

# Willow Creek Pass Village Association

c/o Commercial Property Group  
1856 Lincoln Ave.  
Steamboat Springs, CO 80487

NEWSLETTER

October 2024

Dear Association Members,

The Board of Directors has resolved that this year's Annual Meeting will be held in person. The meeting will start at 10:00am on Saturday, November 2<sup>nd</sup> at the North Routt Fire Station, 61915 CR 129 at mile marker 26.

Your attendance is important and critical; there have been meetings in the past when a quorum was not reached, and several matters could not be addressed. This is your opportunity to give feedback to the Board along with direction. Even though we do not need 50 members present, we still need a certain percentage of proxy votes cast to constitute a quorum.

### IF YOU ARE NOT ABLE TO ATTEND, PLEASE SEND IN YOUR PROXIES.

**Annual Dues & 2025 Budget:** The Board would like to thank all the members who took advantage of the 30% discount offered for those who paid in full by April 15, 2024. The discount program was initially put into effect to help promote healthy cash flow for the Association through the duration of the year since annual Dues are due by December 31<sup>st</sup>. 90% of Owners took advantage of the 30% early payment discount in the 2024 fiscal year which was the largest volume of discounts since the program was started. Since the number of discounts is increasing, annual Dues would need to be increased 15% to offset deficit. The Board voted to decrease the amount of the early payment discount to 20% in order to not increase Dues. The 2025 Budget and 2024 year-to-date financial statements will be posted on the web site [www.wcpva.org](http://www.wcpva.org), under the "Board of Directors" tab following the annual meeting.

The Dues structure and discounts will be the following:

	<u>Annual Dues</u>	<u>Discounted 20%</u>
CLASS A	\$ 1690.00	\$ 1352.00
CLASS B	\$ 780.00	\$ 624.00
CLASS C	\$ 156.00	\$ 124.80
CLASS D	\$ 780.00	\$ 624.00

Annual Dues are due by December 31<sup>st</sup> and will be **discounted 20% if paid in full by April 15<sup>th</sup>**.

**Management Information:** The Commercial Property Group office is located at 1856 Lincoln Ave. in Steamboat and their phone number is 970-879-1402. Owners will now be able to pay their dues electronically through a secure homeowner payment platform called AppFolio: <https://cpg.appfolio.com/connect>. The AppFolio homeowner portal allows owners to make easy & secure electronic dues payments, update contact information under the Account Profile tab, access all public HOA documents and financials under the Shared Documents tab, and view the association meeting calendar. If you need assistance accessing the homeowner portal or have any questions about statements you have received for past due charges, please reach out to CPG.

**Snow Removal:** A 3-year snow removal agreement was entered into with Inc. 8 in 2024. The Snow Removal Policy can be found on [www.wcpva.org](http://www.wcpva.org) and remains in effect and unchanged.

**Road Maintenance:** Our maintenance plans are prepared by Northwest Colorado Consultants (NWCC) with consulting from Board approved contractor and Steve Warnke. The activities and work accomplished during the 2024 season are summarized in a report provided by NWCC and which is posted on the owner portal and the

WCPVA website ([www.wcpva.org](http://www.wcpva.org)). In the report, NWCC also identifies non-recurring maintenance work which needs to be addressed in the future. The same procedures for 2025 will be followed which starts with an inspection by NWCC and consultants, of the road surfaces, ditches, and culverts in the spring of 2025. An evaluation of the performance of the 4 test sections utilizing recycled asphalt grindings will also be prepared. Areas requiring cleaning and maintenance will be identified, an estimate of the quantities of materials prepared and an estimate of equipment types and respective hours will be detailed. The totals will be compared to the 2025 Budget and adjustments are made accordingly.

**Fencing:** Rocky Mountain Fence Company, LLC from Walden, maintained and repaired 5.75 miles of fencing around the Willow Creek Pass Village HOA. This is our fifth season using them to maintain and rebuild some H braces on the north fence. The cost was heavy on the labor side vs. wire replacement and not as much building fence. We did have about 10-11 volunteers to help on Fencing Day on the 1st of June. We were able to get about 3-4 miles of fence stapled back to the posts but left the other repairs to Rocky Mountain Fence Company mainly on the south fence. Dave Peregoy cut all the Aspens off the south section of fence prior to Fence Day. John and Carol Twitchell cleared a section of about 8-10 trees this year off the north fence. Marge Gustin and Carol Twitchell put in about 25 plus hours repairing and splicing some of the north fence this summer, then left some of the steeper areas for Rocky Mountain Fence that needed more expertise and equipment. We have had a few supply costs this season: 2 buckets of fencing nails, Dave Peregoy & Davey Barron got our new solar chargers on the south fence, Rocky Mountain Fence completed the hook ups for the chargers, and all tested out good. Also, the original fence charger that was bought when Kris Lodwick maintained the fencing is getting old. We haven't replaced it yet as we didn't have cows again on the north BLM section, cows only on the Vesely-Coleman Trust property north of the subdivision. Costs for repair this year totaled \$12,757.12. The fencing cost for this year, to include materials required, totaled \$12,913.87. We have had a mostly successful cow-free season except for a break in on Olive Street from the Anderson Ranch, which was quickly resolved. There were no Chew cows this year either as they chose not to use their allotment north of the neighborhood for 2023 & 2024. It is important to note that whether the Chews use their allotment or not, we still have some cows to the north and if we get a drier year, the Chews still maintain their allotment so we will be maintaining our fence. It has taken a lot of volunteer hours as well as maintenance costs & grants to keep our HOA fence up and cows out for the most part. Approximately 90 plus total volunteer hours alone this season!

**Wildfire Mitigation:** The North Routt Fire Protection Department has been awarded the Forest Restoration & Wildfire Risk Mitigation Grant in the amount of \$517,000 from the State of Colorado that is available over four years on a matching 50/50 basis. The grant funds will aid in defraying the expenses incurred to undertake wildfire mitigation on private properties in the Willow Creek neighborhood and around North Routt County. The Association committed \$10,000 in 2024 and proposes to commit \$15,000 in 2025 as only approximately \$5,000 of work was able to be completed this year. Owners are encouraged to review the grant information detailed on the NRFPD website (<https://northrouttfire.colorado.gov/frwrp-grant>) to apply for the program. In addition to the mitigation work contracted by the Association, there were 17 free Home Ignition Zone (HIZ) assessments completed for residents and 9 residents took advantage of the grant program. As in prior years, a free slash collection program was offered and approximately 25 residents were able to participate. We thank all of those who participated in reducing not only their own fire risks but making our neighborhood safer in the process.

### **Community Reported Problems**

**Hunting & Camping:** Hunting and camping within the subdivision **are prohibited** by the Covenants. Report concerns or violation observations to management or the Board of Directors.

**Roadway Parking:** Parking on subdivision roads **is prohibited** by the Covenants and Routt County.

**Short-Term Rentals:** Short-term rentals, defined as lodging rentals for less than 30 consecutive days, **are prohibited** by the Steamboat Lake Association Covenants, Routt County Unified Development Code Section 2.75 B, and the Routt County Ordinance No. 2024-001 adopted June 2024.

**Snowmobiles:** Snowmobiling is **PROHIBITED** on all our roads. “NO SNOWMOBILING” SIGNS HAVE BEEN POSTED AT THE NEPTUNE, BEAVER CANYON, OLIVE STREET, AND MINER’S DREAM ENTRANCES. There were repeated complaints from owners specific to snowmobiling this past winter and most recently, complaints have been received regarding unidentified ATV operators tearing up our roads. You may contact Commercial Property Group or any Board member regarding these problems and if possible, photos of the violator(s) and their machines would be helpful. We have also been informed by some members that they will discontinue allowing snowmobilers’ access to Public Lands through their property and will consider them trespassers if they continue to do so.

**Pets:** Our Covenants state “household pets shall be kept confined or attached to a leash so as not to become a nuisance.” The Board has received complaints about dogs running at large without leashes, biting passersby, and persistent barking. These incidents are annoying, violate the covenants and are disrespectful to others. Please report issues to any member of the Board as well as Routt County Animal Control at 970-879-1090.

**New Construction:** As a reminder, any construction that occurs in the subdivision must first be approved by the Environmental Control Committee. This includes homes, garages, sheds, and site work. Design submittals should be remitted to Commercial Property Group via the online owner portal or by email. The procedures and requirements are available on the web site ([www.wcpva.org](http://www.wcpva.org)).

**Other Miscellaneous Community Notes:**

1. It is not permitted to leave “free stuff” on the pull off at the entrance of Neptune and Route 129 or any other road in the subdivision.
2. You cannot board horses on your property.
3. Street and Road signs are replaced as needed as typically they fade to the point of being illegible. Most recently, some signs have been vandalized. These signs will also be replaced but is an additional expense for the membership.

**Water & Sanitation District:** The Steamboat Lake Water & Sanitation District (SLWSD) is governed by a separate Board of Directors and is not part of the Association. The SLWSD contact information is contained at [www.colorado.gov/SLWSD](http://www.colorado.gov/SLWSD) and questions regarding tax issues, bills, water leaks, road damage, etc. should be directed to the SLWSD Board.

**Board of Directors:** Board positions are for three-year terms, unless the position is filled by a member of a different class, then it is for 1 year. Elections will be held for the following four Board of Director positions:

- **Class A held by Josh Boles**
- **Class B held by John Litchenberg**
- **Class C held by Lisa Ruff**
- **Member at Large held by Steve Warnke**

Josh Boles, Lisa Ruff, and Steve Warnke have all indicated they are willing to continue to serve. John Litchenberg welcomes other members interested in serving on the Board to volunteer but is willing to continue to serve should there be no other interested parties.

We hope to see you on October 26<sup>th</sup> at 10AM at North Routt Fire Station 2.

Sincerely,

Steamboat Lake/Willow Creek Pass Village Association Board of Directors