



November 2023

Dear Willowbrook Meadows Homeowner,

Thank you to all owners able to attend the 2023 Willowbrook Meadows Annual Homeowners meeting and those who returned their proxies! Your input and participation were appreciated.

The 2024 annual budget was reviewed, discussed, and passed. There is an annual dues increase to \$436.50/yr. A copy of the budget is included in this mailer. The minutes from this meeting are also included, along with information on FireWise. The board will place this on the agenda for discussion in 2024. It will also be discussed at the 2023 Annual Meeting.

Snow has arrived, so please do not park on snow easements and snow storage areas on your property. This year, the HOA is responsible for snow hauling and needs access to all snow storage areas to keep costs at a minimum. In common parking areas, it is important you park only in the designated area so snow can be removed from its proximity. No parking is allowed on Town streets and the Silverthorne Police may ticket violators. Also, please continue to pick up dog waste even during the winter and in open space areas. Dog waste does not melt with the snow! Please keep your pets under control and please be courteous to your neighbors! As always, for the safety of all, please drive the speed limit.

Bears are hibernating now, but in the spring, they will be back out and looking for food. Make it a habit to always lock the carabiners after you take your trash out so bears cannot enter the dumpster. Also throw your trash to the back of the dumpster so the entire space can be used. Do not place large items such as couches, chairs, mattresses or appliances in the dumpsters or dumpster enclosures. Please place your household trash IN the dumpster and not by it. If we all work together, we can keep the bears out of our neighborhood.

The County provides recycling in various locations.

Best wishes to everyone for a Happy Thanksgiving, Merry Christmas, and Happy New Year!

Sincerely,

Willowbrook Board of Directors