



WILDWOOD RECREATIONAL VILLAGE

SUMMER 2023 NEWSLETTER

www.wildwoodrec.org

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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.

PLEASE NOTE: ANY NEW SHEDS ARE NOT ALLOWED ON YOUR PROPERTY UNLESS THERE IS A PRIMARY STRUCTURE. PLEASE REVIEW THE PARK COUNTY BUILDING CODES PRIOR TO BUILDING ANYTHING ON YOUR LOT. A WILDWOOD LOT IMPROVEMENT FORM MUST BE COMPLETED AND RETURNED PRIOR TO ANY BUILDING ON YOUR LOT.

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. 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.

The Labor Day picnic and Annual Meeting will be held Saturday, September 2, 2023. The Annual Meeting will be held at 1:00 PM following the picnic.

****All guests are asked to bring a side dish to share if attending the picnic. The Association will provide Hamburgers, Hot Dogs, Brats, Paper Goods, Soft Drinks, and Water. The picnic will begin at 11:00 AM in the Wildwood Pavilion. NO PETS ARE ALLOWED!**

CARETAKER – Howard Parker and his Wife, Teresa are in their 4th year at Wildwood. Howard is doing an exceptional job as the Wildwood Caretaker. You will see many improvements Howard has completed around the caretaker residence, common area, and the showers and bathrooms. We greatly appreciate all the hard work!!

BURN PERMITS - A beautiful Summer is upon us, however as Colorado residents, many of us know how rapidly the weather changes and with that comes changes in fire danger. Per Ordinance 19-01 all residents of Park County are required to obtain an outdoor burn permit for any outdoor burning (INCLUDES ALL CAMPFIRES). Contact your local fire district to obtain a permit or to answer any questions. Burn Permits can be obtained online. Please review the specific instructions online as you must call the Fire Dept. each day you want to burn.

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 1ST-OCTOBER 31ST 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 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. 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 – 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. 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 Howard **in advance** to schedule a time to enter the storage area.

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 along with paying annual dues.

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. The Annual Hartsel Fire Slash Clean-up/Chipping Event will be held in September/October so there is plenty of time to clean up your property. Donations are requested. Contact Hartsel Fire to get on the schedule.

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. We have had many fish lost due to people not practicing proper catch and release methods. **If you are fishing, please practice appropriate/efficient catch and release methods to minimize unnecessary loss of fish. Barbless hooks are recommended.**

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.

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 a large number of 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 contact Park County via the Park County Website to report any issues with Wildwood Roads. If you visit in the Winter, please advise Mark Miller so he can add your road to the plow schedule.

SELLING YOUR PROPERTY? – There are many companies mailing offers to purchase property in Wildwood. Please be advised the offers are usually very low and some of the companies are not legitimate. If you are interested in selling your property, it is best to contact a **reputable** real estate company. You will most likely receive more money for your property than the mailings are offering. Please also be advised it is your responsibility to make sure the new owners are aware of the HOA and governing documents.

TRASH – There is no trash service in Wildwood. Please take your trash home with you!

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. For ease, links to many sites are on the website.