

## **WILLOW CREEK PASS VILLAGE ASSOCIATION Policies and Procedures**

### **Snow Removal**

The roadways within the Willow Creek Pass Subdivision are public right-of-ways, but privately maintained. As such, the residents are responsible for all maintenance and improvements, including snow removal. Given the hundreds of inches of snowfall each year, this is a significant task in our community. Our community consists of 11 miles of roadways, with 140 homes, and the roads and snow removal are a high priority of the Property Owner's Association.

The Board's first priority is to make sure that the roads are accessible to emergency and fire equipment. The second priority is that residents are able to get to and from their homes in an efficient manner. And lastly we want to be a steward of the money that is spent on snow removal. We are doing everything we can to keep the cost of snow removal to a minimum. This means that not all requests for customized snow removal can be accommodated.

The Association provides snow removal on all roadways that serve homes. All owners of improved property, including those with homes under construction, are assessed for snow removal. Once ECC approval is granted for road construction, the property is subject to a snow removal assessment. The Association pays approximately 10% of the contract fee from general funds, and the Water & Sanitation District pays a similar amount. Properties that are at the end of an improved roadway have the option to opt out of snow removal services.

Homeowners and residents are responsible for maintaining their own driveways and parking areas. We will make every effort to minimize the snow that must be pushed off the road into driveways, but there is no other choice. Picking up the blade of the motor grader at every driveway is impractical and would cause an uneven road surface. Please note that pushing or throwing snow onto or across a roadway when clearing your driveway must be held to a minimum. We understand that some driveways have no other choice for snow storage. Special assessments may be assessed if this is done.

Parking on the roads is prohibited by our covenants and causes problems with snow removal. Cars do breakdown and get stuck. We are aware of this and will make every effort to move snow away from the vehicle. Please make every effort to move your vehicle as quickly as possible.

Another one of our goals is to have the snow removed prior to 7:00 a.m. Again, with high snowfalls the contractor is dedicated to moving the snow as quickly as possible. His first priority is to move the snow on the most traveled roads first and then move to the secondary roads.

Your cooperation is greatly appreciated and we are trying to make our subdivision the best in North Routt County. If you have concerns or problems with snow removal please do not hesitate to call. Lanny Mack 720-333-5631