

WILLOW CREEK PASS VILLAGE ASSOCIATION

Policies and Procedures

Road Improvement

There are about 11 miles of public right-of-way within Filings 1-4, with nearly 9 miles of these roadways being improved. Road improvements are generally accomplished in two phases, application of *pit run*, then additional *road base* material.

Pit Run Material: Pit run is the first step in road construction, and consists of a course material applied at 12" depth. The costs of this are paid by the property owners along the right-of-way, either through assessment or by direct contracting. Given that these are public right-of-ways, a property owner can obtain the necessary permits, and contract for the road construction without involvement from the Association. If this occurs, the Association will not reimburse the construction costs. If the Association contracts for the work, these costs are assessed to all the property owners along the road improvement. Typically, this is assessed equally to each original platted lot along the right of way. Routt County building permits require an improved road serve the property, and roads constructed with pit run meets this criterion.

Please contact the Board of Directors (directors@wcpva.org) before undertaking any road construction/improvement project.

Road Base: The second phase consists of applying 2"- 4" road base, a less course gravel mixture. This material is part of road maintenance, and its application is paid for and contracted by the Association. As of 2005, approximately 5.5 miles of roads within our subdivision have received road base. The priority for the application of road base is to apply road base to all roads that serve homes.

Only roads that are constructed to adequate width to serve all potential homes on the roadway, as well as constructed to proper depth of material (12"), will receive road base material from the Association.

Mag-Chloride: As part of ongoing maintenance, completed roads are graded twice annually, and mag-chloride is applied each spring for dust control. Costs for grading, mag-chloride, and drainage maintenance are paid for from Association general funds.