

The shorter days, stacked firewood, and orange clad visitors means winter is near, and time for the annual snow removal assessment. Al Gore's predictions aside, it seems prudent to go ahead and plan for upcoming snow.

Routt County continues to see robust development, population growth, and increased property values, and our community is no exception. This past year, the ECC approved 8 additional homes, bringing the subdivision total to 153. With the completion of the new sewer treatment plant, additional water supply, and lot consolidations to MRE parcels, this development will continue. The board anticipates 300 homes on the high-density lots served by water and sewer, and an additional 100 or so on five acre parcels.

The character of the community is rapidly changing into a high-density residential area. As this change has occurred, it has affected how the community operates with the inevitable conflicts and differences in opinions. Activities and behaviors that were tolerated/acceptable with a low density of 50 homes can now cause some unreasonable annoyance to neighbors. Roads that were just trails a few years ago now are fully improved with several houses, and more coming.

**Snow removal:** This summer, the Association solicited bids from six contractors for snow removal for the next three years. We received two qualified responses and selected the lowest bid, KL Wilderness. Given that the previous contract was in place for several years, increases in fuel and other expenses, as well as an increase in number of homes, resulted in an increase to the Association.

The Board received requests to include removal of the berms on driveways after each plowing, mostly from the portion of the community that commutes to work. The Board requested costs for this service as part of the bids, and the quote was \$150/driveway/year. Part time owners, as well as those who already have a capability to remove the berm, found the cost unnecessary. This will not be done this season and will continue to be the responsibility of the individual homeowner. There are several contractors that work in this community that can provide the service.

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.

- 1) Driveways are the responsibility of the property owner, including snow removal and maintenance.
- 2) Pushing or throwing snow into road right-of-ways and fire hydrant easements is prohibited.
- 3) 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. 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.
- 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) If you have any concerns or issues with snow removal, 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.

**Lot 52:** The Association is currently listing lot 52, filing 2 for sale. Mike and Ronna Autrey, property owners in the community and realtors with Colorado Group Realty, offered to list the lot and provide seller agent services at no cost to the community. The Board thanks Mike and Ronna for their assistance and volunteer services for the community.

**Snowmobiles:** There has been no change in the rules governing operation of snowmobile in the community from last year. As communicated twice last year via newsletters, state law prohibits operation of snowmobiles on any plowed public roadway unless the Routt County Commissioners (RCBCC) have designated the road as a snowmobile route. RCBCC, County attorneys, Association attorneys, and Routt County road and bridge department have communicated this to the Board. CR 129 is a designated snowmobile route north of Clark, but this exemption does not apply to the community roadways. The Association cannot establish rules for its members that are less restrictive than existing state laws.

The Board contacted RCBCC to investigate the process for them to consider the issue. The response: *“any citizens can ask for the Routt County Board of County Commissioners to consider adoption of a resolution or an ordinance to allow snowmobiles on those public roads. The process would entail asking (RCBCC), then staff would put together a fact packet, then we would notice all affected property owners, then we would schedule a hearing on this. There are many issues we (RCBCC) would have to consider before deciding on a resolution of this nature, including, but not limited to: trespass and other law enforcement issues.”*

The Board has received input from both residents wanting the exemption and those opposed. Some segments of our community see little impact, such as residents on cul-de-sacs or low traveled roadways, while others can experience heavy snowmobile traffic. The issue the Board must balance is whether the snowmobile use in the community for the sole purpose of recreational convenience is worth the negative impacts caused to some residents.

With all this in mind, the Board has agreed to work with a group of residents who represent the interests of snowmobilers in the community. Charmaine Divens (870-1757) is the Board representative; Jeff Dillingham is the snowmobiling lead (871-9405).

The objective of this committee is to determine if it and the Board can agree to rules, regulations, and enforcement techniques that could be effectively implemented—and that could be presented as a united request to the RCBCC. The group is tasked with trying to overcome the problems experienced in the past and anticipate the issues that the current density of homes and anticipated near term growth will add to the mix.

If you are interested in contributing your thoughts, please contact Jeff or Charmaine.

**Fire Safety:** Many residents have asked about pine beetle mitigation, dead tree removal, and what the Association could do to help. The Board has responded by creating a standing Fire Safety Committee, headed by Dave Hessel. The committee will work with the local Fire Chief to conduct property audits and create recommendations for a safer environment for all of us. They will also offer guidance to people who want to apply for grants for tree removal. The committee is in its infancy—if you have ideas, recommendations, or just want to volunteer to help, please call Dave at 970-217-4152

**Board of Directors:** Charmaine Divens was elected at the 2007 annual meeting to finish the term of position vacated by Chris Carbone. Patrick Johnson, Pat Aeillo, and Susan Marshall all volunteered for additional 3-year terms, and were re-elected at the annual meeting. Phone numbers and email addresses for contact are on the last page of this newsletter. The next Board meeting is 10:00 AM Jan 19, 2008 at North Routt Fire Station #2.

**Contact Information:**

**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
Susan 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
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**Snow Removal:**

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

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

**Fire Safety Committee:**

Dave Hessel	970-217-4152	dave.hessel@wcpva.org
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