

**WILDWOOD RECREATIONAL VILLAGE
SPRING 2016 NEWSLETTER**

www.wildwoodrec.org
PO Box 364 Hartsel, CO 80449
Steve and Amber, Caretaker Residence 719-837-2410

2016 Board of Directors:

Jim Nichols - President	Ron Mackelburger – Board Member
Cindy Hertz – Vice President	Joe Murphy – Board Member
Jim Strates – Secretary	Greg Smith – Board Member
Jodi Goodwin – Treasurer	Chris Badjar – Board Member
Jim Borgardt – Board Member	Linda Watson – Alternate Board Member
Steve Giardino – Board Member	
Bill Hathorn – Board Member	

2016 Important Dates: We hope to see you at one or both picnics! If we don't see you, have a safe summer!

July 2, 2016 – Picnic

September 3, 2016 – 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 2016/2017 year. We encourage you to get involved in the management of our Association. There will be 5 Board Positions available for next year. Officers will be elected after the Annual Meeting on September 3, 2016. 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, 2016 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 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. 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.

Camp Pads:

The pads are for the use of the owners in good-standing and their guests for limited use. The maximum stay allowed is 30 days per calendar year unless otherwise approved by the Board of Directors. A fee of \$25.00 per day for pad use/electrical will be charged year-round for owners. A fee of \$40.00 per day for pad use/electrical will be charged year-round for unaccompanied guests of owners. The waste dump station requires a \$10.00 fee per use year-round for GUESTS. Camp pads are available on a first come, first served basis. Payment should be made to the Caretaker Only. Fees are subject to change without notice.

Common Area/Pavilion:

We have been asked by some owners about using the pavilion for weddings, events, etc. The following will apply: When the pavilion is used by an HOA Member for Weddings, Graduations, Special Events or Corporate Events that includes 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 approving the event.

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.

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 CodeRED which is a community notification system for emergency situations or critical community events in Park County.**

Firewise Community – A Representative will be available after the July 2nd picnic at 1:30 PM for an update. Please plan to attend if you are interested.

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.

Lots For Sale - If you know anyone interested in owning property at Wildwood, the Owners Association has lots listed through Coldwell Banker Estate. Please contact Rob Scheifele at 970-390-0958.

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. 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.