

Willow Creek Pass Village Association

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

NEWSLETTER

January 2008

The past year our community has experience continued growth and improvements. Several homes were approved for construction, bringing the total of Class A lots to 153. Lot consolidations continued, further decreasing the number of Class C lots by consolidating into buildable five-acre parcels. There are currently 644 properties in the subdivision:

- Class A (improved) 153
- Class B (on water & sewer) 122
- Class C (less than 5 acre, no services) 200
- Class D (five acre, or five acre contiguous ownership) 70

The annual meeting for 2008 is scheduled for August 4. The Board encourages members to attend to discuss issues and plans for the community. Also, the Board of Director meetings are open to the public, with meeting dates and times posted on the Association's website.

Pine Beetle Kill: One of the most significant issues facing our community is the potential fire danger from the pine beetle infestation killing most of the mature lodge pole pines in North Routt. Although much of the subdivision is aspen forest or non-forested lots, there are several areas with mature pine forest. Perhaps more significantly, the subdivision is adjacent to forest service and BLM land with lodge pole pine, and these areas have seen significant tree kill in the past few years. Susan Marshal has contacted the forest service to explore options of mitigation on forest service land adjacent to the east boundary of the subdivision, as well as the Board has set up a fire safety committee to coordinate with North Routt Fire. Please contact Susan or Dave Hessel for more information.

Website: The Association has set up a website at www.wcpva.org to assist members in obtaining information about the community. 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 procedures, and rules and regulations are available from the site.

Financials: The proposed budget for 2008 was approved at the 2007 Annual Meeting with the annual dues assessment remaining the same as established in 2001. The Association finished the year with no outstanding accounts payable, funds available for all existing contractual liabilities, a further reduction in accounts receivable balances, and an adequate reserve to handle unplanned legal or emergency infrastructure issues.

2008 ASSOCIATION DUES

Included with this mailing is an invoice for the 2008 Annual Assessment. 2008 Annual dues remain the same as last year, and dues have been fixed at this level since 2001. **Property owners receive a 20% discount if payment is received before March 31, 2008.** If you pay before March 31, please deduct the 20% discount in your payment amount.

Annual Dues for 2008:	Class A \$500	(\$400 if paid before 3/31/08)
	Class B \$250	(\$200 if paid before 3/31/08)
	Class C \$ 50	(\$40 if paid before 3/31/08)
	Class D \$250	(\$200 if paid before 3/31/08)

All unpaid dues and assessment balances as of 12/31/2008 are charged interest at a rate of 1.5% per month (18% per year). If you have an unpaid balance, please contact Double H Management.

Snowmobiles & ATVs: Perhaps the most contentious issue for our community this past year concerns operation of snowmobiles. State law prohibits operation of snowmobiles and ATVs on subdivision roadways. The Association's Board has no authority to provide an exemption to this statute.

During September of 2006, the County notified the Board that snowmobiles are prohibited on the roadways of the subdivision, unless County Commissioners (RCBCC) specifically provides an exemption to the restriction. The Board notified members of this in November of 2006, January 2007, and at the 2007 Annual Meeting. On October 29 of 2007, members of the Board met with a group of residents seeking an exemption from the County, and discussed several issues on the topic. On December 6, this group requested an exemption from the County. Public notices were sent, and a public meeting was held January 15 to discuss, and the RCBCC received input from people on both sides of the issue. The County has minutes available for this discussion. Please contact the county to review the commissioner's comments.

None of the county commissioners expressed support for the exemption, and the status quo remains that snowmobiles are prohibited. Both Commissioners Stahoviak and Monger stated that they do not want snowmobiles on CR-129, nor on any County roads. The commissioners have communicated mixed information on what would be required from the community in order for the commissioners to proceed in evaluating the request for an exemption. Commissioner Stahoviak stated that it would require full consensus, stating that would mean a sign off from all property owners in the subdivision. Commissioner Mitsch-Bush stated there needs to be agreement on what the "whole community wants". In follow-up communication with the Board, RCBCC emphasized that while community input is important input, there are many other items the RCBCC must consider before approving snowmobiles, including law enforcement, health and safety, trespass, access routes, impact on CR-129, impacts to adjacent property owners and communities along 129, etc. Mitsch Bush stated "If the group votes for snowmobiles, by no means does that automatically lead to us approving them."

So, for now, snowmobiles are prohibited on the roadways. The Board asks that the community keep in mind we are all neighbors here, and asks that future discussions be held in a civil and respectful manner. Having more than 400 property owners means that there will be differences in opinion on nearly every topic.

CONTACT INFORMATION / BOARD OF DIRECTORS

The next scheduled Board meeting is April 21, 2007, 10:00 AM, at North Routt Fire Station #2. All meetings are open to the public, and visitors are welcome. Please check web site for schedule and location changes.

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	lanny.mack @wcpva.org
Marshall (Vice Pres.)	Class A / 2010	970-871-8030	susan.marshall@wcpva.org
Charmaine Divens (Sec/treas.)	Class A / 2008	970-870-1757	charmaine.divens@wcpva.org
David Kliewer	Class B / 2008	719-598-3536	david.kliewer@wcpva.org
Pat Aeillo	Class C / 2010	303-670-0462	pat.aeillo@wcpva.org
Patrick Johnson	Class D / 2010	303-674-7843	patrick.johnson@wcpva.org
Dave Hessel	At Large / 2008	303-635-1597	dave.hessel@wcpva.org

Management Services:

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

Snow Removal:

Charmaine Divens	970-870-1757	charmaine.divens@wcpva.org
Lanny Mack	970-871-9233	lanny.mack @wcpva.org

Environmental Contol Committee:

Susan Marshall	970-871-8030	susan.marshall @wcpva.org
Tim Stone	970-846-8091	tims@ksaarch.com
Ken Recker	970-846-4399	