

Another winter season is quickly approaching. Along with snowmobiling, skiing, snowshoeing and other activities, the season brings some less desirable activities such as snow removal. Yes, it's time for the annual snow removal assessment. The good news is that, unlike the expected utility bills, the amount of this year's assessment is actually less than last year. This season's assessment is \$205 if paid before December 31, and \$307.50 if paid after. For homes that are on five-acre parcels, the assessment is \$410 if paid before December 31, and \$615 otherwise. Any unpaid assessments as of December 31 will be charged 18% per year (1.5% per month). Your timely payment of the attached invoice would be greatly appreciated.

SNOWREMOVAL:

Just a reminder of a few items to help make for a safe and trouble free season.

- 1) Driveways are the responsibility of the property owner. Pushing or throwing snow into fire hydrant easements and road right-of-ways is prohibited. Special assessments of \$500 per occurrence will be assessed if this occurs.
- 2) NO PARKING or placement of any material or equipment on the subdivision roadways or on any front lot easement. This is especially applicable for homes under construction. For maintenance and safety reasons, this is in effect throughout the year.
- 3) If you have any concerns or issues with snow removal, please do not contact the contractor directly. Please contact the Board members listed on the following page. We will make every effort to address your concerns, within the limitations of the snow removal contract.

HIGH SPEED INTERNET:

Are you tired of that slow dial up connection you are currently subjected to? The Board is pursuing getting DSL access to our community. John Prets, a new resident to our community, and Board member David Kleiwer have volunteered to head this up. If there is enough interest, this may be achieved with no cost to the community other than the user fees. The first item is to get a list of people interested in the service. If you are interested, please contact John at 970-819-0000, or David at 719-598-3536, or email at willowcreekdsl2005@yahoo.com.

SNOWMOBILE USE

At the 2005 Annual Meeting, the Board presented the current policy for snowmobile use in the subdivision. There was considerable discussion of the issues and problems experienced the past few seasons.

As a follow-up to this discussion, the Board mailed a questionnaire to all Class A owners to obtain some feedback and also held a meeting of homeowners to discuss the issue. The meeting was well attended with people representing all positions of the issue. The Board appreciates the input and the participation of the residents at the meeting.

The conclusion of these discussions is that the Rules & Regulations adopted by the Board are fair and reasonable, and if they were adhered to, there would be few conflicts. The discussions then turned to how to enforce these rules in the case of violations, as well as how to facilitate and enhance the acceptable use of snowmobiles within the subdivision.

- 1) A volunteer committee has been formed to assist the Board in monitoring the snowmobile use, fielding complaints, assisting in communicating the rules, and in reporting violations.
- 2) The fines for violations remain the same as last year, \$500 per occurrence.

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BOARD of DIRECTORS:

Rebecca Phillips (Class A) and David Kleiwer (Class B) were elected at the annual meeting as new Board members. The next Board meeting is 10:00 AM Jan 14, 2006 at 721 Oak Street.

VACANCY: Dan Haveron was elected at the 2005 annual meeting for a 3-year term. Dan has recently sold his home and will no longer be able to serve on the Board, creating an At-large position vacancy. The Board would like to thank Dan for his many hours of volunteer work on the Board for the past several years.

The Board hopes to appoint a new Board member for this position in the immediate future. If you are interested in volunteering for the position, please contact a Board member or Double H Management.

NEW HOME CONSTRUCTION:

There are several new homes under construction in the community and the Board is aware of the inconvenience some of these projects have caused. Vehicles, trailers, construction material, dumpsters, and portable toilets are not to be placed in the right of way. Despite letters requesting owners to comply with this, these items are still causing safety problems, restricting traffic, and interfering with road maintenance projects. This needs to be addressed immediately in order not to interfere with snow removal. The Association will not be responsible for damage to your property located in the right-of-way, or located in the front lot easement (15 feet). Fines for items in the roadway are \$500, plus \$100/day. Additionally, both the Sheriff and the Association can have the material towed or removed at the property owner's expense.

SNOWMOBILE USE
(continued)

3) The Board has contacted Routt County Sheriff, and will hire Sheriff patrols for subdivision roadways on an as-needed basis.

The committee is in discussion with the property owners adjacent to the subdivision in attempts to establish marked, designated snowmobile access. PLEASE do not snowmobile on private property without prior permission.

SNOWMOBILE USE GUIDELINES:

- 1) Snowmobiles are **prohibited in Greenbelt** parcels.
- 2) Snowmobile use is not allowed on private property without permission.
- 3) All snowmobiles must adhere to applicable noise ordinances.
- 4) Parking of vehicles and/or trailers is prohibited on all subdivision roads.
- 5) Snowmobile operation is restricted to the public right-of-ways and must obey all traffic laws including **speed limit of 25mph**, and yielding at all intersections.

Contact Information:

Snow Removal:

For any concerns or issues with the snow removal contractor or services:

Primary Contact:	Lanny Mack	720-333-5631	lmack3@aol.com
	Rebecca Phillips	970-875 1108	beckywho7@yahoo.com
	Susan Marshall	970-871 8030	susan_k_marshall@yahoo.com

Snowmobile Committee:

To report any problems or issues with snow mobile riders, please contact one of the following committee members:

	Ron Forcum	879-5418	
	Dave Phillips	875-1108	
	Carol Herman	871-0907	
	John Schaffer	871-0907	
	Steve King	871-4757	
	Christine Pearson	879-3018	
	Joe Muhlbauer	871-9459	
	Roy Powell	846-1661	
Board Contact:	Rebecca Phillips	875 1108	beckywho7@yahoo.com

Board of Directors:

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2006	720-333-5631	lmack3@aol.com
Rebecca Phillips (Vice Pres.)	Class A / 2008	970-875 1108	beckywho7@yahoo.com
David Kliewer	Class B / 2008	719-598 3536	david.kliewer@adelphia.net
Susan Marshall	Class A / 2007	970 871 8030	susan_k_marshall@yahoo.com
Pat Aeillo	Class C / 2007	303-670-0462	lilpat07@msn.com
Vacant	Class D / 2007		
Vacant	At Large / 2008		

Management Services:

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