community.

## Did you know?

1. Stormwater carries pet waste and other pollutants directly into waterways.
2. Animal waste adds nitrogen to the water. Excess nitrogen depletes the oxygen in water necessary for beneficial underwater grasses, wildlife and fish.
3. Animal waste may contain harmful organisms such as Giardia, Salmonella and E. coli that can be transmitted to humans and other animals by ingesting contaminated water.
4. Roundworms and hookworms deposited by infected animals can live in the soil for long periods of time and be transmitted to other animals and humans.



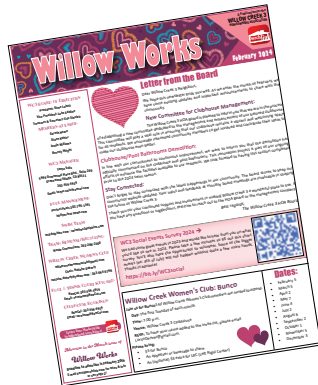
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## WILLOWCREEK3.COM

- 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
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