

Willow Creek Pass Village Association

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

NEWSLETTER

JANUARY 2012

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 March 31st, 2012, you will receive a 30% discount.** Please take advantage of this discount.

Annual Dues for 2012:	Class A \$500	(\$350 if paid before 3/31/12)
	Class B \$250	(\$175 if paid before 3/31/12)
	Class C \$ 50	(\$35 if paid before 3/31/12)
	Class D \$250	(\$175 if paid before 3/31/12)

If you have not paid your snow removal assessment or annual dues for 2011, please do so promptly to minimize extra costs. The legal and late fees can far exceed the actual assessment.

Pine Beetle Kill: The Forest Service logging project on the east side of the subdivision is complete. With the completion of this project, it has made the residence on the east side much safer from forest fires. Though this is not a cure all, it has certainly reduced the risks. It is important for homeowners to follow suit and clear any dead trees on their property.

The logging project on the west side, between C.R. 129 and Jupiter, is working its way through the BLM processes. The BLM hopes to go forward with this project this coming summer. We will have them log our greenbelt that borders the BLM at the same time.

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.

School District Parcels: The Board of Directors successfully closed on the 2 -21 acre lots that the school district owned in November. The lots are officially owned by the association and are designated green belt property. The association has 4 more payments (\$20,000 per year), due in May of each year, to complete its' debt obligation. The last payment on the note will be paid on May 2015. The association's current funding allows the association to make its yearly payments to the school district along with continued general maintenance of its roads and green belts as well as maintaining a reserve fund for emergencies.

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

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Annual Meeting Update: Next year's annual meeting is set for the Saturday after Labor Day, September 8th, 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.

Contact Information: WEBSITE: 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	ron.davies@wcpva.org
Rusty Baker (Vice Pres.)	At Large / 2014	970-819-8559	rusty.baker@wcpva.org
Tim Stone (Sec.)	Class A / 2013	970-846-8091	tim.stone@wcpva.org
David Kliewer	Class B / 2012	719-598-3536	david.kliewer@wcpva.org
Pat Aiello	Class C / 2013	303-674-2888	pat.aello@wcpva.org
Jeannie Lodwick	At large / 2014	970-879-2288	jeannie.lodwick@wcpva.org
Bill Pass (Treas.)	Class D / 2013	303-886-8251	bill.pass@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:

Ron Davies	970-846-9647	ron.davies@wcpva.org
Rusty Baker	970-819-8559	rusty.baker@wcpva.org

Environmental Control Committee:

Tim Stone (chair)	970-846-8091	tim.stone@wcpva.org
Dennis Lodwick	970-879-2288	dennis.lodwick@wcpva.org
Steve Warnke		steve.warnke@wcpva.org
Susan Marshall		

