

Hello Willow Creek Pass property owners:

This newsletter is to notify every one of a few things going on this spring, and there will be another notification in early July with information on the upcoming annual meeting. Routt County has experienced a significant slowdown in construction due to the overall national economic slowdown, and our community is no exception. The ECC has received requests for approval on both new homes and improvements to existing homes, but this activity is down from previous years.

Financially, the Association remains in good position, and this year's finances are in line with the 2009 budget presented last summer for both income and expenses. The Board anticipates doing all of the work planned, and should end the year with a surplus as we discussed. In the next few weeks, we will begin work on some of these projects.

Clean up days: The feedback to the Board after last year's clean-up effort was very positive, so we included in this year's budget another \$4,000 to provide a similar service. The Association will be providing several large dumpsters beginning on May 28 to support a neighborhood cleanup. We will send out an email notice to all homeowners who have sent in contact forms with any changes or updates.

The covenants require each of us to maintain the aesthetic appearance of our properties, and the Board has received requests to more strictly enforce the covenants, particularly this requirement. This service provides an economical way to facilitate clean-up, without everyone driving individually to the dump. So again, we're asking everyone to make a special effort to clean up the "clutter."

Willow Creek Pass Fuel Reduction Project: There have been numerous public meetings over the past 18 months discussing the proposed fuels reduction project by the US Forest Service on the lands east of our subdivision, as well as several notices in our newsletter and discussions at the annual HOA meetings. At the community meeting last August, the members in attendance voiced overwhelming support for the project, and directed the Association to help facilitate the project.

The USFS, after several public meetings and conducting site visits with our residents, has now prepared a project-scoping document. The USFS sent notification to all residents that participated in the meetings, and the notification is posted on the www.wcpva.org website (link from the home page). Currently, the process is in the 45-day public comment period on the EIS until June 20. Questions/comments should be directed to the forest service personnel whose contact information is in the document, or contact Board member Susan Marshall at 970-871-8030 for more information.

In the document, the USFS states: "The existing roads in the homeowners association are well maintained and would require little maintenance for log hauling." Several members have expressed concern over the impact of the project on our roads, with some predicting "significant damage". The Board has researched this, looking at hauling weights, number of loads, etc. and at this point concurs with the USFS position. These roads are constructed with 12" of pit-run material with several inches of road-base on top of that, and we have seen traffic on these roads with similar axle loads without issue. In all likelihood, the impact from the numerous logging trucks could be adequately addressed with the routine HOA's scheduled maintenance, i.e. road base, grading, dust control.

On a minor note, the USFS document seems to use the term WCP-HOA as a catch all term for our community, and attributes many items to the HOA, whether they came from an individual community member, from public meetings with residents, or from the actual HOA entity. Our

Board has communicated to the USFS the membership's support of the project, as well as concerns we have on specific items.

Road Improvements: This year's budget includes ongoing maintenance and road improvements, which the Board will be doing over the next month or so. This work will include grading, compaction, and dust control on the majority of roadways, adding road-base material where required, as well as addressing some runoff issues. Email notices will be sent to those who returned the contact notice forms once more precise schedules are known. As always, we will attempt to minimize the impact, and don't foresee closing any roads.

Annual Meeting: The 2009 Annual Meeting will be held August 8 at 10:00 AM at the North Routt Fire Station. In 2008, there were not enough members in attendance to constitute a quorum, so please plan on attending this year so HOA business can be conducted. One item on the agenda will be to modify the quorum requirements so that proxy votes can be counted when establishing quorums. This, and other proposed by-law changes will be sent out in the official meeting notice in early July. There will be elections for 5 of seven Board positions, two at large positions, one Class B position, one Class D position, and one Class A position.

If you are interested in running for a Board position, please provide your name and which position you are interested to Double H Management, either by mail, phone, or email, by July 1. Please plan on attending the Annual Meeting to present a brief bio, and answer any questions members may have. The official meeting notice with agenda, 2010 budget, and proxy ballots will be mailed in early July.

Also, the community needs an additional volunteer to help on the ECC, which mainly reviews new construction applications. Please contact Tim Stone if you are interested in helping maintain minimum construction standards for our community.

CONTACT INFORMATION / BOARD OF DIRECTORS

WEBSITE: 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, and other pertinent documents such as maps, CC&Rs, policy documents, etc.

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	lanny.mack@wcpva.org
Susan Marshall (Vice Pres.)	Class A / 2010	970-871-8030	susan.marshall@wcpva.org
Tim Stone (Sec/Treas.)	Class A / 2009	970-871-9548	tim.stone@wcpva.org
David Kliewer	Class B / 2009	719-598-3536	david.kliewer@wcpva.org
Pat Aiello	Class C / 2010	303-674-2888	pat.aiello@wcpva.org
Ron Davies	Class D / 2009	970-846-9647	ron.davies@wcpva.org

Management Services:

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

Tim Stone	970-871-9548	tim.stone@wcpva.org
Ken Recker	970-846-4399	
