



# WILDWOOD RECREATIONAL VILLAGE

## SPRING 2024 NEWSLETTER

[www.wildwoodrec.org](http://www.wildwoodrec.org)

PO Box 364 Hartsel, CO 80449

Caretaker Residence 719-837-2410

[wildwoodcaretaker@gmail.com](mailto:wildwoodcaretaker@gmail.com)

### 2024 BOARD OF DIRECTORS

Jim Nichols - President

Cindy Hertz – Vice President

Ron Mackelburger – Secretary

Tonia Giardino – Treasurer

Steve Giardino – Board Member

John Gray – Board Member

Lori Gundersen – Board Member

Mark Miller – Board Member

Pam Nichols – Board Member

John VanVleet – Board Member

Ed Wells – Board Member

### **WE'D LIKE TO WELCOME OUR NEW CARETAKER, ROB BARRINGER AND HIS WIFE MICHELLE.**

Rob is a Colorado native. He comes to Wildwood with a love for our community, the outdoors and is an avid fly fisherman. Rob has already been busy updating the caretaker residence and other areas in the common area. He also has been notifying non-compliant owners to get all owners in compliance. Rob and Michelle have three children and a granddaughter. Please stop by and introduce yourselves.

**WELCOME TO ALL NEW OWNERS IN WILDWOOD! PLEASE READ THE NEWSLETTER AS IT CONTAINS IMPORTANT INFORMATION REGARDING WILDWOOD. It serves as a quick reference guide to Wildwood Ownership.**

**COMMON AREA – PASSES ARE REQUIRED TO BE VISIBLE WHEN IN THE COMMON AREA. PLEASE DISPLAY THEM SO THEY ARE EASILY SEEN. You must be an owner in good-standing to use the Common Area.** 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](mailto:wildwood@ghvalley.net). **PLEASE DON'T FORGET TO BRING YOUR PASSES WHEN VISITING WILDWOOD. Rob will not have passes available. You should not loan your passes to an owner that is not in good-standing. This will jeopardize your privileges.** 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.** (\*If you are currently not in compliance with the Park Co. Camping LURs, you are not eligible to use the Common Area and/or Storage as you are not an owner in Good Standing. Your Eligibility will be reviewed in 2025.) **There is no trash service in Wildwood. Please take your trash home with you!**

**PICNICS - We look forward to seeing everyone. Picnics will be held July 6th and August 31, 2024. Our Annual Meeting will also be held August 31st. 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. **NO PETS ALLOWED.**

**BATHROOMS/SHOWERS – Please be courteous when using the facilities. Clean up after yourself and leave the bathrooms how you would like to find them.** Rob and Michelle work very hard to keep the facilities clean.

**BOARD OF DIRECTORS - We need you for the upcoming 2024/2025 year. We encourage you to get involved in the management of our Association.** There will be 5 Board Positions open. Board Members and Officers will be elected at the annual meeting. 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 ([jnfnichols@comcast.net](mailto:jnfnichols@comcast.net)) by May 18, 2024, to be added to the ballot. Board Meetings are held on the Third Saturday of the month in January, March, May, July, September, and November. **We are currently meeting remotely which allows owners not living in Colorado to participate in the meetings.** All meetings begin at 10:00 AM and typically last one hour or less.

**BURN PERMITS – Burn Permits are Required in Wildwood.** Owners must go **online** to obtain a burn permit for an open fire. Contact your local fire district to obtain a permit. There are two fire districts in Wildwood; Hartsel and Jefferson-Como. If you are unsure of your district, check your tax bill at the top or go to [Parkco.us/treasurer](http://Parkco.us/treasurer) to access tax records. Contact the correct fire district to obtain your permit online at [hfpd.burnpermits.com](http://hfpd.burnpermits.com) or [jcfpd.burnpermits.com](http://jcfpd.burnpermits.com). Burn permits contain all the information for open burning. If you have questions, you can call Hartsel Fire at 719-836-3500 or Jefferson-Como Fire at 719-836-3244.

**CAMPING/RV's - Temporary Camping is allowed by a Lot Owner in accordance with Park County Land Use Regulations. **CAMPING UNITS CAN ONLY BE LEFT ON YOUR PROPERTY WITH A CAMPING PERMIT FROM MAY 1<sup>ST</sup>-OCTOBER 31<sup>ST</sup> OF EACH YEAR.**** All RVs utilized in Wildwood 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 emailed to [wildwoodcaretaker@gmail.com](mailto:wildwoodcaretaker@gmail.com) for record keeping. A copy of the current registration for the vehicle must be included.** The form can be found on our website at [www.wildwoodrec.org](http://www.wildwoodrec.org). 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. **PLEASE TAKE YOUR TRASH HOME WITH YOU.**

**CAMP PADS – Are open and available for use. There is no electrical service at the campsites. The Nightly fee to use the camp pads is \$20.00 for Lot Owners and \$30.00 for Guests and is charged year-round.** Camping is allowed to owners in good-standing and their guests. **One Tent or one RV is allowed per pad.** Camp pads are available on a first come, first served basis.

**COMMON AREA STORAGE – THIS IS NOT MEANT TO BE PERMANENT STORAGE. All items must be removed from the storage area at least once per calendar year.** 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 email it to [www.wildwoodrec.org](http://www.wildwoodrec.org). All items must be currently registered, and a copy of the registration must be included with the storage form. Parking in the Storage Area is available on a first-come, first-serve basis. Please contact Rob **in advance** to schedule a time to enter the storage area.

**CONTACT INFORMATION - It is your responsibility to contact RealManage if your contact information changes.** The phone number is 1-866-473-2573. If you haven't signed up with the RealManage Resident Portal, please do so at [www.realmanage.com](http://www.realmanage.com). We will be communicating to all owners via email through RealManage or by posting information on the Resident Portal. You will be able to manage your lot information directly on the Resident Portal, pay annual dues and find all governing documents. Check our website [www.wildwoodrec.org](http://www.wildwoodrec.org) for announcements and information in between newsletters.

**FIRE BANS -** The Hartsel Fire Department installed a flagpole 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 Park County Sheriff's Department is issuing mandatory first offense \$500 fines to those folks that do not adhere to the fire bans. You can visit [www.parkco.us](http://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 which may allow a discount from your insurance carrier.** 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. If you have any questions, please contact Linda Watson at 719-651-7604. Linda has worked very hard over the last 10 years to keep our Firewise Certification. We are very appreciative of her efforts and time!

**FISHING POND – Wading and Swimming is Prohibited.** We have a **2 Fish per Person Fishing per Day Limit.** Please be considerate of your fellow owners by not exceeding this limit. If you are fishing, 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. If you catch Grass Carp, please release them back into the pond. They assist with a good eco system by eating the bad algae.

**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 Architectural Review Committee prior to the start of any improvement. **PLEASE NOTE: ANY NEW SHEDS ARE NOT ALLOWED ON YOUR PROPERTY UNLESS THERE IS A PRIMARY STRUCTURE.**

**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. Please make sure you can control your pets and any pets of your guests!

**ROADS IN WILDWOOD – ATVs are not legal on Park County Roads in Wildwood.** We are experiencing many visitors who are riding ATVs (not legal on Wildwood roads) and speeding through Wildwood. This is a big safety issue. **Please slow down while driving through Wildwood. Please drive the speed limit!**