

The History of Willow Creek Pass Village

Located 4 miles north of the Clark Colorado, the Willow Creek Pass Village began in the early 1970s when the Middle Park Land and Cattle Company began selling lots. The initial development included a golf course and ski area located off the road to Pearl Lake. Lots were marketed throughout the United States. The developer cut pioneer roads into the native ground but added no pit run or road base, leaving the roads subject to flooding and deterioration. Water and sewer services were not installed throughout the development but instead tied together the original seven houses that were built between 1972 and 1974. The developer abandoned the development in the 1970s without fully developing the roads, utility services, or community amenities.

In 1984, the original homeowners banded together to purchase a road grader to maintain the roads and remove snow during the winter. The purchase of the road grader began the Association's task of road improvements and maintenance, a process that continues to the present. The Steamboat Lake Association was also activated in 1984 and the next year, an organizational meeting was held to adopt the bylaws and elect directors. Every property owner on the tax rolls for Filings 1 through 4 was notified of the meeting and dues were established at \$100 for Class A lots, \$50 for Class B lots and \$10 for Class C lots – dues remained the same for over 10 years. At the Association meeting in 1986, a majority vote approved a name change from the Steamboat Lake Association to the Willow Creek Pass Village Association due to the bad reputation left by the original developer and the necessity to separate the owners of filings 1-4 from the other filings not included in the Association.

Over the next 20 years, the development continued to grow and road improvements continued. A master plan circulated in 1993 and Environmental Control Committee guidelines were approved in 1995. The Greenbelt usage policy was initially established in 1998 and amended in 2000 limiting snowmobile use to the road rights of way.

As of 2006, the development continues to grow with the number of houses being built increasing annually. Currently the Association consists of over 130 homes with the potential for development of an additional 250 to 300.