

# Willow Creek Pass Village Association

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

NEWSLETTER

June 2012

Hello Willow Creek Pass Property Owners:

We hope all is enjoying our early spring/summer. What a difference a year makes.

First, the financial shape of the association remains strong. We would like to thank all members who took advantage of the 30% discount on dues.

**Road Improvements:** This year's budget includes ongoing maintenance and road improvements. This work will include grading, compaction, ditch work, and dust control. With the early spring, we have already been able to accomplish some road work projects. We have added road base to a segment of Golden Tide, all of Saturn Court, and all of Green Bird Place. We also have completed dust control on June 1st.

**Fuel Reduction Projects:** We do have a fuel reduction project scheduled this summer. We will be teaming up with the BLM to log both our green belt between Jupiter and C.R. 129, and the BLM land next to this green belt. The BLM is currently putting the work out to bid.

If you have any questions about fire safety and your property, please contact North Routt Fire Chief Bob Reily, 970-879-6064. He can help with a plan.

**Community Clean-up:** We will be doing our summer clean-up. We have it scheduled from Wednesday, June 20<sup>th</sup> through Sunday, June 24<sup>th</sup>. We will be putting 3 large dumpsters in the subdivision. One will be where the old Longfellow road meets the newer stretch of Longfellow. A second will be located along Venus Place. A third will be located in the cul-de-sac of West Wind. The goal of this project is to give an opportunity for residents to clean up the exterior of their properties. It is intended for members of our community only. You are paying for it so please keep it to our residents only. It is not for the general public.

Also note: NO HAZARDOUS MATERIALS such paints, stains, anything with oil, etc. Also, NO refrigerators. When placing items into the dumpsters, please make every effort to consolidate and eliminate bridging by materials. This will allow room for the next resident and save us money. Also, if a dumpster is full, DO NOT set trash beside the dumpster, try checking the other dumpsters. We will be checking the dumpsters on Friday, if they are getting full; we will swap them out for the weekend.

**Delinquent Dues Collections** - Although the vast majority of members promptly pay their dues, we do have a small group of members who have neglected to pay their dues. As part of our ongoing efforts to collect dues from delinquent members we have been contacting members with outstanding balances requesting payment. If you have outstanding balances please pay any outstanding balances or contact us to work out a payment plan. Any account outstanding may be collected through foreclosure and/or personal judgments. Although a process of last resort, we have and continue to use it to recover past dues, fines, and legal fees. If you are delinquent, we request that you work with us to remedy this situation promptly. Please contact Sue at Double H Management to request balance information or to coordinate payment. She can be reached at [\(970\) 879 - 6697](tel:9708796697), or via email at [doublehsue@gmail.com](mailto:doublehsue@gmail.com).

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**Environmental Control Committee:** The ECC would like to remind everyone about keeping their properties neat and orderly and your exteriors in good shape. The ECC asks all property owners to know and understand our covenants to help protect property values as well as have a nice looking community. If you are planning on making any improvements to your property this summer; such as a new home, additions, sheds, garages, exterior improvements, etc.; you must first contact the ECC for proper approvals. Tim Stone, chairman of the ECC, can be reached at (970-846-8091), [tim.stone@wcpva.org](mailto:tim.stone@wcpva.org)

**Annual Meeting Update:** The annual meeting is scheduled for Saturday, September 9<sup>th</sup>, 2012. If you can make this meeting, your participation is greatly appreciated. This is the best opportunity for the members of the association to give feedback and direction to the Board of Directors. If you are unable to attend, please plan sending in your proxy votes. Furthermore, there are 2 board positions that are up for election this year, one Class A and one Class B. If you are interested in serving on the board, please contact Double H Management. More information about the meeting will come as we get closer to the date.

**Contact Information:** WEBSITE: [www.wcpva.org](http://www.wcpva.org)

## **Board of Directors:**

<u>Name</u>	<u>Class / Term Expiration</u>	<u>Telephone</u>	<u>EMAIL</u>
Ron Davies (President)	Class A / 2012	970-846-9647	<a href="mailto:ron.davies@wcpva.org">ron.davies@wcpva.org</a>
Rusty Baker (Vice Pres.)	At Large / 2014	970-819-8559	<a href="mailto:rusty.baker@wcpva.org">rusty.baker@wcpva.org</a>
Tim Stone (Sec.)	Class A / 2013	970-846-8091	<a href="mailto:tim.stone@wcpva.org">tim.stone@wcpva.org</a>
David Kliewer	Class B / 2012	719-598-3536	<a href="mailto:david.kliewer@wcpva.org">david.kliewer@wcpva.org</a>
Pat Aiello	Class C / 2013	303-674-2888	<a href="mailto:pat.aello@wcpva.org">pat.aello@wcpva.org</a>
Jeannie Lodwick	At large / 2014	970-879-2288	<a href="mailto:jeannie.lodwick@wcpva.org">jeannie.lodwick@wcpva.org</a>
Bill Pass (Treas.)	Class D / 2013	303-886-8251	<a href="mailto:bill.pass@wcpva.org">bill.pass@wcpva.org</a>

## **Management Services:**

Double H Management    Sue or Hans Hochreiter    970-879-6697    [doublehsue@gmail.com](mailto:doublehsue@gmail.com)  
Fax 970-879-8049

## **Environmental Control Committee:**

Tim Stone (chair)	970-846-8091	<a href="mailto:tim.stone@wcpva.org">tim.stone@wcpva.org</a>
Dennis Lodwick	970-879-2288	<a href="mailto:dennis.lodwick@wcpva.org">dennis.lodwick@wcpva.org</a>
Steve Warnke		<a href="mailto:steve.warnke@wcpva.org">steve.warnke@wcpva.org</a>
Susan Marshall		

