

# Willow Creek Pass Village Association

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

FALL NEWSLETTER

October 2008

Greetings to all Willow Creek Pass property owners. Here's a brief update and information on snow removal for the upcoming season:

**Annual Meeting Update:** The Association attempted to hold its annual meeting in August. Unfortunately, the number of members in attendance was not adequate to establish a quorum. In 2001, the Association membership voted to increase the quorum requirements for membership meetings to be at least 50 members in attendance, and a minimum of 250 votes, either in attendance or by proxy. The total votes at the August meeting exceeded the 250 vote requirement, but we did not have enough members in attendance to establish a quorum.

Attorneys have communicated to the Board that in the event there is no quorum, "members in attendance cannot take any action, including election of officers". In the event there is no quorum, the Board remains unchanged, and the responsibility for conducting Association business falls on the existing Board members, including appointment for any vacancies. Even though there was not a quorum, the Board took the opportunity to discuss the agenda items and minutes of the discussion will be posted on the website by the end of November.

Tim Stone and Ron Davies volunteered to serve on the Board to fill two vacancies, and were appointed at the September Board meeting. The Board anticipates additional resignations and appointments as the year progresses. The terms for appointed director positions are until the next meeting of the membership, when elections will be held for the positions.

**Pine Beetle Kill:** At the August meeting, the members discussed the pine beetle kill problem, including the proposed fire mitigation project on adjacent forest service lands. The unanimous direction from the members in attendance was for the Board to encourage and facilitate the US forest service project, and the Board is proceeding based on that direction. The Board has adopted resolutions to facilitate the necessary temporary access, and will continue to assist and encourage the forest service in getting this project completed in 2010.

Many property owners have begun to address the pine beetle kill in the community through removal of dead and infested trees from their lots. Bob Reilly, fire chief for North Routt Fire District, discussed at the August meeting the issues related to diseased trees, including fire danger and falling trees. All property owners, including those who own vacant land, are responsible for the removal of pine beetle infested trees on their property. This is especially important within 100' of existing homes, both for establishing defensible space and for reducing risk of falling trees on structures. There are several contractors providing services in the subdivision dealing with the trees. Contact Susan Marshall if you need further information.

**Web Site, email list:** In order to provide additional mechanisms for communication within the community, the Board will be adding a "community news" web page to the website [www.wcpva.org](http://www.wcpva.org). The Board will continue to mail quarterly newsletters that will contain all required information such as annual meeting notices, by-law revisions, assessment information, etc. The web page will be used for posting, perhaps monthly, general information on issues in the community such as notices of upcoming road improvement projects, notices of bears, info on clean-up procedures, etc.

In addition, the Board has included with this mailing a form for providing email contact information for owners and renters, and a general questionnaire. Providing this information is entirely voluntary. This would be mostly for Class A members, but we would like to improve on our database of contact info for all members. At times, it would be beneficial for the Board to be able to email notices to members, where the nature of the issue makes a newsletter notice impractical. For example, in the case of a water line break, we could assist the water district board in communicating to the effected people on the nature of the problem, anticipated schedule of repairs, and any anticipated closure of roads. The questionnaire data are for gathering general demographic information to assist in planning.

**Annual Dues and Snow Removal Assessments:** The annual dues for 2009 will remain the same as 2008. These dues have not changed since 2001, and are \$500, \$250, \$50, \$250 for Class A,B,C,D members respectively. Assessments will be mailed in January, due by December 31, with a 20% discount for payment received by March 31.

The snow removal assessment for class A members (homeowners) remains the same as in 2007, and the invoice for this assessment is enclosed. This season's assessment is \$285 if paid before December 31, and \$425.00 if paid after December 31, 2007. For homes that are on Mountain Residential Estates (five-acre) parcels, the assessment is \$425 if paid before December 31, and \$635 otherwise. Any unpaid assessments as of December 31, 2007 will be charged 18% per year (1.5% per month). Your timely payment of the attached invoice would be greatly appreciated.

As a reminder, here are a few of the items to help make for a safe and hassle free season. If you are renting your property, please communicate these rules to your tenants. Every year, we have a small handful of people who simply ignore these few items, and results in increased snow removal cost, narrow roads, and unsafe situations for the grader operators.

- 1) Plowing or throwing snow from snow blowers into road right-of-ways and fire hydrant easements is prohibited. This has become a bigger problem as number of houses has increased, as there simply is not enough room at the edge of the roadway for the snow from the roadway, as well as from the driveways. Pushing snow from driveways into the roadway results in increased costs for the association and narrows the roadway.
- 2) NO PARKING on subdivision roadways, or within 15' of the edge of roadway. Parking on the roadways, or at the edge of property, causes plowing problems and is a safety concern.
- 3) Do not place any material or equipment on the subdivision roadways, or on any front lot easement. This is especially applicable for homes under construction. Given that road widths are only 24' and each traffic lane is 10' wide, this is in effect for maintenance and safety reasons. Please help us out and do not put cars, trailers, dumpsters, etc in the right of way, or within 15' of the edge of roadway.
- 4) Routt County requires all driveway culverts to be placed at least 12" below the adjacent roadway surface, and all driveways are required to have a negative slope from the roadway. Road grader blades have a tendency to rearrange driveways not properly constructed. Driveways should be constructed to prevent runoff and material from flowing onto the roadway.
- 5) Driveways are the responsibility of the property owner, including snow removal and maintenance.

If you have any concerns or issues with snow removal, do not contact the contractor directly, please contact a Board member. We will make every effort to address your concerns within the limitations of the snow removal contract.

Thanks for your cooperation, and enjoy the winter!

**Contact Information:** WEBSITE: [www.wcpva.org](http://www.wcpva.org)

**Board of Directors:**

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2009	970-871-9233	<a href="mailto:lanny.mack@wcpva.org">lanny.mack@wcpva.org</a>
Susan Marshall (Vice Pres.)	Class A / 2010	970-871-8030	<a href="mailto:susan.marshall@wcpva.org">susan.marshall@wcpva.org</a>
Tim Stone (Sec/Treas.)	Class A / 2009	970-871-9548	<a href="mailto:tim.stone@wcpva.org">tim.stone@wcpva.org</a>
David Kliewer	Class B / 2009	719-598-3536	<a href="mailto:david.kliewer@wcpva.org">david.kliewer@wcpva.org</a>
Pat Aiello	Class C / 2010	303-674-2888	<a href="mailto:pat.aiello@wcpva.org">pat.aiello@wcpva.org</a>
Ron Davies	Class D / 2009	970-846-9647	<a href="mailto:ron.davies@wcpva.org">ron.davies@wcpva.org</a>

**Management Services:**

Double H Management	Sue or Hans Hochreiter	970-879-6697 Fax 970-879-	<a href="mailto:suehans@mindspring.com">suehans@mindspring.com</a>
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**Snow Removal:**

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

Ron Davies	970-846-9647	<a href="mailto:ron.davies@wcpva.org">ron.davies@wcpva.org</a>
Lanny Mack	970-871-9233	<a href="mailto:lanny.mack@wcpva.org">lanny.mack@wcpva.org</a>

**Environmental Control Committee:**

Tim Stone	970-871-9548	<a href="mailto:tim.stone@wcpva.org">tim.stone@wcpva.org</a>
Ken Recker	970-846-4399	

Please provide the following information and mail, or fax, to Double H Management:

Owner information:

Property owner: Last name: \_\_\_\_\_ First Name \_\_\_\_\_

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

\_\_\_\_\_ I do NOT agree to have my contact information made available in a community directory

Property information:

In the case of multiple property owners, please provide for only the highest Class property owned

Lot number: \_\_\_\_\_ Filing Number: \_\_\_\_\_

Street name the property is located on: \_\_\_\_\_

Class of property: \_\_\_\_\_  
Class A is developed with home,  
Class B is on water & sewer  
Class C is less than 5 acres not on water & sewer  
Class D is parcel greater than 5 acres, without house.

For Class A (homeowners):

Primary use of home: \_\_\_\_\_ Full time residence  
\_\_\_\_\_ Part time or Seasonal residence  
\_\_\_\_\_ Vacation Home  
\_\_\_\_\_ Rental Property  
\_\_\_\_\_ Other \_\_\_\_\_

Is the property rented? \_\_\_\_\_ Yes \_\_\_\_\_ No

Renter name, phone number, email: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Snow removal: \_\_\_\_\_ Yes, I would agree to an increase in snow removal assessment of approximately \$175/year to include removal of driveway berms in the snow removal contract.