

Willow Creek Pass Village Association  
Fall 2016 Newsletter

Greetings to all Willow Creek Pass property owners. It's that time again!! Enclosed is the snow removal assessment for the coming season.

**Snow Removal Assessments and Annual Dues:** The invoice for the snow removal assessment for class A members (homeowners) is enclosed. This season's assessment is \$360.00 due by December 31<sup>st</sup>. A \$180.00 late payment penalty will be added if paid after December 31, 2016. Total amount due will then be \$540.00.

For homes that are on Mountain Residential Estates (five-acre) parcels, the assessment is \$500.00 due by December 31<sup>st</sup>. An additional \$250.00 will be added if paid after December 31, 2016. Total amount due will then be \$750.00. Any unpaid assessments as of December 31, 2016 will be charged 18% per year (1.5% per month). Your timely payment of the attached invoice would be greatly appreciated.

**Snow Removal:** As a reminder, here are a few of the items to help make for a safe and hassle free season. If you are renting your property, please communicate these rules to your tenants. It is important to follow these simple rules to avoid increased snow removal cost, narrow roads, and unsafe situations for the grader operators.

If you have any concerns or issues with snow removal, do not contact the contractor directly, please contact one of the following board members:

Stan Wagoner (970-846-9589) [stan.wagoner@wcpva.org](mailto:stan.wagoner@wcpva.org) (issues on either side of Rte 129)

Steve Warnke (970-879-1295) [steven.warnke@wcpva.org](mailto:steven.warnke@wcpva.org) (issues on the east side of Rte 129)

We will make every effort to address your concerns, within the limitations of the snow removal contract.

- 1) **Plowing or throwing snow from snow blowers into road right-of-ways and fire hydrant easements is prohibited.** It is required that snow from your driveway remain on your property and not be placed in the right-of-way. This has become a bigger issue as number of houses have increased, as there simply is not enough room at the edge of the roadway for the snow from the roadway as well as from the driveways. Pushing snow from driveways into the roadway results in increased costs for the association and narrows the roadway.
- 2) **NO PARKING on subdivision roadways, or within 15' of the edge of roadway.** Parking on the roadways, or at the edge of property causes plowing problems and is a safety concern, and results in buried vehicles.
- 3) **Do not place any material or equipment on the subdivision roadways, or on any front lot easement.** This is especially applicable for homes under construction. Please help us out and do not put cars, trailers, dumpsters, etc in the right of way, or within 15' of the edge of roadway.
- 4) **Driveways must be constructed to prevent runoff and material from flowing onto the roadway.** Routt County requires all driveway culverts to be placed at least 12" below the adjacent roadway surface, and all driveways are required to have a negative slope from the roadway.

**Berms:** When plowing the roadways, berms of snow will end up in the driveways, although we make every effort to minimize this. Removal of this berm is the responsibility of the homeowner. There are contractors who live in the community that provide this service, and the board will be happy to provide contact information.

**Culverts:** Culvert maintenance is the responsibility of the homeowner. Now is the time to do a little upkeep, and verify the culverts are in good repair and clear of obstructions.

Thanks for your cooperation, and enjoy the upcoming winter!