

# Willow Creek Pass Village Association

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Steamboat Springs, CO 80477-5836

NEWSLETTER

January 2006

Our community at Willow Creek Pass Village continues to grow and develop. During 2005, there were 14 new home construction starts, bringing the total number of homes in Filings 1-4 to 141. Significant progress on the Road Improvement Plan continued, with an additional 7000 feet of roadway receiving road base, and a similar amount anticipated to be done in early 2006. The WCPVA Board is currently working on the items discussed during the 2005 Annual meeting, including entryway improvements, roadway improvements, and a facility for equipment. Roadway improvements and snow removal will remain top priorities. Also, the Steamboat Lake Water & Sanitation District completed several infrastructure improvements, and has announced plans for a treatment plant replacement in 2006.

Along with this growth come new challenges for our community. The Board is increasingly asked to address issues arising from this increased density. These include addressing impact of construction, snowmobile use conflicts, nuisance dogs, etc. The Board compiled and adopted rules and regulation documents, along with several other required policy documents, which are available on the web or by contacting Double H Management.

The Board looks forward to another successful year in 2006, and welcomes your comments and suggestions.

**WCPVA Website:** The Association has setup a web site: [www.wcpva.org](http://www.wcpva.org). The goal of this site is to provide a convenient place for members to download contact information, minutes of meetings, subdivision maps, financial statements, policy documents, and other information on the community. The Board anticipates ongoing improvements and updates to this site, adding features and increasing functionality. We also will incorporate a page for the Steamboat Lake Water & Sewer District for posting information about the District's happenings. Board member David Kleiwer will be coordinating the work on the site for the coming year. Please email him with any comments or suggestions: [david.kleiwer@wcpva.org](mailto:david.kleiwer@wcpva.org). Thanks to past Board member Gene Weglinski for getting this off the ground, and to David for continued improvements.

**Financials:** The Association finished 2005 in strong financial position, probably the best in our 20-year history. December 2005 financials will be available on the web site in February. The Board has authorized an audit of financials, and this should be completed in time for reporting at the 2006 Annual meeting. The Association finished the year with no outstanding accounts payable, funds available for all existing contractual liabilities, a reduction in accounts receivable balances, and an adequate reserve to handle unplanned legal or infrastructure issues.

**Snowmobiles:** The Board spent considerable time addressing the snowmobile issue this past year, with the Board striving to strike a balance between addressing the numerous complaints and facilitating recreational use. Adopted rules were mailed to homeowners on four occasions, the topic was discussed at the annual meeting, questionnaires sent out, and an open forum meeting held to solicit input. The rules distributed last year remain in place (available on the web site), and a group of volunteers now assists the Board with communicating and self-policing the community. The general feedback received so far this season has been favorable, with only isolated complaints of a few resistant individuals.

Thanks to Rebecca Phillips from the Board, and the many volunteers on the committee.

**Road Improvement:** With the 7000 feet of road base application in 2005, we now have over 6 miles of completed roads, with an additional 3 miles of improved road with pit run. Every adequately constructed road that serves homes will have road base by June 1. The approved 2006 budget included funds for continued roadway improvements. We anticipate an additional 1.5 miles of roadway being improved with road base this spring, along with maintenance on existing roads. The Board will be revisiting the Road Improvement Plan that was presented at the 2001 Annual meeting and will provide an update the 2006 Annual meeting.

**Anticipated Assessments:** In 2006, the Board anticipates improvement of Willow Gulch from lot 204 to the end, which will involve an assessment of adjacent property owners. This assessment will pay for additional pit run to establish acceptable width, and placement of pit run on the pioneer road to establish an acceptable turnaround. Pit run is paid for through an assessment of adjacent property owners. The Board also will be investigating improvement of Myrtle Court, and will be seeking input from the property owners adjacent to this roadway prior to developing the improvement plan.

**Dogs:** We have received a few comments and complaints regarding aggressive dogs, people being bitten by dogs, barking, and dogs on the loose. Routt County animal control seems to be making more frequent visits to our community. New Board member Chris Carbone is in the process of evaluating this issue for the Board, and would appreciate your comments and suggestions. Please email him at [chris.carbone@wcpva.org](mailto:chris.carbone@wcpva.org) if you have issues or concerns. Routt County ordinances, as well as Association CC&Rs, require all animals to be under control or confined. If you are having a problem with a pet owner regarding nuisance dogs, the first step is to contact Routt County animal control. The County has very clear ordinances concerning nuisance dogs.

**DSL:** The effort to get DSL service to our community is making good progress. More than enough people have expressed interest, and Qwest is processing the request. Resident John Prets has been coordinating and interfacing with Qwest. If you have questions or comments, please contact John at 970-819-0000, or email at [willowcreekdsl2005@yahoo.com](mailto:willowcreekdsl2005@yahoo.com).

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### 2006 ASSOCIATION DUES

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Included with this mailing is an invoice for the 2006 Annual Assessment. 2006 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 2005:

Class A	\$500	(\$400 if paid before 3/31/05)
Class B	\$250	(\$200 if paid before 3/31/05)
Class C	\$ 50	(\$40 if paid before 3/31/05)
Class D	\$250	(\$200 if paid before 3/31/05)

All unpaid dues and assessment balances as of 12/31/2005 are charged interest at a rate of 18% per year. If you have an unpaid balance, please contact Double H Management.

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### CONTACT INFORMATION / BOARD OF DIRECTORS

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The next scheduled Board meeting is April 22, 2006, 10:00 AM, at 721 Oak Street, Steamboat Springs. All meetings are open to the public, and visitors are welcome.

**Board of Directors:**

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Lanny Mack (President)	At Large / 2006	720-333-5631	<a href="mailto:lanny.mack@wcpva.org">lanny.mack@wcpva.org</a>
Rebecca Phillips (Vice Pres.)	Class A / 2008	970-875-1108	<a href="mailto:rebecca.phillips@wcpva.org">rebecca.phillips@wcpva.org</a>
Chris Carbone	At Large / 2006	970-871-1810	<a href="mailto:chris.carbone@wcpva.org">chris.carbone@wcpva.org</a>
David Kliewer	Class B / 2008	719-598-3536	<a href="mailto:david.kliewer@wcpva.org">david.kliewer@wcpva.org</a>
Susan Marshall	Class A / 2007	970 871-8030	<a href="mailto:susan.marshall@wcpva.org">susan.marshall@wcpva.org</a>
Pat Aeillo	Class C / 2007	303-670-0462	<a href="mailto:pat.aeillo@wcpva.org">pat.aeillo@wcpva.org</a>
Vacant	Class D / 2007		

**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:

Rebecca Phillips	970-875 1108	<a href="mailto:rebecca.phillips@wcpva.org">rebecca.phillips@wcpva.org</a>
Chris Carbone	970-871-1810	<a href="mailto:chris.carbone@wcpva.org">chris.carbone@wcpva.org</a>