

Definition and Role of Windy Walk / Troon Mountain Cost Share...

Our roads are privately owned by four sub-associations: Ballantrae Ridge (BR), Skye Top (ST), Troon Mountain Communities Association (TMCA) and Windy Walk (WW). Because the roads are private, the owners (we) are responsible for paying all costs associated with their upkeep. There are two “main roads,” Windy Walk Drive and Troon Mountain Drive and three associated main gates (Happy Valley, Jomax, and 115th Street).

In order to provide for operating and capital costs associated with the main roads and the three gates, in 1996, BR, ST, TMCA and WW entered into an agreement known as Cost Share (CS) to share the costs of these items. The agreement established a committee of four (each association gets one vote) which administers the gates, security, repairs and maintenance, etc. In addition, Artesano and Troon Country Club contribute minor amounts for their use of the southernmost portion of Windy Walk Drive (south of the gates).

As a part of the 1996 agreement, TMCA and WW (as owners of the roads and gates) granted easements to those properties such that they could be used by all of the residents of BR, ST, TMCA and WW. Annual dues for gates, guards, landscaping, utilities, routine maintenance and establishing reserves for future major repairs have been collected from the four associations since 1996. The associations have paid their share of the annual dues to Cost Share as follows: BR – 12%, ST – 17%, TMCA – 43%, WW – 28%. These amounts were collected from residents as part of their annual dues.

The Cost Share Agreement was recently reviewed, rewritten, and updated. A copy of the agreement is listed in the document dropdown section of the website as well.