

Willow Creek Pass Village Association

P.O. Box 775836
Steamboat Springs, CO 80477-5836

NEWSLETTER

January 2005

2005 marks the 20th year of the Steamboat Lakes Association, a.k.a. Willow Creek Pass Village Assoc. With the many new owners in the community in the past few years, perhaps a brief overview of the Association is in order, as well as an update on current Association issues.

The original Steamboat Lakes Subdivision was recorded in 1972, along with it a set of Conditions, Covenants and Restrictions (CC&Rs), as well as By-laws for an Association. These CC&Rs are a condition of title to all property within Filings 1-4, and every property owner in Filings 1-4 has agreed to the terms of the CC&Rs, as a condition of ownership. In 1984, a majority of property owners voted to establish the current Association to provide snow removal services, construct and maintain roads, and administer the CC&Rs.

At the time, there were only a handful of homes, no improved roads, and snow removal was done on a volunteer basis. We now have 120 homes and over 7 miles of improved roadways. There could be over 350 homes within the subdivision as full build out is approached.

Board of Directors: The current By-laws define seven volunteer Board positions, elected at the annual meeting for three-year terms. Board members are not compensated for their time, and must remain current on all dues and assessments. The Board is assisted in operating the business of the Association by two firms: Double H Management provides financial and administrative services, and Cage Williams Abelman & Layden provides legal counsel.

2004 Update: The Association finished 2004 in a strong financial position, with all accounts payable paid, funds available for all existing contractual liabilities, and a continued reduction in accounts receivable balances over previous years. Association dues have remained the same for several years, and this year's dues remain the same as last year.

The Longfellow Drive realignment project was opened to traffic this fall, alleviating a long existing problem in the community. Road base was added to several road segments during 2004. Although with the numerous water & sewer taps, water line projects by the water & sanitation district, and new power lines by Yampa Valley Electric, 2004 felt like two steps forward and one back as far as road conditions are concerned. The Board has worked with the contractors involved to ensure that the unresolved repairs are addressed this spring.

Construction of the fence on the north property line was completed, except for the cattle guard across Hwy 129. As this requires coordination and approvals with Routt County Road and Bridge, we were first required to use a painted cattle guard. Having proven this inadequate, the Board has received assurances from the County Commissioners the County will assist in a permanent solution. We'll see.

2005 Plans: At the start of 2005, the issues facing the community are changing. The priority of the Board remains the improvement of roadways and providing quality snow removal. This year, the Board plans to have all roads serving homes of adequate width surfaced with road base. The Longfellow project will have additional work done, including road base and restoration of the old bypass segment. Pit run will be applied on the unfinished section of Golden Tide, and will be paid for with an assessment of adjacent property owners.

As discussed at the annual meeting, the Board is in the process at evaluating facilities and improvements for long-term needs of the community. This includes a location and facility for storage of snow removal equipment, improvement of entryway aesthetics, drainage improvements, community amenities, etc.

As home density increases, the input to the Board from property owners has changed from infrastructure concerns to addressing individual issues. These include snowmobile policy, home construction guidelines, Covenant enforcement, etc.

Environmental Control Committee (ECC): The CC&Rs establish a three-person group to review all structures and improvements on any lot. In the past, ECC members determined the acceptable minimal standards. With ECC volunteer turnover, this led to inconsistent approvals, and subjective determination of standards. The Board discussed this issue at the annual meeting, and a general consensus was to raise the minimum acceptable standards. The Board has implemented several changes in an effort to improve this situation. The Board developed a new set of approval requirements defining requirements for new construction, as well as establishing a "point review

system” that requires a minimum number of architectural features. In short, rectangular structures void of architectural interest, and those not appropriate for a mountain community, will not receive approval. A Board member is now a permanent member of the ECC, and all ECC approvals require multiple ECC member approvals.

Snowmobiles: A letter was recently sent to all homeowners reiterating the snowmobile policy. Snowmobiles are required to obey the speed limits, they are prohibited in greenbelt parcels or on any lot without prior approval. The Board has begun to notify violators and assess fines. The Board is also evaluating banning snowmobiles in the residential community if the situation cannot be addressed favorably. The preferred situation is that snowmobiles operate in the community with reasonable respect of other owners

2005 ASSOCIATION DUES

Included with this mailing is an invoice for the 2005 annual dues assessment. **Property owners receive a 20% discount if payment is received before March 31, 2004.**

Annual Dues for 2005:	Class A \$500	(\$400 if paid before 3/31/05)
	Class B \$250	(\$200 if paid before 3/31/05)
	Class C \$ 50	(\$40 if paid before 3/31/05)
	Class D \$250	(\$200 if paid before 3/31/05)

The Board thanks the vast majority of property owners who pay their accounts on time. **All unpaid dues and snowplow assessment balances as of 12/31/2004 are charged interest at a rate of 18% per year.** The Board continues to pursue collection actions and foreclosures on all unpaid accounts. The property owner is responsible for all costs, including legal fees that the Association incurs in collection of the debt. If you have an unpaid balance, please contact Double H Management.

CONTACT INFORMATION / BOARD OF DIRECTORS

The next scheduled Board meeting is April 2, 2005, 10:00 AM, at 723 Oak Street, Steamboat Springs. All meetings are open to the public, and visitors are welcome.

Board of Directors:

	Class		
	<u>Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2006	720-333-5631	lmack3@aol.com
Stan Urban (Vice Pres.)	Class A / 2005	970-846-0412	surban@ltgc.com
Dan Haveron (Secy / Treas.)	At Large / 2005	970-871-0637 480-836-9020	haveron@earthlink.net
Gene Weglinski	Class B / 2005	303-477-4702	geneski@peakpeak.com
Pat Aeillo	Class C / 2004	303-670-0462	lilpat07@msn.com
Susan Marshal	Class C / 2004	970-871-8030	susan_k_marshall@yahoo.com

Management Services:

Double H Management	Sue or Hans Hochreiter	970-879-6697	suehans@mindspring.com
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