



Willow Creek News

willowcreekliving.org

**BALLOTS ARE DUE SEPTEMBER 30
LET YOUR VOICE BE HEARD. VOTE!**

VIRTUAL TOWN HALL RECAP PAST

August 20: Reserve Study – Reilly Bennett of Reserve Advisors presented their study and funding recommendations. Their recommendations included a stair-step approach to an increase of about 10% per year, capping at approximately \$250/year after 2029. Our approach is one increase of \$180 (28% lower). We should repeat this study every 5 years to ensure that we are on track for funding. This approach allows us to “course correct” and adjust savings throughout the 25-year study window.

August 27: Funding Options – Roger Heil, Board President, and Glenn Page, Immediate Past President, reviewed funding scenarios and explained the Board’s thought process when choosing the \$180/\$75 option. If the initiative doesn’t pass, we can expect the 5% annual increase as permitted under our covenants. These increases will help alleviate the reserve fund shortage, but they will not meet the need. The cash shortfall during the 2030s will be approximately \$150,000 at times. Future boards will have to navigate that underfunding reality. There may be a special assessment or the need for a bank loan to cover this cash shortfall.

Go to our website to listen to the recordings of these Town Halls. The raw data file from Reserve Advisors is posted on the Tolley site along with Roger’s options calculator Excel workbook. You can download these files and review or explore your own optional ideas.

UPCOMING

September 3: Budgets – What we have done and what we are doing with your money. We will show you how we are controlling spending, the safeguards in place, and how we build our spending plan for next year.

September 10: Covenants and Bylaws – We will present our covenants and bylaws in English and review what we all agreed to when we purchased our home in Willow Creek. We will provide some insight into where our Association is restricted and challenged by these legal documents and how we can better function as an Association. We will also review the architectural limitations on the membership.

**Family Fun Friday is
September 5!
Pickleball is Coming!**



Answers to some of the questions asked during the August Town Hall meetings:

Why aren’t we just doing a special assessment?

Special assessments typically occur when there is an unexpected/unplanned major expense that the association must fund. There is no opportunity to plan for the expense. Our reserve study expenses are known, and under our covenants, the Board must seek a 2/3 vote in favor of any special assessment. So, we would be asking for money again in a few years, and likely a few years after that. The correct, financially sound approach to address future known costs is to save for them today.

Where does the current funding come from?

Boards either reserve a fixed percentage of collected dues (the national standard is 25%) or transfer all monies collected but not spent on operations each year (budget surplus) to the reserve account. Our Boards have always done the latter. After raising dues for the last several years, we have saved over 4%.

How do we know the money will be used as intended?

The Board works for the membership. The membership is the primary means of verifying that monies are being properly used. The current Board can not add any formal restrictions to future Boards beyond possibly creating a reserve committee to oversee the use of the reserve funds.



This vote is about how to fund the anticipated major repairs and upgrades that can be expected over the next 10 years and more. **It is not about whether we will fund them. We will fund them** – all of us together, one way or another.

The choices are simple: Do we save for the future, wait until we have an immediate need to trigger a special assessment, or worse, close amenities and allow others to fall into disrepair, impacting our property values? Those are the three options before us. This proposal is to **save for and protect our future**. It’s time for you to decide. We need to hear from you about what is best for Willow Creek. Please submit your vote by September 30.

Board Actions

Bylaws modified: At the August meeting, the Board voted to change the required annual meeting from April each year to November of each year. This change provides more time for new members to ready themselves for the spring and summer seasons.

Covenants clarified: The Board also voted to codify the interpretation of the clause that permits Charter Club members to transfer to Civic membership.

Next Annual Meeting: Our next Annual Meeting will be in November. We want to hear from you on what day and time would be best for you to attend. Go to willowcreekliving.org and let us know what you think.

Open Board Positions

Five Board members are at the end of their 2-year term, including Vice President and Treasurer. Let us know if you are interested in either a Board position or in helping the Board as needed. For more information, email president@willowcreekliving.org.

Pickleball



Earlier this summer, the Board approved additional funds to stripe court #2 with flex pickleball courts on each side of the tennis net. We will purchase portable nets and authorize pickleball reservations through ReserveMyCourt.com. We should be playing before the end of September!



Pool Season Wrap-Up & Important Dates

Creekside Pool - Last day to swim is September 1.

Overlook Pool - Last day to swim is September 28.

Thank you to everyone who enjoyed the summer with us!

Restroom Access

The Creekside restroom will remain open during the offseason for the convenience of tennis and pickleball players, as well as parents and children at the playground.

Please follow the signage directly to the restrooms.

Access is limited to restrooms only. Be aware of maintenance and construction in the pool area throughout the offseason!

Offseason Maintenance at Creekside

Sand filter work at this pool will be addressed after the closing.

Leak detection and skimmer repairs are scheduled for this fall. We will have to repair pipes inside the pool deck. Be aware of concrete work, tools, and workers!

The Creekside pool will also be getting a much-needed facelift. We will be plastering the pool and repairing the cracked pool deck during the offseason to prepare for next summer.

Keeping Pools Healthy

Both pools will continue receiving treatments during the offseason to protect the surfaces and equipment.

A huge thank you to our residents, volunteers, and everyone who helped keep our pools safe and fun this summer... We couldn't have done it without each of you!

We want to hear from you

If you have suggestions for improvements or would like to get involved in pool projects, please reach out at pools@willowcreekliving.org.

DON'T MISS OUT!

Operational Budgets Review Virtual Town Hall - September 3 | 6:30 p.m. See the website for more information and the login link.

Family Fun Friday - Friday, September 5 | 6:00 p.m. Meet at the Overlook pool and Green. A Food Truck will be selling tacos, quesadillas, and Aquas Frescas. Or you can BYO - food, drinks, yard games, and chairs. The pool will be open.

Covenant and Bylaw Review Virtual Town Hall - September 10 | 6:30 pm. See the website for more information and the login link.

Reserve Initiative ballots - please submit by September 30!

Willow Creek Women's Club

Willow Creek is a special place to live and Women's Club is a terrific way to get to know your neighbors! We are a very friendly and welcoming group of all ages.

Our August gathering was fun and productive, and we are off to a great start. We nominated different charities and everyone attending the meeting on September 11 will get to vote on which charity we will raise money for this year.

Please join us on Thursday, September 11 at 7:00 p.m. at 1575 Pine Creek Way. We will be making care packages for homeless veterans. Bring a beverage or appetizer to share and keep an eye on our WC Women's Club Facebook page for more details. Hope to see you there!

President: Ènid Cheer

Vice President: Carol Galbreath



Willow Creek Calendar of Events

Creekside Pool Final Date | Monday, September 1

Family Fun Night | Friday, September 5

WC Women's Club Meeting | Thursday, September 11

Overlook Pool Final Date | Sunday, September 28

Reserve Ballots Due | Tuesday, September 30

? Did You Know ?

Burn Ban: The annual outdoor burn ban is in effect until October 1. Please refrain from burning yard waste before September 30.

Beaver Dam: At least one beaver has been trapped and relocated. The beaver dam on Rubes Creek will be dismantled as soon as it is confirmed that all beavers have been removed.

Volunteering in Willow Creek: We will soon have more volunteer information on our website. The more we can do as volunteers, the more money we save for the future.