



# 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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## Willow Works

Deadline to advertise is October 20th

See page 2 for rates & info

E-mail: [kerri@porchlink.com](mailto:kerri@porchlink.com)

Text Us: 720-295-2649

## Letter from the Board

### Annual Meeting Announcement

We are pleased to announce that the annual Willow Creek 3 HOA meeting will be held on **October 10th at 6:00 PM** in the clubhouse. This is a great opportunity to stay informed about our neighborhood, voice your opinions, and participate in the decision-making process. We encourage all residents to attend.

### Thank you, Luke Adaline

We would like to extend our heartfelt gratitude to **Luke Adaline**, who will be stepping down from the board this month. Luke has been an invaluable member of our community, dedicating countless hours to improving our neighborhood. Most recently, he led the successful project to renovate the pool bathroom, ensuring it meets the highest standards for our residents. Thank you, Luke, for your years of service and commitment to Willow Creek 3!

### Green Belt Reminder

A friendly reminder to all residents: **motorized vehicles are not allowed on the green belt**. This rule helps us maintain the safety and tranquility of our shared spaces. Please ensure that you and your guests adhere to this guideline.

We look forward to seeing you at the annual meeting. Thank you for being a part of the Willow Creek 3 community!

Warm regards,

The Willow Creek III HOA Board

## Wine Tasting



**November 9, 2024 | 3:00 – 6:00 PM**

WC3 residents, please join us for an afternoon wine tasting!  
We'll have a selection of wines and appetizers for you to enjoy.

Volunteers are appreciated!.

Email [robinshively88@gmail.com](mailto:robinshively88@gmail.com) to sign up. Or just show up!

**See you there!**

## Food Trucks:

### Bringing Flavor and Fun to Willow Creek

Trucks are in the Mineral parking lot from 5 to 7:30 p.m. Please remember to bring a sack for trash as the pool is closed.

### October 9

What Would Cheesus Do  
Rebel Cookie Dough

Thank you for  
supporting the  
food trucks this  
year. Special  
shout out to  
**Bea Radkte and  
Pam Harper**  
for managing  
our social posts  
and signs.



# 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>.

**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  
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!

Business card	\$80 B&W   \$135 Color
1/6 Page	\$135 B&W   \$180 Color
1/4 Page	\$180 B&W   \$240 Color
1/3 Page	\$240 B&W   \$305 Color
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## Annual Willow Creek Walk For The Cure

Please join us with your friends, family, neighbors and cancer survivors for our annual



**Willow Creek Walk For The Cure**  
 (5K Walk or Run through Willow Creek greenbelts)  
 Sunday, October 6th at 8:45 AM  
 Willow Way Clubhouse-7700 S. Willow Way

**Note-Our Walk is a week before the downtown walk to avoid CCSD fall break**

No registration needed. Donating and fundraising for our team is encouraged:

**Willow Creek Cancer Crushers on Susan G. Komen website or scan the QR code below**



*Wear your PINK and join us for this loved community event. All ages and pets on leash are welcome*

Call or text with questions:

Abby: 303-242-6061      Juhi Johnson 303-257-1905  
 or Kim 303-489-6260  
 Email: abbylynnardiff@gmail.com or homesbyjuhi@gmail.com

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## Considering Selling After The Fed's Interest Rate Cut?

Do you need help deciding how to get your house ready to sell? Here are some tips to get you started:

- **Refresh Bathrooms:** Update fixtures and flooring.
- **Upgrade Lighting:** Swap old fixtures for modern styles and LED bulbs
- **Update Kitchen Cabinets:** Refinish or paint cabinets and add new hardware.
- **Refresh Bathrooms:** Update fixtures and flooring.
- **Floors:** Replace with engineered wood or refinish existing hardwood if needed.
- **Garage Doors:** Replace original garage doors.
- **Front Door:** Replace or paint front door.
- **Paint:** Paint walls to refresh space. Paint is the cheapest way to freshen up your space.

***Let's connect to discuss your real estate needs. I can offer advice on how to best prepare your home and which updates will give you the highest return, especially here in Willow Creek.***

2024 Annual Willow Creek Walk For The Cure

Sunday, October 6th at 8:45am. Start at Willow Way Clubhouse. See you there!



# WC3 Holiday Happy Hour!

**December 7th, 2024  
4:00 - 6:30 P.M.**

Willow Creek III residents, let's kick off the holidays together!

We'll have great music, beverages and appetizers for you to enjoy.

See you there!



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### Contact Us

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6855 S. Havana St., Suite 370, Centennial, CO 80112  
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## Did You Know....



*The United Nations Educational, Scientific & Cultural Organization (UNESCO) designated Mesa Verde National Park as one of the first 12 World Heritage Sites on Oct 9, 1978. The park protects some of the best-preserved Ancestral Puebloan archeological sites in the US.*



*We have been advertising in the Porchlink newsletters for almost 2 years now. The staff is always professional and pleasant to work with. The newsletter has been very helpful in getting business for our small plumbing company. The ad usually pays for itself each month because so many people use it to get reasonable, trustworthy services.*

**Michelle Cox**  
Neighborhood Plumber



## Willow Creek 3 2024 Social Calendar WC3 Residents – Let's get together!



One of the best things about Willow Creek is the people. Here are some great upcoming opportunities to get together. Mark your calendars!

**November 9th** Wine tasting (ages 21+)

**December 7th** Holiday happy hour (ages 21+)

We can always use your help - to volunteer, visit [bit.ly/WC3HOAVolunteer](https://bit.ly/WC3HOAVolunteer).

**We look forward to seeing you throughout the year!**



## Centennial Chalk Art Festival Recap

So proud to live in the City of Centennial! In its fifth year, the Streets of SouthGlenn, in District 1, was the gathering place for the Chalk Art Festival. Residents, businesses, schools and community members celebrated chalk art and a myriad of musical bands. Many artists, professional and non-professional, were scattered over the Streets of SouthGlenn property performing their "chalk art" talent. Under its signature, "Art Rocks", the Centennial Art and Cultural Foundation was the host of this annual community event where children painted their own rock creatures.



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# POOL NEWS

As the Pool Season has come to an end we would like to thank Kim and Jessica for all of their hard work.

We had some unfortunate incidents with some teen and preteen males this season so we amended our Pool and Regulations which will be STRICTLY enforced in the 2025 season. Absolutely no one will be let in without a Keycard and without signing in, this includes everyone no exceptions. Also, no child under 12 years old will be allowed entrance without an adult. The lifeguards are not babysitters and your children need supervision as evidenced by unacceptable behavior seen this past year. Proof of age will be required.

Please review the Rules and Regulations so you and your children are aware.

We need to be stricter this coming season due to the unacceptable behavior of a few, so we apologize for any inconvenience.



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# Willow Creek 3 Pool Rules & Regulations

Residents MUST use key card to unlock gates for admission to the pool.

Sign-in at the lifeguard hut is REQUIRED of each resident. NO EXCEPTIONS

Guest may be admitted only if accompanied by a current resident. The resident is responsible for all conduct of their guests.

Conduct that infringes upon the safety or comfort of patrons, as determined by the lifeguard staff, pool management and pool committee, is prohibited and may result in immediate ejection from the facilities with no refund of any fees paid. Repeated failure may result in forfeiture of facility use.

- Children 12 and under MUST be accompanied by an adult or supervised by a person 16 years old or older.
- NO glass containers within the facilities.
- NO smoking/or tobacco products or vaping in the pool area.
- NO pets are allowed within the pool area OR tethered unattended at any time.
- NO bicycles, skateboards, scooters, etc. in the pool area.
- Foul, abusive or excessively loud language will not be permitted.
- Proper swimming attire in required.
- Radios or music must be played so as to not be offensive to others.
- Food is not permitted in the pool. All trash needs to be disposed of in the receptacles.
- Small floating toys, rafts, rings, tubes, or boards are allowed in the shallow end ONLY. ANY INFANT, TODDLER OR CHILD UNABLE TO SWIM MUST BE IN DIRECT CONTACT WITH AN ADULT IN THE WATER WHEN USING FLOTATION DEVICES.
- Swim diapers are required for children not toilet trained.
- NO large rafts, boats, etc.
- NO hard balls.
- NO diving in the shallow end.
- NO hanging on the swim LANES.

## DIVING BOARD RULES:

- Only 1 person on the diving board at a time and only 1 person on the ladder at a time.
- No running on the diving board.
- No double bouncing on the diving board.
- Divers must go straight off the front of the diving board- no jumping off the side.
- No hanging on the diving board.
- Diving area must be clear before diving.
- No swimming under the diving board.

## WADING/BABY POOL RULES: ADULT SUPERVISION IN REQUIRED

- The wading/baby pool is NOT supervised by the lifeguards.
- Only children under 5 may use the wading/baby pool.
- Swim diapers are required for non-toilet trained children.

## ADULT SWIM RULES

- Every hour the pool will be cleared for 15 minutes.
- Adults 18 years or older ONLY will be permitted to swim.
- Lifeguard staff or pool committee may determine removal from pool during adult swim if patrons in the pool area are being disturbed.
- After lightning is spotted or thunder is heard the pool will be cleared for 30 minutes following the last observed lightning or thunder.

**All users of the pool shall be responsible for damage to property of the Association caused by residents and/or their guests.**

**\*ZERO TOLERANCE TO THE MISCONDUCT, VERBAL ABUSE, HARASSMENT TO LIFEGUARD STAFF, POOL MANAGEMENT, OR POOL COMMITTEE MEMBERS.**



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**Petersen Custom Glass, LLC**

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- ✓ 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 Recycling Pick-Up Dates

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



WASTE CONNECTIONS  
**DENVER**

 : Garbage |  : Recycling |  Holiday


**Waste Connections: 303-288-2100**

**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.**








## October 2024

S	M	T	W	T	F	S
29	30	1	2	3	4  	5
6	7	8	9	10	11 	12
13	14	15	16	17	18  	19
20	21	22	23	24	25 	26
27	28	29	30	31	1	2

## November 2024

S	M	T	W	T	F	S
27	28	29	30	31	1  	2
3	4	5	6	7	8 	9
10	11	12	13	14	15  	16
17	18	19	20	21	22 	23
24	25	26	27	28 	29  	30

## December 2024

S	M	T	W	T	F	S
1	2	3	4	5	6 	7
8	9	10	11	12	13  	14
15	16	17	18	19	20 	21
22	23	24	25 	26	27 	28 
29	30	31 	1	2	3	4  

## Water Wise

We need the communities' help in identifying irrigation issues. As you walk or drive through our neighborhood, please keep your eyes open for running water, broken sprinkler heads, sprinklers spraying the streets or sprinkler zones running for an extended period. Also be on the lookout for soggy, boggy, mushy, or dry areas of grass that might indicate a broken irrigation line below the surface or a zone that's not working.

Please help us conserve our natural resources and mitigate any negative impact to the budget.

Please contact the following if you see any of these or other irrigation issues:

**JBK - 303-751-0192**

**RowCal - [tanya.valis@rowcal.com](mailto:tanya.valis@rowcal.com)**

**[wc3grounds@gmail.com](mailto:wc3grounds@gmail.com)**

## 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>. Your information will be kept strictly confidential.



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# Willow Creek Women's Club

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli

## Gnome for the Holidays! Pottery Gnome Workshop

Wednesday, October 16 | 9:15 a.m. | Mineral Clubhouse

Be sure to mark your calendars and join us for coffee, goodies, and for this unique creative event! Our own neighborhood potter, Kathryn Schindler, has agreed to lead a mini pottery workshop for us and guide us in creating our own little gnomes out of clay that she will take back to her studio to fire in her kiln and then have ready to be picked up at the November 13 gathering.

Each and every little gnome turns out adorable with its own unique personality, and they make the perfect little fall or Christmas decorations or tree ornaments. Don't miss this easy, creative, and fun event!

## Wine Tasting Event

Thursday, October 24 | 7 - 9 p.m. | Mineral Clubhouse

This event isn't just about wine—it's about enjoying a memorable night out with friends, meeting fellow wine lovers, and discovering new flavors. Whether you're looking to learn something new or simply savor a glass, this is an event not to be missed.

## Pottery Gnome Market, Gnome Pick-Up, and Social Hour

Wednesday, November 13 | 9:15 a.m. | Mineral Clubhouse

Come to the Mineral Clubhouse, enjoy coffee and goodies, meet and visit with neighbors, and see why everyone is falling in love with gnomes! Hear about the lore and browse the little hand-made pottery gnomes, fall and Christmas accessories, and even a few gnome houses available for purchase. Get a jump on Christmas shopping, teacher's gifts, and be ready for ornament exchanges.

The Gnomes made at the workshop in October will have been fired and will be there to be picked up. Come see why you can't help but love and want these cute little guys to warm your house, your garden, and your heart!

## Santa Celebration and Holiday Lights

Friday, December 6 | Mineral Clubhouse

The holiday season is just around the corner, and we are thrilled to invite you to our annual **WCWC Santa Celebration!** It's going to be an evening full of holiday cheer, family fun, and, of course, a special visit from Santa Claus himself. We will turn on the Christmas lights too! Save the date for Friday, Dec. 6.

This year we are partnering with the Denver Santa Claus Shop (DSCS), a nonprofit that collects and gives families the opportunity to shop for free toys each December. A non-denominational, all-volunteer-run organization, DSCS's mission is "A Toy for Every Girl & Boy". We ask that you bring a new toy or gently used toy to the event. We'll provide more information next month.



# 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).

**Dates:**

October 1

November 5

December 3

**Please bring:**

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

# No Motorized Vehicles on Greenbelts

We are excited to see all the improvements going on around the neighborhood, but please remember the common areas are for all Willow Creek residents to enjoy. Please monitor your contractors, motorized vehicles are NOT ALLOWED to drive on our greenbelts or open spaces when doing projects at your home. This avoids unnecessary damage to turf, paths and irrigation systems, not to mention humans and pets who



## BOOMER HAPPY HOUR

- **All Boomers & Friends Welcome!**
- **WILD GOOSE SALOON**
- 11160 Pikes Peak Dr, Parker, CO
- **Tues., Oct. 8<sup>th</sup> & Nov. 12<sup>th</sup> (3:30 – 7:00 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)
- **3:30 – 5:30 PM = Kerry Edwards of "Two's Company" performing FREE**
- **Please bring some \$\$\$ to donate to Kerry for his FREE performance**
- **5:30 – 7:00 PM = Linda's playlist of mixed music**
- **7:00 – 8:00 PM Trivia followed by Karaoke 8:00 PM to ???**
- **PLEASE NOTE: Meet the 2<sup>nd</sup> Tuesday of each month**
  - Hosted by – Linda - **FREE ADMISSION !!!**
  - 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**

# The Willow Creek Homeowners Association No. 3

## Board of Directors Draft Meeting Minutes | September 12, 2024

### Meeting held at the Willow Creek 3 Clubhouse

#### I. Call to Order / Attendees

- a. The meeting was called to order at: 6:02 pm
- b. Board Members in attendance: Steve, Eric, Diane, Beverly, Justin, Luke, Gareth
- c. Unable to attend:
- d. Management company attendee: Jeff

#### II. Vendor Reports: No vendors

#### III. Homeowner Forum

- Homeowner 1
  - Paint Hearing - seeking extension due to paint color selection
- Homeowner 2
  - Walkway Replacement - asking about what will happen along damaged portions of the walkway
- Homeowner 3
  - Grounds committee member had tree trimmed, needs debris removed
- Homeowner 4
  - Also present due to walkway landscaping question

#### IV Committee Reports

- A. Communication/Website
  - a. Will add new pool rules
- B. Tennis Committee
  - a. Season over
  - b. October/November - Expect to receive a court usage check
  - c. Divider curtain - not ordered yet
  - d. Lockbox removed along with downstairs key
  - e. Windscreen rollup expected in October
- C. Clubhouse Committee
  - a. Upstairs Bathroom faucet - will need repair or battery replacement
- D. Social Committee
  - a. Aug 24th - end of summer party was well attended
  - b. Nov 9th - Wine Tasting
  - c. Dec 7th - Holiday Happy Hour
  - d. Seeking volunteers for next year
  - e. Potentially partnering with other HOA's
    - i. TBD for future events
- E. Pool Committee
  - a. Pool closed down for year

- b. Bathroom floors will be redone (this was pending pool closing)
  - i. Oct 2nd tentatively scheduled
- c. Awning coming down soon
- d. Chairs will be stored
- e. Old paint will be disposed
- f. Willow 1 and 2 company (MPM) reviewing pool contract
- g. Baby pool heater isn't working
- h. Looking at changing hours for 2025

- i. 11-8 weekdays
- ii. 9-8 weekends
  - i. new signs for pool (outlining revised rules)

#### F. Landscape Committee

- a. Entrance to neighborhood (by Arc) - overgrown complaints
- b. Greenbelt Restoration
  - i. Extensive discussion on landscaping along pathways
  - ii. Proposals
    1. Reza and JBK
      - a. Proposals looked at a mix of sod and landscaping rock in areas where grass has struggled to grow

#### G. ACC

- a. approved: shutters, egress, window, landscaping
- b. paint reminders sent
- c. some projects pending contractors
- d. membership: 7 members - need odd number to avoid gridlocked votes
  - i. vacancies will be publicized - there are no set term limits

#### H. Swim Team

- a. n/a - out of season

#### I. Capital Improvements

- a. Fence project
  - i. Question arose on whether the City needs info from us prior to budgeting, this is being reviewed.
    1. Will check with city on what's needed

#### V. Approval of Minutes

- a. Proposed by Eric - Beverly seconded - all in favor

#### VI. FINANCIAL REPORT

- A. Financials Review

- need a few updates
- A resident presented a question on funds available for the county line fence
- This fence does not belong to us; there is no funding to replace it without a community vote
- budgeting begins soon
- new contracts for landscaping and pool beed to be incorporated

#### B. Investment Review

- still cash - mainly, will shift that position after remaining projects are finalized

#### C. Audit

- Rowcal sent it, will need the board to review and approve it

#### D. Delinquencies (Executive Session)

#### VII. MANAGEMENT REPORT

- Kyle presented stats on calls, etc...

#### ASSOCIATION BUSINESS

#### A. Annual meeting 2024 – 2 Open Seats

- Nominations and ballots are going out shortly after the meeting
- Eric is running for reelection. Luke is stepping down

#### B. Resolution on boundaries

- Pending review of revisions from the attorney

#### Exec Session

Adjourned – 7:45 pm





# Accessory Dwelling (ADU) Requirements

Submitted by Gary L. Fleming, City of Centennial, Senior Commissioner

Following a multi-year public engagement process, on Tuesday, May 7, City Council voted 9-0 to approve Ordinance No. 2024-O-03, an Ordinance of the City Council of the City of Centennial, Colorado amending Chapter 12 of the Municipal Code (Land Development Code) concerning Accessory Dwelling Units (ADUs). This Ordinance allows property owners to construct ADUs, also known as Granny Flats and Backyard Cottages, on single-family properties. It includes restrictions for the size, height, and setbacks of ADUs to protect neighboring properties. ADUs must follow all existing Municipal Code building regulations and match the design features of the main home. ADUs may not be used as short-term rentals. The City's existing regulations regarding noise and property maintenance will continue to be enforced. Property owners should check HOA rules or other private covenants prior to submitting a building permit application. The Ordinance is effective June 15, 2024. For more information, visit [centennialco.gov/housing](http://centennialco.gov/housing).

## Zone Districts:

- Up to one (1) ADU would be allowed on a lot with a constructed or proposed single family detached home.

## Definitions:

- Definitions are added for attached/interior and detached ADUs.

## Structure Requirements:

- ADUs shall be required to apply for and receive a building permit. A pre submittal meeting with City Staff will be required. The application will be required to follow the Centennial Municipal Code building regulations, including any future updates.

## Size and Dimensional Requirements:

- ADUs must meet setbacks for principal dwellings in the applicable zone district. ADUs are not permitted to exceed the lot coverage allowance for buildings and structures in the applicable zone district. ADUs may not exceed 50% of the footprint of the principal home on the lot.

## Utilities:

- ADUs must connect to utilities as required by the utility district providing services. Waste removal services must be provided.

## Design:

- ADUs must be designed with external features that match the principal home on the lot. Property owners have some flexibility in how they meet this standard.

## Parking:

- One (1) off-street parking space must be provided for the ADU.

## Homeowners Associations and Civic Associations:

- Home-Owners Associations (HOA) and Civic Associations (CA) are allowed to enforce private covenants that are more restrictive than the City's regulations. Property owners will be directed to discuss any proposals with their HOA/CA early in the process.

## Short-Term Rentals:

- ADUs may not be used as short-term rentals.

## Home Based Businesses:

- ADU occupants may operate home-based businesses that meet the City's existing home-based business requirements.

## Registration and Notice

- Section 12-3-603 (H) subsection 8 would create a registration program. Owners who create an ADU (standalone or attached to an existing residence) AND who rent out both the primary residence and the ADU, would:

1. Need to register with the City (so the City knows who to contact with issues) and
2. Send notice to the adjacent properties (so those owners/occupants know who to contact with issues).

## Pre-submittals Received:

- The City has received four (4) pre-submittal applications.

## State Legislation:

- The State of Colorado passed legislation related to ADUs in May 2024. Staff is in the process of reconciling any differences between the City's ADU regulations and the State regulations and will be returning to Council future date. The State bill is effective in July 2025.

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# Centennial YMCA Center of Generations

Have you visited the Center of Generations at the Streets of Southglenn yet? This intergenerational community space is a partnership between the City of Centennial and the YMCA of Metro Denver.

The Center serves Older Adults between 10 AM and 3 PM. Teens come in after school. Both groups enjoy many activities. The Older Adults enjoy a variety of fitness classes, including Tai Chi and Silver Sneakers. Clubs include Knitting & Crocheting, Spanish and Art. Mahjong, Scrabble and Mexican Train also are very popular.

Teens enjoy Esports, Nerf Gun wars, Stem Projects, and cooking classes. Also available are leadership classes, and study halls.

Each month there are special activities. For example, in October there are lectures about Medicare, Colorado Ghost Stories and the Power of Words, by Eleanor Roosevelt. There will also be a Halloween Party with lots of games and treats.

This is such a great resource for Centennial residents and YMCA members. Be sure to visit our website and see the many activities and mark your calendar for a visit.

<https://denverymca.org/centennial-center-generations> | 6972 S Vine Street, #366 | 720-918-6425

# MARKET UPDATE



10 ACTIVE LISTINGS	\$1,014,636 AVERAGE LIST PRICE	1.1 MONTHS OF INVENTORY
40 DAYS ON MARKET	\$899,950 AVERAGE SALE PRICE	2 HOMES SOLD

Willow Creek's real estate market is booming, with homes selling quickly amid a drop in mortgage rates. Buyers are eager to secure homes while interest rates remain favorable, making it a great time to list. Get in touch today to learn how we can position your home for a

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# Toasted Pumpkin Seeds

*This year when you carve your jack-o-lantern, save those pumpkin seeds. You can make a tasty snack on the cheap that will have everyone asking for more. Try some of these variations this fall season.*

*For each recipe, follow this easy procedure. Remove and clean your seeds. Rinse them well, let them dry and then season them. Spread on a baking sheet sprayed with nonstick cooking spray. Bake for about 20 minutes in a 350 degree F oven, stirring half way through, until the seeds are crispy and light golden brown. Remove from baking sheet, give them a good stir, and serve once they've cooled. After you've toasted them, you can store them in an airtight container for up to one week.*

## Spicy Garlic Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 2 teaspoons garlic powder
- 1 teaspoon crushed red pepper
- 1 teaspoon salt
- 1 teaspoon black pepper



## Savory Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 1 teaspoon salt
- 2 teaspoons Worcestershire sauce
- 1/2 teaspoon garlic powder



## Curried Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 2 teaspoon curry powder
- 1 teaspoon salt

## Sweet Cinnamon Pumpkin Seeds

- 1 cup pumpkin seeds, cleaned and rinsed
- 1 tablespoon melted butter
- 1 tablespoon brown sugar
- 1 teaspoon ground cinnamon
- 1/4 teaspoon salt

# Try classified advertising-

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Our classified advertising option has been a great success for small, local businesses interested in marketing in an **EFFECTIVE & AFFORDABLE** way!

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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!**

Why not give it a try?

Rates per issue for 25 words, \$.50 per additional word:		
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	2,457	\$35
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>11,123 HOMES</b>	<b>\$165</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

Proud to publish the Willow Works newsletter!



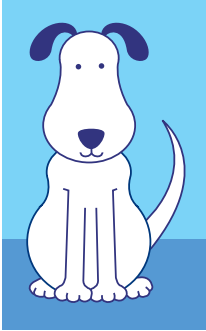
Email [kerri@porchlink.com](mailto:kerri@porchlink.com) with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

# 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.



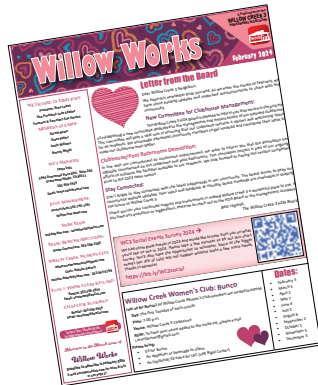
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if you need to update your mailing address.

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- News, information and updates from the Willow Creek 3 Board of Directors
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- Detailed Architectural Control information
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