

WILDWOOD VILLAGE
APRIL 2009
P O BOX 364
HARTSEL, COLORADO 80449
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2009 PICNIC DATES
SATURDAY JULY 4TH
SATURDAY SEPTEMBER 5th

Be sure to visit our website. The e-mail address is a way to contact us. Feel free to e-mail us with any concerns, suggestions, questions, etc.

Mark your calendars for 2009's picnics. We've been having owner picnics for years and they are always lots of fun. For our new property owners, here's how it works.....We start gathering about 11:30 A.M. The picnic usually runs till about 2:00 PM or so. We provide hot dogs, hamburgers, brats, water and pop. Everyone brings a side dish or dessert or salad, or whatever tickles your fancy. Actually I enjoy the side dishes more than the hot dogs, etc. We get such a variety and the majority is homemade. We have a raffle with small prizes for the children and the adults. We encourage our property owners to donate "homemade" prizes for the raffle. Keeps the costs down! In the past years we've had some very nice homemade gifts donated. If you're creative or handy we'd love to see your skills. You can contact me if you have any donations. So mark the calendar and come meet your neighbors.

We will have games available again; lasso golf, holey moley, horseshoes and Art your caretaker, has a few more in mind. Also if you're bringing your pets to the picnic, we need to have them on a leash.

I intend to have some interesting handouts available at the picnic. Be sure to take a look at them.

The 2009 owner/visitor passes have all been mailed. If you didn't receive yours, most likely you've had a change of address that we weren't aware of or you are in arrears with your dues. If you've had a change of address, the original envelope was returned to us by the Post Office and you've already received the infamous "Change of Address" fee from us via Fernley and Fernley. So please remember us when you move, you can either write or e-mail us with the new address. Without a pass you no longer have access to the washrooms, the exterior water, the locked property area and pond. So don't forget to display your passes while you're in the common area. Just a reminder again, we have suspended the dumping fee for your trailers and campers indefinitely. Art can assist you.

Also a reminder, dues billing is mailed mid-July. I mention this because we have property owners who tell us they've never received the bill. Again with "Return Service Requested" printed on the envelopes, any change of address is returned to us with the new address. So if you haven't received the billing, please contact us so we can send another copy to you. So many times property owners are late paying their dues and ignore the three dunning letters from Fernley and Fernley. Once we turn the account over to the attorneys, then we hear from the property owner.....willing to pay the dues, sometimes the late fees too, but they don't want to pay the attorney fees. This process costs each one of us. We pay the attorneys from the dues you pay in every year. Diverting the monies to pay for attorneys instead of using the money for the good of Wildwood Village improvements. To date we have over \$40,000 plus in outstanding dues payable and attorney fees. Ridiculous, we have deadbeats that just let their debt keep piling up. The attorney fees are **never** waived. Eventually we either place a lien on the property, garnish wages and/or foreclose on the property.

Again a reminder. You may not trespass on private property without the owner's permission. That means no ATV's, dirt bikes or 4 wheelers outside your own boundaries. It's your responsibility to locate and mark your property line pins if necessary so you're not trespassing. Vehicles can also be driven on the roads in Wildwood and Pike National Forest to the east of Wildwood.

A reminder that your vehicles and campers in the storage area as well as on your property, must have current tags per Park County. Thank you to everyone who did put current tags on their vehicles, boats and trailers in the storage area. If you would like to move a trailer, RV, vehicle, etc. to the storage area, Art can help you with that.

The Wildwood Owners' Assoc. did foreclose on lot 1-118. We have listed it with Jefferson Real Estate. If you are interested please contact them. Their contact info. is: 719- 836 2615 or 800 686 0822 www.jeffreal.com. We are still in the process of foreclosing on add'l. lots. When they are foreclosed, we'll provide details.

Our next Board meeting is May 16th at the Pavilion in the Common Area. It starts at 10:00 AM. Everyone is welcome to participate. The annual owners meeting is held in conjunction with the September 5th picnic.

There is a local events calendar available at local merchants and the post office. It's great information for what, when and where is happening in the area. They are now online: southparkevents.com and it's updated daily.

Art, our caretaker, has spotted several times, a young mountain lion hanging out at their place. Keep an eye out when you're at the pond. The pond is almost completely melted. Should be some good fishing. There is quite a bit of algae and weeds which we are aware of. In April or May, Art will be treating the pond for weed control.

I often get calls regarding County questions. Park County has a website that provides just about any information you need. Their website is: parkco.us. The personnel are very responsive and helpful if you call or e-mail them.

Delbert Bills, one of our long time property owners writes an article for the website. They are very interesting, be sure to take a peek at this month's. Delbert has written an about article about wells and permits. Did you know if you buy an existing property or have purchased your existing property with a well already on it, you need to notify the State of change of ownership. Why is this necessary? One because it is now a legal requirement. Two it is/may be beneficial: "Maintaining current well ownership information benefits all those concerned about water use. For example, in case of a potential threat of ground water contamination...the data base can be used to retrieve addresses of well owners in the affected are and inform them of possible consequences". Recent uranium mining scare comes to mind.

On the web you can go to www.water.state.co. Click on Colo. Division of Water Resources; on left menu click on Groundwater Info. Services; then on right menu, click on forms; click on GWS-11 under item No. 5, CHANGE IN OWNERNAME/ADDRESS. Pull up form and prints. You can handprint the information even though it instructs one to type it. The form will require a detailed legal description that is found on an existing well permit, but may not be on the title and only partially described on your tax notice. You can call 303 866 3587 with the name of the previous owner and get the original permit no. as well as the above information.

I've also attached some information about the South Park area you might find interesting. I'll also have these as handouts at the picnic. Hope to see many of you there.

Susan Borgardt
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