

Willow Creek Pass Village Association

P.O. Box 775836

Steamboat Springs, CO 80477-5836

NEWSLETTER

January 2007

The past year our community has experience continued growth, improvements, and increased property values. Six homes were approved for construction, bringing the total to 145 in our community. During 2006, the Board continued to work on infrastructure needs of roads, drainage, and entryway improvements. The Board anticipates having road base completed on all existing roads in the subdivision (with adequate pitrun) during 2007.

The annual meeting for 2007 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.

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 2007 was approved at the 2006 Annual Meeting with the annual dues assessment remaining the same as established in 2001. The Association contracted for a full audit of financials during 2006. The CPA reported no discrepancies or errors, and indicated the financial reports and Association records to be in order. The Association finished 2006 in strong financial position, and year-end financials will be available on the web site in February, along with the 2007 budget. 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 infrastructure issues.

Snowmobiles & ATVs: State law prohibits operation of snowmobiles and ATVs on subdivision roadways.

During the past few years, the Board spent considerable time researching this issue and discussing with members in an attempt to establish acceptable use rules, and to address the problems of noise, trespass, speeding, and property damage. Unfortunately, these rules were based on information provided by the Routt County Sheriff office that was not completely accurate. In fall 2006, Routt County and Association attorneys informed the Board that existing Colorado State law prohibits use of snowmobiles on all plowed public roadways. The roads in the subdivision are privately-maintained, public right-of-ways.

This existing law allows for the County Commissioners to establish a designated snowmobile route on the public right-of-ways. After review of the issue, the Board has determined that it will not seek to establish any routes on subdivision roadways, in part due to the safety and liability issues involved, difficulties in enforcement, significant problems in the past, and the expected density of homes and traffic in our community.

If you would like any further information or have questions on the issue, please contact a Board member for information.

Road Improvement: During 2006, the Association improved over 10,000 feet of community roads with road base, completed several drainage improvement projects, and began work on entryway improvements. The Board anticipates a similar level of work in 2007 to address more drainage issues, add road base to existing roads with adequate pit run, and to make improvements to the high traffic roadways. The approved 2007 budget provides funds for a similar level of work to be completed in 2007. At this time, the Board does not anticipate any special assessments during 2007 for road improvement projects.

Environmental Control Committee: The ECCs main task is to review any planned construction improvements to lots within the Filings 1-4. All new construction, including driveways, home and garage construction, solar panel installations, etc. are required to obtain ECC approval, in addition to any approvals required by the County. The Board and ECC have established construction guidelines, available on the website, to evaluate new home construction. During 2006, six homes were approved for construction after adjustments, and three homes submitted for construction were rejected due to inadequate design.

The Board is seeking volunteers for the ECC to assist in these project reviews. If you are interested in volunteering, please contact Susan Marshall for more information.

2007 ASSOCIATION DUES

Included with this mailing is an invoice for the 2007 Annual Assessment. 2007 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, 2004.** If you pay before March 31, please deduct the 20% discount in your payment amount.

Annual Dues for 2007: Class A \$500 (\$400 if paid before 3/31/07)
 Class B \$250 (\$200 if paid before 3/31/07)
 Class C \$ 50 (\$40 if paid before 3/31/07)
 Class D \$250 (\$200 if paid before 3/31/07)

All unpaid dues and assessment balances as of 12/31/2006 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.

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	971-871-9233	lanny.mack@wcpva.org
Susan Marshall(V/P)	Class A / 2007	970 871-8030	susan.marshall@wcpva.org
Chris Carbone	Class A / 2008	970-871-1810	chris.carbone@wcpva.org
David Kliewer	Class B / 2008	719-598-3536	david.kliewer@wcpva.org
Pat Aeillo	Class C / 2007	303-670-0462	pat.aeillo@wcpva.org
Patrick Johnson	Class D / 2007	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:

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

Lanny D. Mack 970-871 9233 lanny.mack@wcpva.org
Chris Carbone 970-871-1810 chris.carbone@wcpva.org