

# Willow Creek Pass Village Association

P.O. Box 775836

Steamboat Springs, CO 80477-5836

NEWSLETTER

January 2009

This year finds the community in a changing environment, as the new housing construction in our community has slowed relative to recent years, along with the economy. There have still been new construction starts, numerous projects for home expansions and garages, as well as real estate sales, but on a much slower pace. On a positive note, our Association finds itself in good financial position; even as governments are reporting record deficits and other organizations are seeking government loans, bailouts and grants to meet operating costs. We won't be asking for any TARP funds!

Annual dues remain the same as in 2001, and the Board does not anticipate any need to raise them in the near future. We have adequate reserves, and with this year's annual dues assessment, will have funds to do the maintenance and improvement projects planned for this year, and discussed at the membership meeting in August.

The Association has one annual dues assessment for general operating funds, and one special assessment in the fall for snow removal expenses. Included with this mailing is an invoice for the 2009 Annual Dues Assessment, which is due by December 31 as defined by the community's covenants. However, one can save a bit of money (20%) by paying early. **If you pay before March 31, please deduct the 20% discount from the amount shown on the enclosed invoice.**

Annual Dues for 2009:	Class A \$500	(\$400 if paid before 3/31/09)
	Class B \$250	(\$200 if paid before 3/31/09)
	Class C \$ 50	(\$40 if paid before 3/31/09)
	Class D \$250	(\$200 if paid before 3/31/09)

**Annual Meeting:** The next annual meeting is scheduled for **August 8, 2009**. At the 2008 meeting, we did not have enough people in attendance for a quorum as defined by the by-laws, which unfortunately prohibited any actions to be taken by the membership. So please plan to attend this summer's meeting. There will be a few proposed revisions to the By-laws to be voted on at this next annual meeting, one of which is to change the quorum requirements to allow proxies to count toward determining a quorum. Details of these proposed modifications will be sent out with the annual meeting notice, as required by statute.

**Pine Beetle Kill:** The Forest Service (USFS) project for tree removal on the USFS lands just east of the subdivision is proceeding and is still scheduled for summer of 2010. The input to the Board from members present at the August 2008 Association meeting was in overwhelming support for the Board to facilitate this project.

We strongly encourage each property owner to assess the tree kill on their own property and make arrangements to remove the dead and infected trees, especially those within 100' of a structure. Please dispose of any trees and slash in a proper fashion. If you have questions or need contacts for contractors, please contact Susan Marshall ([susan.marshall@wcpva.org](mailto:susan.marshall@wcpva.org)).

Also, the Board has been investigating what will be required to address the problem on the Association's greenbelt parcel to the east and north of the lots on Jupiter Place, as well as evaluating the adjacent BLM lands to see if/when remedial action are needed. We should have a plan and anticipated costs by this summer's meeting.

**Spring Cleanup:** This year's budget includes the Association providing dumpsters for another "community cleanup." Thanks to all who assisted and participated in his last fall's cleanup. We plan on doing this again in late spring/early summer, and will notify all homeowners when exact dates are known. The main objective of this effort is to help facilitate the cleanup of the exterior of the properties, removing long-standing piles of unwanted material. Please plan to take a little time this spring to help cleanup the "hood."

**Snowmobiles:** Thanks to all of the snowmobilers who have made the extra effort to abide by the few simple rules governing snowmobile use in North Routt. Judging from the reduced number of complaints the Board has received, the situation is improved over previous years. Many of you have cooperated by making the effort to trailer the machines to the designated areas, reducing the conflicts within the subdivision. This is much appreciated. We still have had a few isolated complaints, including the occasional midnight snowmobilers and recreating on the subdivision roads. Please help us minimize the negative effects of the sport on the community by observing the existing laws that prohibit snowmobiling on any plowed roadway in the subdivision, on any property without prior permission, and on any greenbelt parcel within the subdivision.

**Exterior Lighting:** Routt County implemented restrictions on exterior lighting in the rural areas a few years ago, requiring all exterior lighting to be “downcast,” and the fixture opaque on four sides and the top. It is fairly easy to have a fixture that provides the same amount of lighting of the property, without being an unreasonable annoyance to your neighbors. Please think about the impact you are having on the community and your neighbor when using floodlights for exterior lighting, and please use motion detectors or timers so exterior lighting is temporary. There are a couple of homes significantly out of compliance, and the Board has contacted these people in response to complaints from community members. We will continue to attempt to get their cooperation.

**Contact Information:** Attached is a form we have previously sent out in order for the Association to gather basic contact information. Thanks to all of you that have responded, it has been very helpful already. If you have not sent in one previously, please take a brief moment to fill it out and fax or mail it to Double H Management. It would really help out the Board with communication to nearly 350 property owners.

**Financials:** The year end financial statements for 2008 are posted on the web site [www.wcpva.org](http://www.wcpva.org). We ended the fiscal year with just over \$88,000 in cash, with \$36,000 of that designated for the current season’s snow removal contract. The audit of the Association’s financial statements, records, and accounts for 2006 and 2007 was completed recently by Ingalls & Ingalls, CPA, and the auditors found everything in compliance and made no corrections or changes to any of the statements or Association procedures. The audit report is also available on the web site.

**Vacancies:** There is a vacancy on the Board due to Dave Hessel finishing his 3-year term and resigning from the Board. If you are interested in serving on the Board until elections for the position in August, please contact Double H Management and let them know your interest. Also, there is a position on the ECC available for a volunteer. If you are interested in assisting the other ECC members in reviewing construction proposals and monitoring construction projects, please contact ECC chair Tim Stone ([tim.stone@wcpva.org](mailto:tim.stone@wcpva.org)).

Thank you for your cooperation and assistance in improving the quality of our community. We look forward to seeing you at the annual meeting this summer!

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**CONTACT INFORMATION / BOARD OF DIRECTORS**

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**WEBSITE:** [www.wcpva.org](http://www.wcpva.org) The Board posts information on this site, including minutes of Board meetings for the past year, Annual Meeting minutes, newsletters, upcoming meeting dates, and contact information. Also, pertinent documents such as community maps, the CC&Rs, policy and procedure documents, and rules and regulations are available from the site.

**Board of Directors:**

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2009	720-333-5631	<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	<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	720-333-5631	<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	