

Winding Trail Village

February 2004

Winding Trail Village Homeowners Association is now managed by Wonderland Creek Management

Effective immediately the WTVHOA will no longer be managed by CCM (a.k.a. CTB). Management is being transferred to a new company named Wonderland Creek Management.

This company is owned and operated by three long time WTV residents Paul Riechmann and Tom and Lynn Dettloff. The Board has recognized the value in having managers that know the property and have a personal financial interest in doing all the right things in managing the association and making it easier for the Board to perform their responsibilities.

Enclosed you will find mailing labels that are to be used beginning with your March 1, 2004 payment. The address is:

**Winding Trail Village HOA
c/o Wonderland Creek Management
PO Box 20528
Boulder CO 80308-3528**

When you send in your payment, it is important to include the address of the property the payment is to be applied to on the memo line unless the address is the one listed on the top of the check. Single payments for multiple properties are accepted, but they should include all addresses.

If you currently make payments through electronic bank transfer, you **MUST** complete and sign the form on the back of this letter to ensure that these payments continue. We are sorry for any inconvenience, but this signed completed form is required by the new financial privacy rules.

If you would like to start making payments by electronic bank transfer, please complete the form on the back of this letter and mail to Wonderland Creek Management, see address above.

Alternatively you may pay dues in advance to reduce the number of checks and mailing.

Paul Riechmann will focus on Financial Management and is your principle contact for the status of your account and inquiries from title companies and realtors. He is reached on 720-934-5604

Tom Dettloff will focus on Maintenance Management and is your principle contact for maintenance problems such as misdirected and/or broken sprinkler heads, pool cleanliness, parking violations and just about anything other than financial matters. He and Lynn are reached on 720-934-5684

Paul, Tom and Lynn can be reached on wtvhoa@yahoo.com.

We prefer email so that we have a written record of communication. Our goal is to respond within a day to all e-mail or phone mail communications. Any e-mail addresses we collect will be used for WTVHOA business only and not provided to anyone outside of Wonderland Creek Management other than the Board of Directors of WTVHOA.

A website has been established to provide information about WTV HOA. Please visit <http://bcn.boulder.co.us/community/wtvhoa>

When either Tom or Paul are absent, their phones will be forwarded to each other. Both are a full back-up for the other.

The current **Board of Directors** for Winding Trail Village are:

Paul Alter - Secretary
Dhyan Atkin
Anne Becher – President
Karen Blakemore
Susan Purcell

Paul and Tom have resigned from the board, due to the potential conflict of interest and another board member just resigned for personal reasons, so there is room on the board for several good people. Board meetings are open to the public. See the website for date/time/place.

FYI, studies going on that might impact our area:

Boulder Municipal Airport-Master Plan Update

Some of you may not be aware but we are protected from airplane traffic noise being west of 30th St. The city is beginning an update of the Master Plan and noise abatement plans will be included. You can learn more about this by visiting

http://www.ci.boulder.co.us/airport/mp_update.htm

Or call Noreen Walsh at 303-441-3266 for more details.

Northern Colorado I-25 Front Impact Study

<http://www.i25northforty.com>
or call 970-325-5455 for more information.

Possible Boulder Water Rate Change in 2005!

- 1) City Council Study Session
Tuesday, Feb. 24, 2004
- 2) City Council Meeting –
March/April 2004

Or send email to:
publicworks@ci.boulder.co.us
or call 303-441-3200 for more information

Wonderland Creek Management looks forward to serving the Winding Trail Village members and board in its new role.
Signed: Paul, Tom, and Lynn