

As we begin a new decade, the community is in a much improved position relative to how it started the last decade! Dozens of community members have volunteered their time to serve on the Association Board, Water District Board, Environmental Control Committee and other ways to help the community address the significant infrastructure and financial issues. Perhaps the biggest contribution is from the vast majority of our property owners (more than 95%), who pay their dues and assessments in timely fashion.

Our community's Association starts 2010 in good financial position: remaining debt free, having adequate reserve, and capable of funding the necessary maintenance and improvement projects for the coming year. By March of this year, the reserve will be more than 50% of a full year's assessment—this is the reserve goal for 2010 year-end that the community set at the August membership meeting. As was agreed at the meeting, the annual dues assessment this year will not change from that established in 2001.

This past year, the Association continued the road improvements, adding over 2500 tons of road base material to improve Venus Place, Jupiter Place, Myrtle Court, Frisco Place and Olive Street areas, as well as continued maintenance throughout the subdivision. With only a small section of Olive street to be completed this spring, road base application on nearly all of the adequately constructed roads is now complete, giving more than 10 miles of improved roadways in the subdivision. We upgraded or replaced multiple culverts and improved intersections and cul-de-sacs, and will continue this work in 2010. This past year the Association conducted another Geotechnical study of the Longfellow roadway, and was able to install 75% of the engineer's recommendations, and hopes to complete this work in 2010.

The operational plan for 2010 is to fully fund the reserve at the agreed upon level, then to continue additional roadway and drainage improvements.

The community would like to express our thanks to the volunteers of the North Routt Fire District, who responded to an early morning (4:00 AM) emergency call in mid-December. Unfortunately, the log home on Willow Gulch was fully engulfed in flames at the time of the call and was completely destroyed. Thankfully, no one was home at the time, and the fire did not spread due to its location in sparse aspen forest.

This event highlights two issues for our community; the importance of year-round access and clear roadways, as well as the need for adequate site maintenance to minimize the risk of spreading fires to the surrounding forest and adjacent homes. Fire Chief Bob Reilly reported to the Board they had no difficulty with road conditions or with access to fire hydrants. Year-round access is made possible from each homeowner paying snow removal assessments and annual dues. Also, please visit [www.northrouttfire.org](http://www.northrouttfire.org) for fire mitigation

Our community has not been immune from the effects of the slowdown in the economy. There were two homes in the subdivision that reverted to bank ownership through foreclosure over the past year. Through the efforts of the attorney, management company, and Board, all monies owed the Association have been collected on these accounts.. There were two new homes started in 2009 (bringing total homes to 153), but construction has slowed relative to past years.

One concern is that 17 of our neighbors have chosen not to pay this year's snow removal assessment, resulting in a shortfall of over \$5,000. The Board, with the help of its attorneys, will be taking the necessary action to address this so that the snow removal services will continue uninterrupted. The Association's attorney charges over \$300 per hour (more than the full year's snow removal assessment!), so one can see how a small unpaid balance can quickly escalate with legal fees, penalties, and interest(18%). If you have any outstanding balance, please contact the management company and make arrangements for payment.

**Annual Meeting:** WE NEED YOUR HELP. The bylaws require that 50 members be **present** at a meeting of the membership for a quorum. Proxies do not count toward a quorum until there are 50 members present. For the second year, the annual meeting did not have a quorum present to conduct business. The Board has adopted a resolution to change this "members present" requirement, so that proxies will count toward a quorum for future meetings, but this requires a membership meeting to be held to be approved.

The Board has researched how to proceed if a quorum is not achieved. One option is to petition the court to approve the resolution, which will cost thousands in legal costs. We hope to avoid this unnecessary expense, and will attempt another membership meeting on August 21. It is urgent that we have everyone's participation at this summer's Annual Meeting.

**Pine Beetle Kill:** The Forest Service (USFS) project for tree removal on 200 acres of the USFS lands just east of the subdivision is proceeding and is scheduled for June of 2010. The community would like to thank the USFS personnel for holding numerous public meetings, sending emails to update status, holding on-site walk-throughs,

and addressing the community concerns. Logging trucks will be using the community's roads, with access through private land off multiple points along Golden Tide. All access has been arranged with the property owners.

We strongly encourage each property owner to assess the tree kill on their own property and make arrangements to remove the dead and infected trees, especially those within 100' of a structure. Please dispose of any trees and slash in a proper fashion. If you have questions or need contacts for contractors, please contact Susan Marshall (susan.marshall@wcpva.org).

The Board has been investigating what will be required to address the beetle kill problem on the Association's greenbelt parcel to the east and north of the lots on Jupiter Place. We are investigating availability of grants, and working with BLM to see if a joint approach for the area can be achieved.

**Spring Cleanup:** This year's budget includes the Association providing dumpsters for another "community cleanup." Thanks to all who assisted and participated in last fall's cleanup. We plan on doing this again in late spring/early summer, and will notify all homeowners when exact dates are known. The main objective of this effort is to help facilitate the cleanup of the exterior of the properties, removing long-standing piles of unwanted material.

**Environmental Control Committee:** Jeff Bohlen and Jim Vail have both volunteered and been appointed to serve on the ECC, and join Tim Stone, chairmen of the ECC. The ECC reviews all planned construction, as well as assists in enforcement of the covenants. If you are planning any improvements, these are required to have ECC approval, as well as all county approvals, before construction can begin.

**Snowmobiles:** Please help us minimize the negative effects of the sport on the community by observing the existing laws that prohibit snowmobiling on any plowed roadway in the subdivision, on any property without prior permission, and on any greenbelt parcel within the subdivision. Routt county has specified the HWY 129 Right of Way as available for snowmobiles, and this is the only designated route within the subdivision boundaries.

Thanks to all of the snowmobilers who have made the extra effort to abide by the few simple rules governing snowmobile use in North Routt. Unfortunately, a small number have returned to some of the activities that have caused problems in the past. Recently, snowmobilers are again trespassing, using private property, roads, and greenbelt for recreational use, trespassing on adjacent ranch lands, racing on roads, etc. The majority of residents do not wish this issue to return to the problem and confrontations we had a few years ago.

**Contractors:** The 3-year snow removal and road maintenance contract expires this summer. The Association will be developing a new set of specifications over the next few months, and will be soliciting bids from qualified contractors. Also, the Board will be soliciting bids for the management contract in late spring.

**Annual Dues Assessment:** Included with this mailing is an invoice for the 2010 Annual Dues Assessment, which is due by December 31 as defined by the community's covenants. However, one can save a bit of money (20%) by paying early. **If you pay before March 31, please deduct the 20% discount from the amount shown on the enclosed invoice.**

Annual Dues for 2009:	Class A \$500	(\$400 if paid before 3/31/09)
	Class B \$250	(\$200 if paid before 3/31/09)
	Class C \$ 50	(\$40 if paid before 3/31/09)
	Class D \$250	(\$200 if paid before 3/31/09)

**Web Site:** The Association maintains a web site [www.wcpva.org](http://www.wcpva.org). Board contact information, minutes from recent meetings, financial statements, and budgets are posted to this site, as well as controlling documents for the community. Please visit this site for contact information. Our local fire district has recently launched a new website; it contains valuable information regarding its services and offers helpful suggestions for keeping you and your property safe. Please visit it at [www.northouttfire.org](http://www.northouttfire.org). The water District's site is [www.slwsd.us](http://www.slwsd.us).

Thank you for your cooperation and assistance in improving the quality of our community. We look forward to seeing you at the annual meeting this summer!

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