Newsletter

Spring 2026

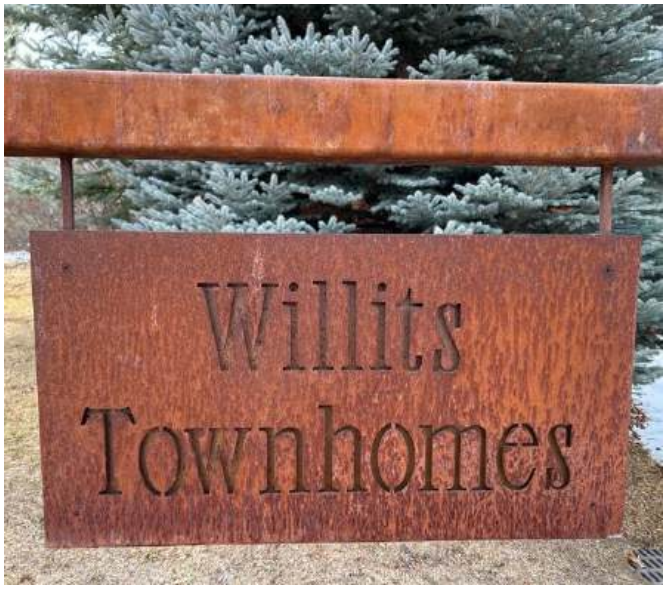
Happy Spring!

With Spring in full bloom, the Willits HOA Board would like to extend our sincere thanks for your continued support and cooperation. Your involvement is what helps make our community a place we are all proud to call home.

As we welcome the new season, we will continue sharing updates on the latest happenings within our HOA, along with friendly reminders about community guidelines. We also encourage all homeowners to share any suggestions, concerns, or ideas you may have.

Your feedback is invaluable and helps us serve you better.

Thank you for being an essential part of our community.



HOA Board Update

The Willits HOA Board would like to express our sincere thanks to Kai Eldredge for her dedication, hard work, and expertise over the past several years as a Board member. Kai has recently stepped down from the Board, and we are incredibly grateful for her many invaluable contributions. We are pleased that she has agreed to continue supporting the community by spearheading the Fire Mitigation Committee.

We would also like to welcome our newest Board member, Lisa Chiles, a longtime resident of Basalt and the Willits Townhomes community.

WTA Board Members

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Financial Update

Greetings from your HOA Treasurer, Jill Kosdrosky

Thanks to everyone for continued support of our community's financial health. We have just wrapped up our fiscal year and have approved the budget for the new year starting April 1, 2026. The operating budget has decreased by 6% due to lower-than-expected insurance premiums, which is great news, but we're planning for an increase in fire mitigation and exterior repair needs under our capital budget. Hence, we're raising dues by $50/month to continue to replenish our capital reserves (currently at $450,000) and manage a healthy fund. New monthly assessments are $712 per unit starting April 1.

If you have any questions, feel free to contact me at jillkosdrosky@gmail.com.

Fire Mitigation Update

The new Colorado fire resiliency and wildfire mitigation codes will go into effect on July 1, 2026. These regulations apply to new construction and remodels and outline requirements for ember and ignition resistant building materials, as well as fuel and vegetation management zones around structures. Click HERE for more details about the new codes.

Willits Townhomes has begun to address high-priority items identified in the code as part of our scheduled maintenance. This includes tree pruning and landscape improvements. We will also evaluate long-term mitigation strategies through our reserve study, particularly as it relates to future replacement of siding, decks, and fencing.

To support these efforts, we are forming a fire mitigation committee led by Kai Eldredge. If you are interested in participating, please reach out directly to Kai at kheldredge@gmail.com.

Additional mitigation measures are planned, including improvements to vents, eave and soffit openings, and other structural penetrations. These upgrades will focus on ignition-resistant assemblies and ember-blocking screens, especially in anticipation of a high fire danger summer.

WTA is also collaborating with the Roaring Fork Valley Wildfire Collaborative, a regional nonprofit organization, to provide community education and pursue grant opportunities to help offset mitigation costs.

Click HERE for more details about this organization.

Dogs

Dogs must be leashed at **ALL** times while on the WTA premises. Off leash parks near by are Linear Park and Crown Mountain Park.

We've noticed an increase of dogs being left out on decks and patios barking. Please be considerate of your neighbors.

Please be respectful of the community and clean up after your pet!

Spring is here, bringing increased activity from bears and other wildlife. Please place your trash cans out **ONLY** on the morning of pickup and return them promptly afterward. **Ground-level bird feeders should also be removed.**

Thank you!

Maintaining Outdoor Areas

It's important that we keep our patios, decks and shared spaces tidied and free of clutter so everyone can enjoy our beautiful community. We ask all residents to be mindful of maintaining these areas for the benefit of everyone.

As Spring arrives, please take some time to refresh and tidy your patio, back deck and front door areas.

Please remember that, per HOA Rules & Regulations, decks and patios are not to be used for storage. These spaces should be kept clear of household items and belongings, including garbage, debris, weeds, trash, bicycles, toys, tires, animal waste, laundry, and other unsightly materials.

The Board will be actively enforcing these HOA Rules & Regulations to help keep our community looking its best. We appreciate your cooperation in maintaining clean and welcoming outdoor spaces.

Outdoor Lighting Policy

As more communities in Colorado adopt "Dark Sky" policies, the HOA exterior and holiday lighting policy has been updated to prevent light trespass and protect the night sky.

Fully Shielded Fixtures: Exterior lights must use fixtures that fully shield the bulb, directing light primarily downward to prevent it from being visible from neighboring properties. Fixtures require Board approval. **No bistro/string lighting on patios and decks**

Lighting Curfew: All exterior lighting must be extinguished between 10pm and 7am unless it must remain on for entryway safety. Please turn them off thereafter.

Seasonal Lighting: Holiday lighting is permitted from November 15 to January 31.

Annual Garage Sale

In past years, our HOA has organized an annual community garage sale in the Spring or early Summer. However, participation has been low over the past two years. We would be happy to organize the event again if there is interest from homeowners. If you would like to participate or help bring back this tradition, please reach out to Corin Brucker at corinbrucker@gmail.com.

Parking

Guest spaces are for guest only, not business or recreational vehicles and tenant parking.

Per the HOA Rules & Regulations, guest parking is defined as all parking spaces not in a garage or space(s) directly in front of the unit's garage. Unit owners or renters shall notify the property manager of the car license number of their guest(s) who will be using guest parking for more than 48 hours.

Trash Pick Up Schedule

Trash and recycle pick-up is every Thursday. Trash service will be delayed one day for the following holidays: Thanksgiving, Christmas, New Year's, Memorial Day, Fourth of July and Labor Day.

TRASH AND RECYLCE BINS ARE TO BE STORED INSIDE GARAGES AT ALL TIMES AND ARE NOT TO BE PUT OUT THE EVENING BEFORE DUE TO WILDLIFE IN OUR AREA

Window Replacement Guidelines

Thinking about replacing your windows. The Board of Directors has updated the requirements to reflect changing design interests of homeowners, to keep costs flexible for homeowners, and to account for changing window styles and colors throughout the coming years. See link below for detailed guidelines.

Window Guidelines

The next HOA Board of Directors meeting is June 2, 2026 at 5:30pm. Any questions regarding this meeting may be directed to Will Gose at 970-273-3100 EXT 115 or wgose@romero-group.com

Check out Town of Basalt for a list of all the great community events planned and how to be involved throughout the year.