



WILDWOOD RECREATIONAL VILLAGE

SPRING 2019 NEWSLETTER

www.wildwoodrec.org

PO Box 364 Hartsel, CO 80449

Barrett and Katherine Thraikill, Caretaker Residence 719-837-2410

WELCOME to the many new owners in Wildwood. We look forward to meeting you at one of our picnics!

It is hard to believe it already springtime in Wildwood again. As many of you may already know, we have been looking for a new Caretaker, and at this time we are happy to announce that Barrett Thraikill is our new Caretaker. Barrett and his wife Katherine have arrived from Nevada with their one-year old son Henry. We look forward to welcoming them into the Wildwood community. Please stop by and meet Barrett when you visit Wildwood.

2019 Board of Directors:

Jim Nichols - President

Joe Murphy – Board Member

Cindy Hertz – Vice President

Pam Nichols – Board Member

Ron Mackelburger – Secretary

Greg Smith – Board Member

Tonia Giardino – Treasurer

Ed Wells – Board Member

Albert Gallegos – Board Member

Steve Giardino – Board Member

John Gray – Board Member

2019 Important Dates - We hope to see you at one or both picnics! If we don't see you, have a safe summer!

July 6th, 2019 – Picnic

August 31, 2019 – Picnic and Annual Meeting/Election of New Board Members

****All guests are asked to bring a side dish to share if attending the picnic(s).** The Association will provide Hamburgers, Hot Dogs, Brats, Paper Goods, Soft Drinks, and Water. The picnics begin at 11:30 AM in the Wildwood Pavilion.

Annual Passes – Three passes per **in-state** owner are included with this newsletter *if you are an owner in Good-Standing*. That means you have paid your annual assessment and do not have any Covenant or Rules/Regulations Violations. Passes will be sent to out-of-state owners *in good-standing* if they are requested. Please send your request to wildwood@ghvalley.net. Barrett will also have passes on hand at Wildwood.

Board of Directors - We need you for the upcoming 2019/2020 year. We encourage you to get involved in the management of our Association. There will be 6 Board Positions available for next year. Board Members and Officers will be elected after the Annual Meeting on August 31, 2019. Check the website for the bio form to complete as well as the Board Code of Conduct/Ethics Policy. Please send the completed bios to Jim Nichols (jnpnichols@comcast.net) by June 1, 2019 to be added to the ballot. Board Meetings are held the Third Saturday of the month in January, March, May, July, September, and November. The November, January and March meetings are held at the Village Inn in Castle Rock, Colorado and the May, July and September meetings are held at the Wildwood Pavilion in the Common Area. All meetings begin at 10:00 AM and usually last one to two hours.

Camping/RV's - Temporary Camping is allowed by a Lot Owner in accordance with Park County Land Use Regulations. PARK COUNTY PERMITS ARE REQUIRED passed (14) cumulative days in a calendar year, and shall be posted on the required address post visible at all times. All RVs must be in operational condition defined as having road-worthy tires and intact windows and doors. All vehicles (motorized or towed) requiring a registration/license plate in the State of Colorado must have a current registration/license when parked on any Wildwood property including the lot owner's property and/or the fenced storage compound. **Registration information must be provided to the Caretaker for record keeping. A copy of the current registration for the vehicle must be on file with the caretaker.** The form can be found on our website at www.wildwoodrec.org. **Guest RVs may not be left on the property.** The waste dump station requires a \$10.00 fee per use year-round for GUESTS. Payment should be made to the Caretaker Only. Fees are subject to change without notice

Camp Pads - Open

Camping is allowed in accordance with Park County Land Use Regulations to owners in good-standing and their guests. When in the association common areas, there may be rodents and uneven surfaces so please be careful to watch your step when camping or fishing. **Please understand camping and use of the Wildwood common area is at your own risk.** A fee of \$20.00 per day for pad use (electrical is not available) will be charged year-round for owners. A fee of \$30.00 per day for pad use will be charged year-round for unaccompanied guests of owners. **One Tent or one RV is allowed per pad.** Camp pads are available on a first come, first served basis.

Common Area/Pavilion -

When the pavilion is used by an HOA Member for Weddings, Graduations, Special Events or Corporate Events that include visitors that are outside the immediate family of the HOA Owner (those that would not normally reside in your home), proof of Liability Insurance must be provided naming Wildwood Recreational Village Homeowners Association as Additional Insured with a Limit of Liability in the amount of \$1,000,000. If liquor is being served, Liquor Liability Coverage must be included. This policy can be purchased as an Event Policy or under a Homeowners Policy depending on the carrier. The Proof of Insurance must be sent to the Association Board at least 60 days in advance for approval. The Board will then send it to our insurance company for review and get back to the owner regarding approval of the event.

Common Area/Storage -

One item per lot owned may be stored in the Common Area Storage *if you are an owner in GOOD STANDING*. Please complete the Storage Form found on the website and give it to Barrett. All items must be currently registered and a copy of the registration must be included with the storage form. Parking in the Common Area Storage is available on a first-come, first-served basis. **ADDITIONALLY, PLEASE CONTACT BARRETT TO SET UP A PICK UP/DROP OFF APPOINTMENT AS THE GATE REMAINS SECURED AT ALL TIMES.**

Contact Information - It is your responsibility to contact RealManage if you move or your contact information changes. The phone number is 1-866-473-2573. If you haven't signed up with the Resident Portal, please do so at www.realmanage.com. You will be able to manage your lot information directly on the Resident Portal and find all governing documents.

Fire Ban Information - The Hartsel Fire Department installed a flag pole in front of the firehouse in the common area at Wildwood. When the Red Flag is flying, there is a fire ban in effect. If you are considering a trip to Wildwood, please check with Park County to see if there is a fire ban in place so you will be prepared when you arrive. The Hartsel Fire Department is issuing \$1,000 fines to those folks that do not adhere to the fire bans. **You can visit www.parkco.us to learn about and enroll in Code RED which is a community notification system for emergency situations or critical community events in Park County.**

Firewise Community – Wildwood is a designated Firewise Community. If you clear any trees, debris, etc. on your property and keep track of your hours, this work allows us to keep our Firewise designation. A Firewise worksheet/form is available on the Resident Portal for completion. We need your support and continued efforts to maintain our **Annual** Firewise Community Designation. Linda forwards information in August so please get your completed form to her in a timely manner. If you have any questions, please contact Linda Watson at 719-651-7604.

Fishing/Common Areas – We have a **2 Fish per Person per Day limit**. Please be considerate of your fellow owners by not exceeding this limit. Also, please practice appropriate/efficient catch and release methods to minimize unnecessary loss of fish. Barbless hooks are recommended. We will be stocking the lake in Mid-May this year.

Lot Improvements – If you plan **ANY** improvements on your lot, a Lot Improvement Form **MUST** be completed. Check the website for the form. The form must be completed and approved by the Lot Improvement Committee prior to the start of any improvement.

Pets - Just a reminder, **ALL** pets **MUST** be on a leash when in the Common Area and anywhere in Wildwood except on a lot owner's property.

Website - Check our website www.wildwoodrec.org for announcements and information in between newsletters. You can contact the Board of Directors through the Website if needed. If planning a visit to Wildwood, you can also visit www.parkco.us for information and events in Park County.