

Greetings to all Willow Creek Pass property owners, we hope all of you enjoyed the start to the New Year. The association starts off the year in good financial shape. The association appreciates and sends out a thank you to all of you who pay their dues and snow plowing assessment on time. This is the most affordable and least stressful to all involved. We are excited that we can continue the discounts on annual dues to those who pay early. The annual dues are due on December 31st, 2012. **If you choose to pay early, pay before April 15th, 2013, you will receive a 30% discount.** Please take advantage of this discount.

Annual Dues for 2012:	Class A \$500	(\$350 if paid before 4/15/13)
	Class B \$250	(\$175 if paid before 4/15/13)
	Class C \$ 50	(\$35 if paid before 4/15/13)
	Class D \$250	(\$175 if paid before 4/15/13)

If you have not paid your snow removal assessment or annual dues for 2012, please do so promptly to minimize extra costs. The legal and late fees can far exceed the actual assessment.

Snow Removal: As a reminder, here are a few 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 a Board members Stan Wagner (970-846-9589); stan.wagoner@wcpva.org. 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 has 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.

Snowmobiles: Please follow the county rules that prohibit snowmobiling on any plowed roadway in the subdivision, on any property without prior permission, and on any greenbelt parcel within the subdivision.

Logging Grant: The Board of Directors was successful in obtaining a grant to remove trees along the greenbelt adjacent RCR 129 and Juniper. This project will be done in conjunction with the BLM using the same contractor. The anticipated cost for performing this project was estimated at \$20,000. The grant should defray half the cost of this project to the association.

Removal of Dead Trees: The Board of Directors encourages owners to remove dead trees from their properties. We have had instances where trees from member properties fall onto the roadway. In such cases we do what is necessary to ensure the road way remains passable. In the spring we will remove any remaining slash from the right of ways. The board reserves the option to levy a special assessment on individual members for the cost of removing such trees and slashes.

Environmental Control Committee: The ECC asks all property owners to know and understand our covenants to help protect property values as well have a nice looking community. Please keep your exteriors in good shape and your property looking neat and organized. If you are planning on making any improvements to your property this summer, please contact the ECC for proper approvals. Tim Stone, chairman of the ECC, can be reached at (970-846-8091), tim.stone@wcpva.org

Annual Meeting Update: Next year's annual meeting is set for Saturday, September 14th, 2013 at 9:00AM. 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.

Contact Information: WEBSITE: www.wcpva.org BOARD:

Board of Directors:

Name	Class / Term Expiration	Telephone	E-Mail
Tim Stone (President)	Class A / 2013	970 846 8091	tim.stone@wcpva.org
Bill Pass (Sec/Treas)	Class D / 2013	303 886 8251	bill.pass@wcpva.org
Pat Aiello	Class C / 2013	303 674 2888	pat.aiello@wcpva.org
Jeanne Lodwick	At Large / 2014	970 879 2288	jeannie.lodwick@wcpva.org
Stan Wagoner	Class A / 2015	970 846 9589	stan.wagoner@wcpva.org
Steven Warnke (Vice Pres)	Class B / 2015	970 879 1295	steven.warnke@wcpva.org
Carol Twitchell	At Large / 2014	970 871 6060	carol.twitchell@wcpva.org

Management Services:

Double H Management Sue or Hans Hochreiter 970-879-6697 doublehsue@gmail.com
Fax 970-879-8049

Snow Removal:

For any concerns or issues with the snow removal contractor or services:

Stan Wagner 970 846 9589 stan.wagoner@wcpva.org

Environmental Control Committee:

Tim Stone (Chairman) 970 846 8091 tim.stone@wcpva.org
Dennis Lodwick 970 879 2288 dennis.lodwick@wcpva.org
Steve Warnke 970 879 1295 steve.warnke@wcpva.org