

Willow Creek Pass Village Association

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

NEWSLETTER

May 2007

Greetings Association Members,

As we are heading towards the Annual Association meeting on August 4, the Board members wanted to send out a brief update and reminder. The Board encourages membership input, so please contact a board member for more information, questions, or suggestions.

Board of Directors: Chris Carbone, one of the Class A board members, has submitted his resignation as he is planning on moving. The Board would like to thank Chris for his time and efforts at making Willow Creek Pass Village a better place to live, especially by undertaking the thankless job of mediating complaints about dogs. Elections for that seat, another Class A seat, and the Class C and Class D seats will be conducted at the upcoming annual meeting. If you are interested in serving your community by running for the Board, please let Double H Management know by July 1.

ATVs, Dirt Bikes, Snowmobiles: After checking with the Routt County Sheriff on these issues over the past year, we want to pass along a word of warning to the ATV, Dirt Bike and snowmobile riders. ***These vehicles are NOT allowed on the development's roads, greenbelt properties, or private property without permission.*** There are no adjacent ATV trails that can be accessed by ATV from roads in the development. Property owners have complained about trespassing, property damage, and noise from riders who are using the development as a recreational area, as well as being a problem to pedestrians and excessively noisy. We urge you to ride your ATVs only in those areas of the county where their use is permitted, and your neighbors will thank you as well. There are ATV trails a few short miles away from the development. It will benefit the safety of the community, and will save you some cash from hefty fines from both the Association and Sheriff.

Dogs: The County requires all dogs to be on a leash when not on private property, and requires the animal not be a nuisance from barking. The Board gets complaints about barking dogs, dogs running loose, trespassing dogs, and aggressive animals. Enough already! Since the canines aren't too good at reading, it is up to the owners to make sure that they behave.

Please consider common sense and courtesy if you are a dog owner. Please keep in mind your neighbors probably do not have the same level of affection for your pet as you. Letting your dog run loose to do their business on your neighbors property is just plain rude. The Humane Society estimates a third of pets are lost in their lifetime, and if you let your dog run free the odds go up even higher. Canine-car collisions usually result in tragedy for the dogs as well. The best way to keep your pet from becoming a statistic is to follow the leash laws.

If you have problems with a neighbor's animal, notify the Board via email, and contact Routt County animal control. They will assist in getting the issue addressed.

Clutter: Do your neighbors regularly hold scavenger hunts in your yard? Perhaps you have noticed Waste Management eyeing your property for a new North Routt Landfill site?

Springtime is a good time to look around your yard and garage for clutter and junk that has been accumulating. If you find something useful, please put it in the appropriate storage space in your house or garage. If it isn't useful, maybe it's time to get rid of it. Please take a little time to clean up your property. Covenants require property owners to keep the site from becoming unsightly, and this would include removal of piles of building materials, abandoned culverts, spare tires, unused equipment, pallets, trash,

etc. Also, if your temporary electric meter is still in place, please make arrangements to get the meter placed on your home. Contact Yampa Valley Electric for placement requirements.

Floodlights: The Board has received a few inquiries and complaints regarding floodlights on houses. Since the County has a rule/regulation for most everything, we found that all outside lighting is required to be downcast and five sides of the light must be opaque. Please take a few minutes of time to check your lights and make sure that they are directed downward and not directly at your neighbor's living room windows. The community will appreciate it.

Culverts/Driveways: The Association continues to address road improvement, drainage, and maintenance of main roadway culverts. Maintenance of individual driveways and culverts are the responsibility of the property owner. Please keep your culvert in good repair and clear of all debris, and ensure runoff from your property does not flow onto roadways. Routt County requires all driveways to have a negative slope from edge of roadway, and 18" cover for all culverts. Routt County Road & Bridge Department has posted information at their website, www.co.routt.co.us.

The Board is asking for volunteers to assist with some landscape and periodic maintenance around the new entry signs. If you are interested, please contact Susan Marshall.

The Board appreciates your cooperation in helping address these issues, and we look forward to seeing you at the annual meeting this August.

CONTACT INFORMATION / BOARD OF DIRECTORS

The next scheduled Board meeting is **June 30, 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.

Annual Meeting: August 4, 2007

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(V/P)	Class A / 2007	970 871-8030	susan.marshall@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
Vacant	Class A / 2008		

Management Services:

Double H Management	Sue or Hans Hochreiter	970-879-6697	suehans@mindspring.com
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Web Site: www.wcpva.org