



September 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

POOL MANAGEMENT:

Perfect Pools 303-795-1191

hb@perfect-pools.com

SWIM TEAM:

wc3dolphins.com | swim@wc3dolphins.com

TRASH REMOVAL/RECYCLING:

Waste Connections: 303-288-2100

WILLOW CREEK WOMEN'S CLUB

willowcreekwomensclub@gmail.com

Chair: Natisha Doherty

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

POOL & TENNIS COURT KEYCARD:

RowCal: 303 459-4919

Email: caretteam@RowCal.com

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Advertise in the October issue of

Willow Works

Deadline to advertise is September 20th

See page 2 for rates & info

E-mail: kerri@porchlink.com

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Letter from the Board

Dear Neighbors,

Welcome to the September edition of our HOA newsletter! As summer transitions into fall, we have some important updates and reminders to share with you.

Community Updates

1. Pathway and Alleyway Repaving We expect that by the time of publication, the repaving of our central pathways and two alleyways are expected to be. This project has been a major focus for us, and we appreciate your patience during the construction period. The new surfaces will greatly improve safety and accessibility throughout our community.

2. Capital Improvements As we head into fall, the bulk of our capital improvements for this year have been successfully completed. These projects represent a significant reinvestment in our community, enhancing the quality and value of our shared spaces. Thank you for your continued support and cooperation as we work to make our neighborhood a better place to live.

Reminder

Motorized Vehicles in Open Spaces Please remember that motorized vehicles are not allowed in open spaces. This rule is in place to protect our green areas and ensure the safety of all residents. Your cooperation in adhering to this policy is greatly appreciated.

Thank you for being a part of our wonderful community. We look forward to seeing you at our upcoming events!

Sincerely,

The Willow Creek III HOA Board

Willow Creeks Celebrates it's 50th Anniversary at Willowstock

Submitted by Blair Zykan

Wow, what a great time! Over 800 Willow Creekers gathered on August 17th at the Willow Way Pool and park in a day-long celebration of our 50 years as a great neighborhood. Six neighborhood bands, five food trucks, volleyball, corn hole, prize drawings, and activities for kids. Willow Creek's Womens Club hosted the Heritage Pavilion which showcased historic photos and documents from the past five decades.

Surprises for the crowd featured a congratulatory letter to the neighborhood from Geoie Writer (who built Willow Creek). Centennial City Council Members Richard Holt and Amy Tharp took the stage to announce a Mayoral proclamation officially declaring August 17th to be Willow Creek Day in the City of Centennial. It was quite a day and evening.

Leslie and I want to thank all who helped make Willowstock happen. Especially our three HOA's, our sponsors, along with the volunteers and band members who donated time, money, and endless energy toward its success. Willow Creek isn't just a neighborhood. It's an incredible community. See you next time!

- Blair and Leslie Zykan



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

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
1/2 Page	\$305 B&W \$380 Color
Full Page	\$380 B&W \$500 Color

Email Kerri@porchlink.com with questions

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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: abbylynnntardiff@gmail.com or homesbyjuhi@gmail.com

THANK YOU!



We want to extend a heartfelt thank you to everyone who generously shared old photos and memorabilia for the Willow Creek Heritage Pavilion at Willowstock.

Celebrating 50 years of our neighborhood was truly special, and our booth was a big hit! Homeowners, both new and old, had a wonderful time learning more about Willow Creek's rich history. Your contributions were invaluable in making this milestone event a success!

Juhi Johnson and WC Women's Club



Stay Connected!



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REAL ESTATE MARKET REPORT

GOOD NEWS IN DENVER REAL ESTATE!

As summer winds down, the Denver market has been a mix of surprises, with some homes sitting longer while others sell quickly. But now is the perfect time to jump back in, whether you're buying or selling.

Three major developments signal a promising market shift. First, inflation is showing signs of slowing, with the Federal Reserve hinting at a potential interest rate cut in

September. Second, active listings have surged, with inventory up 68% from last July, offering buyers more options and stronger negotiating power. Third, mortgage rates have recently dropped to the high 5% to low 6% range, significantly improving affordability.

For sellers, now is the time to ensure your home is priced right and shows beautifully. For buyers, this market presents a unique opportunity, and we're here to guide you through it with our knowledge, experience, and dedication to your success.

I look forward to assisting with your Real Estate needs soon!

2024 Willow Creek Walk For The Cure

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

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.

We look forward to seeing you throughout the year!

Walk in the door and fall in love with this lovely home in the heart of Willow Creek!

- 4 bedrooms, over 2400 s.f. plus 1006 unf. in bsmt.
- Spacious rooms, excellent center hall floor plan
- Newer windows - wood shutters and blinds
- Large covered brick patio extended for AI Fresco dining
- Charming front porch!

8439 E. Jamison Circle
in Willow Creek



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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 to sign up. Or just show up!

See you there!

Tennis Talk

Submitted by Stephanie (WCTCC Chair)

The Willow Creek Tennis Club Committee needs you! Did you know we have a committee of 12 volunteers that keep our tennis club running? We work closely with the HOAs and players to provide the best summer season each year, including fun events like socials. We are a group of volunteers and most of us have spent over 2 years committed to providing residents with the best tennis experience the neighborhood can offer. In order to keep our club running smoothly we need to fill some very important positions for the 2025 tennis season. These positions include:

- Vice Chair- To shadow the current chair with the intention of taking on the role of Chair within 2 years.
- Schedulers- Responsible for scheduling courts for adult and JTT leagues during the summer. The position may be shared by two individuals.
- Technology Coordinator- Maintains the WCTC website.

Additionally, you will get a say in the future of tennis in Willow Creek. This is a great opportunity to serve your neighborhood and meet your neighbors. The tennis program in Willow Creek can't run without these positions filled. Please email me at willowcreek123tennis@gmail.com if you are interested in learning more or volunteering.

Food Trucks In September & October:

Bringing Flavor and Fun to Willow Creek

Food trucks will continue through September and October. Enjoy the last days of summer!

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.

September 11

Big Bear Cheesesteaks

September 25

Lucky Bird
High Point Creamery

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.



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 might be on the green belts.

-Architectural Control and Landscape Committees

Did You Know....

September is

National

Happy Cat Month?



Berry Delicious Dessert

Author: Michelle Fox, Culinary Nutritionist | michellefox.com | Servings: 4

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Directions:

1. Place all berries in a mixing bowl and gently combine with a spoon.
2. In a blender or food processor, blend the coconut milk, vanilla extract, and sweetener until medium firm (about 30 seconds).
3. Spoon berry mixture into serving cups and top with a dollop of coconut whip.
4. Add a dash of cinnamon and indulge!

Willow Works Classified Advertising

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

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Valerie Petersen

Petersen Custom Glass, LLC

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



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WRITING
YOUR AD?

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- ✓ All on the same page

How do I pay for a classified ad?

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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

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.



WASTE CONNECTIONS
DENVER

: Garbage | : Recycling | Holiday

September 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	1	2	3	4	5

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

wc3grounds@gmail.com

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BOOMER HAPPY HOUR

- **All Boomers & Friends Welcome!**
- **WILD GOOSE SALOON**, 11160 Pikes Peak Dr, Parker, CO
- **Tuesday, Sept. 10th (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)
- **2:30 – 3:30 PM = POSSIBLE Dance lessons (check our Facebook page)**
- **3:30 – 5:30 PM = Kerry Edwards of "Two's Company" performing**
- **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 2nd Tuesday of the month**
 - Hosted by – Linda Kubly - **FREE ADMISSION !!!**
 - PLEASE PLEASE PLEASE – RSVP ASAP (by email at BoomerHappyHour@gmail.com), so we can plan accordingly!
 - Follow us on Facebook @ **Boomer Happy Hour**

Chalk Art Festival

In 2019 the City of Centennial supported the idea of exploring how best to support and celebrate the arts in Centennial. A newly formed nonprofit organization was formed called the Centennial Arts and Cultural Foundation. "Art Rocks", the first fundraiser was launched at the City of Centennial's annual event "The Chalk Art Festival." Now, in its fifth year, the Centennial Arts and Cultural Foundation will host the "Art Rocks" area at the City of Centennial Chalk Art Festival. Celebrate and Inspire by painting rocks with the whole family and enjoy this community event at the Streets of Southglenn on Saturday, September 14.



Centennial Under the Stars

The Centennial Arts and Cultural Foundation announced the winners of the 2024 Mural Project and 2024 Traffic Box Wraps during Centennial Under the Stars on August 10th. The mural winner is Katie Curcio and she is set to put up the mural in mid September at Big Dry Creek under Arapahoe Road. The winners of the traffic box wraps are Michelle Wolins and Lily Hoffecker. Their art is expected to be put on traffic boxes around Centennial in October.



Willow Creek Women's Club

Sponsored by Willow Creek Women's Club

Submitted by Anne Bonelli

Join Willow Creek Women's Club!

Thank you to everyone who stopped by the Willow Creek History Pavilion during Willow Stock. It was amazing to see early pictures of our neighborhood and even by laws from Willow Creek Women's Club in 1979! We are grateful for Juhi Johnson of RE/MAX Professionals for organizing the exhibit and for Anne Bonelli McMahon, Fiona Maguire-O'Shea, Jean Duggins, Beth Barron, Jess Bradshaw, Natisha Doherty and Kendra Betz who staffed our booth during 98 degree weather.

Our 2024 home tour has been cancelled this year. We are hopeful we can reschedule for 2025. This has been a tradition for over 25 years in Willow Creek. If you would like to be on the tour for next year, please reach out to willowcreekwomensclub@gmail.com.

Upcoming Events

September 12 | Ladies Night Out

Resolute Brewery | 7286 S Yosemite St. | 6:30 p.m.

September 18 Open House Meet and Greet

9:15 a.m. | Mineral Clubhouse

Let's kick off WCWC with a meet and greet. We'll have a surprise guest speaker, too. Learn more about book clubs, bunco, antiques club, Mom and Tots and more. More information to come.

Clothes to Kid Clothing Drive | Saturday, September 21

9 a.m. to 11 a.m. | Mineral Clubhouse

Clean out your closets and donate your kids clothing during our Clothes to Kids clothing drive.

Clothes to Kids provides new and quality used clothing to low-income kids in the Denver Metro area.

Please make sure the clothes are clean and in good shape. Thank you for your support!

October 16 | Pottery Workshop: Gnome for the holidays

9:15 a.m. | Mineral Clubhouse

October 24 | Wine tasting event

7 p.m. | Mineral Clubhouse

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.

Please bring:

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

Dates:

September 2

October 1

November 5

December 3

The Willow Creek Homeowners Association No. 3

Board of Directors Draft Meeting Minutes / August 8, 2024

Meeting held at the Willow Creek 3 Clubhouse

I. Call to Order / Attendees

- a. The meeting was called to order at 6:01 PM
- b. Board Members in attendance: Steve, Eric, Diane, Justin
- c. Unable to attend: Gareth, Luke, Beverly
- d. Management company attendee: Tanya and Jaden

II. Vendor Reports: N/A

III. Homeowner Forum

- Homeowner 1
 - No comment - item was addressed separately with Tanya
- Homeowner 2
 - Thanked us for the paving edgers
 - Issues with reserving the room
 - Complained about weeds
 - Wants townhome owners charged for maintenance

IV Committee Reports

A. Communication/Website

- a. Up to date on Willow Works, minutes, and project updates

B. Tennis Committee

- a. Court separator curtain is ordered
 - i. To be installed in 3-4 weeks
 - ii. Will separate pickle ball and tennis (courts 2 and 3)
 - iii. Oct/Nov - The next check for the 2024 tennis team expected

C. Clubhouse Committee

- a. no updates

D. Social Committee

- a. Movie Night / Ice Cream
 - i. bad weather impacted attendance
 1. clean-up
 - a. kids remained at the end without supervision
 - b. Recommended additional cleaning supplies
- b. Potluck Bingo
 - i. light attendance
 1. inexpensive event, considering additional snacks for next time
 - c. August 24 - Schedule pool party 1-4
 - d. No October event
 - e. Remaining 2024 events - Wine Tasting/holiday party

E. Pool Committee

- a. Problem with several children not listening to lifeguards and causing disturbances

b. Lifeguards

- i. Need to stop allowing people without keycards, and otherwise not enforcing rules or doing the contracted services
 - ii. Perfect Pools management will be engaged sooner
- c. Weekday pool schedule once school resumes
 - i. Times - 4-9 with lifeguard
 - ii. 10-4 - no lifeguards - bathroom will be closed
 - iii. Aug 12 - Sept 2nd

F. Landscape Committee (update provided via email)

- a. Proposals were provided for broken branches on the Pine tree right outside the clubhouse door. An estimate is pending for new sprinkler boxes
- b. Dwarf Blue Spruces are struggling in front of the monument. One is dead and we are working with Reza on when it should be replaced.
- c. Reza will also add a few more stones to a small section of the wall by the walkway leading to the clubhouse door.
- d. Working on a 5-year landscape plan for the community.
- e. In 2025, we would like to address the second median along Mineral Dr. Due to the neighborhood visibility, we think it might be a better option for the \$10,000 grant request from the City of Centennial.
 - i. It would require a landscape plan that would have to be completed (e.g. paid for) in November or December. We would like to use the same individual who designed the front of the clubhouse. He was reasonable, had great ideas, and was easy to work with.

G. ACC

- a. approved gate, solar, siding, deck, exit window (removing shrub), door, windows

H. Swim Team

- a. n/a

I. Capital Improvements

- a. August 12-17th Green Belt pathway and two alleyways

J. County Line Fence- meeting recap

- a. Dept Mayer, Councilman, City Officials met with several available board members
- b. City proposed several potential solutions, some would require the HOA to contribute funds for the fence (this would need a community vote)
 - i. City proposed a TREX fence to be added to the city 2025 budget

1. Other considerations, such as moving the fence closer to the county line or installing a higher fence, were discussed.

V. FINANCIAL REPORT

A. Financials Review

- Trending with budget

B. Investment Review

- Continue to maintain a high amount of liquidity until the paving projects are completed

MANAGEMENT REPORT

- RowCal provided an update on the work done during the prior month

- One resale
- 45 phone calls
- 5 new violations
- 18 closed
- 22 ACC requests
- 6 WO's submitted

ASSOCIATION BUSINESS

- Ratified the updated collections policy - in accordance with laws - Steve proposed / Eric seconded - All in favor
 - needs to be saved to the website
 - will be broadcast to the community members
- Ratified the Tennis Court Separator - Justin proposed /Steve seconded - all in favor
- Branch removal - \$475 bid from K2 Tree Service - Eric proposed /Steve seconded - in favor
- Light repairs - ratify email approval to replace light heads to shine downward - Eric proposed /Justin seconded - all in favor
- Elections and scheduling budget meetings and general meeting
 - Elections - October - send communication next month
 - Budget Meeting - to be scheduled in November
 - Budget Ratification - December meeting
- Landscaping
 - Requested bids for next year's landscaping and irrigation services
 - Potential options: Brightview, or LMI, or Environmental Designs
- Walking Path Bridges
 - Pending quotes for repair/ replacement

Exec Session (ACC Items)

Adjourned – 7:09 pm

GenCON News - September 2024

Sip in Centennial: Returning for its second year, Sip in Centennial offers diverse tastings from local breweries, distilleries and wineries. Join us for a fall afternoon filled with live music and tasty food truck bites while sampling adult beverages. All ages are welcome, must be 21+ to partake in alcohol tastings.

- When - Saturday, October 26
- Where - Centennial Center Park, 13050 E. Peakview Ave.

City Council Meetings: The Centennial City Council generally meets on the 1st and 3rd Tuesdays at the Centennial Civic Center, in Council Chambers each month. Work Sessions and Workshops for City Council typically take place on the 2nd Tuesdays in the Community Room at Eagle Street each month. You can also attend meetings online. Check the website for schedules and meeting agendas.

Arapahoe County Sheriff: In April 2024, ACSO Deputy Dempsey secured a \$100,000 traffic safety grant from the Colorado Department of Transportation and the National Highway Traffic Safety Administration. In three months, the Sheriff's Office saw a 15% reduction in traffic crashes in the City of Centennial and a 80% increase in traffic stops for excessive speed, distracted driving, following too closely, failure to obey the 'move over' law, not wearing seat belts and much more. The money received from the grant was also used to purchase two new radars and two new lasers for the motorcycle unit to conduct traffic enforcement. Deputies target problem areas where citizen complaints are high, speeding is prevalent and where drivers commit the most traffic offenses, such as Interstate 25 near E. Dry Creek Rd.

According to a recent Centennial Municipal Court docket, the top 5 reasons tickets were issued:

1. Speeding 10-19 Miles Over
2. Disregarded Stop Sign
3. Driver Failure to use Seat Belt
4. Following Too Closely
5. Speeding 20-24 Miles Over

Anyone can report aggressive driving to one of the following law enforcement agencies.

- **Colorado State Patrol** - Dial *277 (*CSP) from your mobile phone. Dispatchers for the Colorado State Patrol (CSP) fielded nearly 30,000 calls related to road rage or aggressive driving in 2023 which accounted for more than half of the calls to the *CSP tip line.
- **Arapahoe County Traffic Complaint Line** - The Traffic Complaint line is designed to provide information regarding traffic non-urgent, nuisance traffic issues and problems on Centennial and county roads. Traffic complaints can be made on the Traffic Complaint line at 720-874-3825. This number should not be used for in-progress, just occurred, or serious traffic complaints. For those types of complaints, please contact dispatch at 303-795-4711.
- **Douglas County - Traffic Safety Hotline** at 303-660-7539

Arapahoe County Sheriff's Office and Coroner's Facility Open House and FREE Pancake Breakfast! The Sheriff's Office and Coroner's Facility will be holding an open house and pancake breakfast for the community. Join us for tours of our facilities, engaging displays, and fun activities for all ages. Check their site for more information.

- When - Saturday September 21, 2024 8:00 AM - 12:00 PM
- Where - 13101 E Broncos Parkway, Centennial

18th Judicial District - coda18.org: The District Attorney's office provides a Data Dashboard showing metrics and indicators in topics such as Felony Referrals, Charging and Filing, Case Resolution, Decisions and Deferrals, Sentencing, Serving Victims and others. Check the website for more information.

Fall 2024 Citizen's Academy: This FREE one day course gives citizens a behind-the-scenes look into our justice system. Attendees will learn about the inner workings of how we investigate crimes, combat scams, and prosecute criminal cases. See the DA website for registration info.

- When - Saturday, September
- Where - 18th Judicial District Attorney's Office, 6450 S. Revere Parkway

Arapahoe County - arapahoeco.gov

- The splitting of the 18th Judicial District will be completed by 1 Jan. 2025. Arapahoe County will continue with the 18th Judicial District designation and Douglas, Elbert, and Lincoln counties will become the 23rd Judicial District.
- The Dove Valley playing fields are being updated. The playground and dog park are finished but still cordoned off. There will be more work in the 2nd phase.
- Denver Water has transferred ownership of 45 miles of the Highline Canal to Adams, Arapahoe, and Douglas counties. The Open Space sales tax can be used for maintenance of the Canal. (Great Outdoors Colorado (GOCO) has given the Canal a grant to help create some pocket parks on the northern section of the Canal where there is not much tree canopy.

County Revenue Options: The Arapahoe County Board of County Commissioners (BOCC) are expected to make a decision on whether or not to put forward a ballot measure asking residents for additional revenue. If they decide to move forward, ballot measure language would appear on the November ballot. In an attempt to gauge resident appetite for additional taxes, Arapahoe County hired Magellan Strategies to create two surveys. One issued in February and then another in May this year asked residents if they would support either an amendment/elimination of TABOR* restrictions or a 0.25% sales tax. The survey results and demographics of those who responded (2,875 Feb survey, 2,017 May survey) are available at acbudget.com. The BOCC created the acbudget.com site to make the case for new revenue to cover potential future revenue shortfalls. The site also provides a forum for residents to ask questions about the revenue increase proposals. The Finance page on the County website provides more detail on past and future budget growth (Budget section) as well as details on how the County is currently spending revenues from all sources (Transparency Act section). As with other States, Cities and Counties throughout the U.S., Arapahoe County has been the recipient of millions of dollars of post-Covid Federal grants (American Rescue Plan Act, etc.). Those funds are going away and need to be spent by the end of 2025. The Arapahoe County 2024 Adopted Budget currently projects about a 13.5% increase in revenue (2024-2027) without any new tax increases.

* For those who may be unfamiliar with the Taxpayer Bill of Rights (TABOR), this was approved by voters in 1992. This amendment to the Constitution of the State of Colorado generally limits the amount of revenue governments in the state can retain and spend. Absent voter approval, it requires excess revenue to be refunded to taxpayers. (NOTE: Arapahoe County manages "excess revenue" through adjustments in the property tax mill levy rather than issuing refunds to property owners.) TABOR also requires voter approval for certain tax increases. The state TABOR revenue limit still allows for government revenue growth that is generally equal to the prior fiscal year's limit plus the rate of inflation and population growth in Colorado, subject to a voter-approved floor. A change to or elimination of TABOR regulations on any government entity should be carefully considered by voters.

Be sure to check out the events and services of other organizations in Centennial.

- South Suburban Parks and Recreation - ssprd.org
- Arapahoe Library District - arapahoelibraries.org

MARKET UPDATE

*AVERAGE LIST AND SALE PRICE
STATS ARE BASED ON THE LAST 6
MONTHS OF SINGLE FAMILY HOMES
SALES IN WILLOW CREEK

5
ACTIVE LISTINGS

*\$924,136
AVERAGE LIST PRICE

*\$914,017
AVERAGE SALE PRICE

2
HOMES SOLD

37
DAYS ON MARKET

2.5
MONTHS OF INVENTORY

St	↓	SType	Address	City	Price↑	Bd	Bth	Abv	Ttl
A		SFR	8726 E Kettle Place	Centennial	\$1,035,000	4	5	2,022	3,030
A		SFR	8439 E Jamison Circle	Centennial	\$975,000	4	3	2,435	3,441
A		SFR	8545 E Mineral Circle	Centennial	\$999,000	4	3	2,677	3,549
A		TWH	2986 E Phillips Circle	Centennial	\$642,000	4	3	1,767	2,751
A		TWH	2026 E Phillips Circle	Centennial	\$555,000	3	3	1,682	2,556
F		SFR	8376 E Jamison Circle	Englewood	\$1,250,000	7	5	3,345	4,357
F		SFR	8588 S Quince Circle	Centennial	\$948,955	5	4	2,584	3,485
F		SFR	2668 S Roslyn Court	Centennial	\$624,900	5	3	1,662	2,288
F		SFR	8358 E Otero Place	Centennial	\$975,000	5	4	2,656	3,768
F		TWH	8162 E Phillips Circle	Centennial	\$550,000	2	3	1,716	2,286
C		SFR	8126 S Willow Street	Centennial	\$1,295,000	5	4	2,650	3,826
C		SFR	8788 E Otero Place	Centennial	\$1,111,000	4	4	2,610	3,498

Willow Creek has seen an increase in active listings and a decrease in closings over the past month, signaling a slight market slowdown in line with the trends in the wider Denver Metro Area real estate market. Additionally, interest rates have fallen to 6.09% in the last 30 days.

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Under Contract



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Sausalito Model

Steam shower

Main floor office

Backyard oasis



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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>. Your information will be kept strictly confidential.

Try classified advertising-

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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
ALL OF Parker	7,550 HOMES	\$75
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
ALL OF Aurora	11,123 HOMES	\$165
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
ALL OF Centennial	2,904 HOMES	\$60
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
ALL OF Castle Rock	3,000 HOMES	\$25
Colliers Hill (Erie)	1,545	\$25

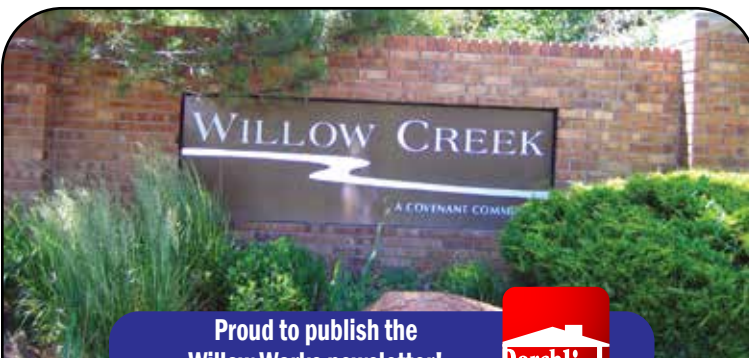
Email kerri@porchlink.com with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.



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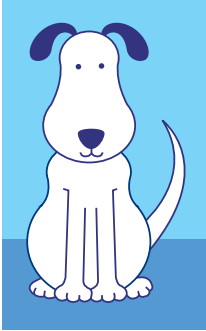


Community News & Information



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.



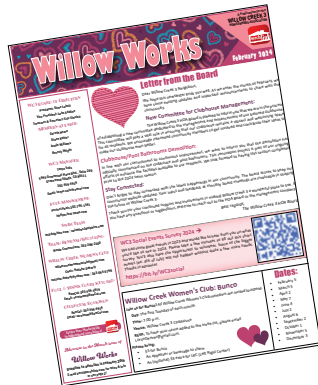
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- Pool & tennis court info
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- Tennis Club
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