

WILDWOOD RECREATIONAL VILLAGE

SPRING 2013 NEWSLETTER

www.wildwoodrec.org
PO Box 561 Hartsel, CO 80449
Steve and Amber, Caretaker Residence 719-837-2410

2013 Important Dates: We hope to see you at one or both picnics! If we don't see you, have a safe summer!

July 6, 2013 – Picnic

August 31, 2013 – 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. Steve will also have passes on hand at Wildwood.

Board of Directors - We need you for the upcoming 2013/2014 year. We encourage you to get involved in the management of our Association. There will be 6 Board Positions available for next year. Officers will be elected after the Annual Meeting. Check the website for the bio form to complete as well as the Board Code of Conduct/Ethics Policy. We would like to receive the completed bios by May 15, 2013 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. 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 current registration form 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. We have a dump station available at No Charge to owners. Guests may use the station for a \$10.00 fee per use. Please pay the Caretaker if you are a guest.

Contact Information - Just a reminder: 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.

Declaration of Protective Covenants – We are in the process of updating our Covenants to reflect current information. The Covenants were first written in 1979 so much has changed since then. In order to update the document, we will need all owners to vote on the revisions. It is our hope to have the revised document sent out to you in July. **When you receive the new document, please make sure you return your vote to accept or deny the revisions. We need all owners to send in their votes!** Thanks to Pat Smith, a Wildwood Owner who has spent many hours leading with this project.

Drought – South Park has received little moisture over the last few months so the land is very dry. 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 CodeRED which is a community notification system for emergency situations or critical community events in Park County.**

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. We will be stocking the lake in May this year.

IREA Rate Increase – Please see information from one of our owners by going to www.wildwoodrec.org Documents/Forms.

Lots For Sale - If you know anyone interested in owning property at Wildwood, the Owners Association has lots listed through Jefferson Real Estate. Please contact Kevin Copeland at 719-836-2615 or 800-686-0822.

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.

Website - Check our website www.wildwoodrec.org for announcements and information in between newsletters. Jim Strates, a Wildwood owner has volunteered to manage our website. He has made great changes making our website very user-friendly. We recommend you check it monthly for Announcements on the Home Page. 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.