

MEMBERS UPDATE FOR DECEMBER 2009

We hope everyone had a good and happy Thanksgiving holiday. With Thanksgiving behind us, winter is closing in and many of us are hoping for good snow cover soon. The approach of winter can bring both icy and muddy road conditions, so it is a good time to remember our 15 mph speed limit. The slow speed is safer because many members, and their children and pets, use our roads for walking and playing. The slower speed also helps protect our road surfaces from potholes, rutting, and washboard. Grading and sealing the roads is very expensive for all of us (many thousands of dollars) and we would like to stretch the last system-wide road maintenance to last as long as possible and avoid a special assessment for road work. Next spring we have budgeted for maintenance of particular rough spots. Speaking of roads, it sounds as though many members have pooled their desire for driveway snowplowing to some considerable savings. If you wish more information on the group rate or to add your name to the list, please contact Heather Patrick at wolfcreekbod@yahoo.com.

Many members have dogs and this is a good place for them. We have had some complaints in the past when dogs roam without restraint, and particularly when roaming dogs exhibit some aggression towards other's dogs or those out walking. If you are a dog owner, please be receptive to your neighbor's desire for a quiet place to walk.

Our irrigation season water bills have been sent out. Thanks to all those who have sent in their payments, and a reminder to those still to pay the bills are due. The annual maintenance dues for roads and WCPOA expenses other than the water supply portion covered by the water bills will go out in early January. The Board will approve a budget for 2010 indicating what the maintenance dues need to cover, and from that calculate the per member assessment dues in accordance with the CC&Rs. We expect the annual dues will be somewhat higher than last year, but will keep them as low as possible, and will let you know on the website what is approved after our next meeting on December 10th.

The board is also working hard on an equitable water rate system to replace the temporary billing system for last year, using input from the membership. As you saw from your last bill, our costs as a Group A water system are rising. We expect to narrow the rate systems under consideration down to a few at our next meeting, and hopefully have a rate system approved by mid-January, well before the November through April water bills go out. With the new meter data from last year, our water manager is also updating our system capacity calculations and will seek approval from DOH to lift the restriction we now have on all but a few new connections. At the same time the board

is considering whether any system improvements for capacity will be needed through buildout, and if warranted, what those would consist of and how to fund them.

Have a great holiday season, and enjoy the snow that must be right around the corner.

WCPOA Board