

WILDWOOD VILLAGE  
SPRING 2010  
P O BOX 364  
HARTSEL, COLORADO 80449  
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**WILDWOOD PICNICS  
SATURDAY, JULY 3RD  
AND  
SATURDAY, SEPTEMBER 4TH**

More and more owners are attending the picnics every year. We had over 100 people at each picnic last year. For those of you who have never attended or need a reminder, the festivities start about 11:30. You bring a side dish and we provide the burgers, brats, hot dogs and refreshments. We encourage owners to bring donated items to raffle (no cost) for both children and adults at both picnics. So get creative! We've had knitted and crocheted items, woodworking items, prized recipes, handmade gift cards, handmade jewelry.....you get the idea. The Board also buys prizes to raffle. Hope to see you there.

Also remember if you're fishing take your trash with you when you leave the pond. We've found pop cans, water bottles, cigarette packs, wrappers, papers, fishing lines and hooks. Please help us keep the pond area clean and enjoyable for everyone.

The passes went out several weeks ago. Just a reminder, in past newsletters we've said we would only be sending passes to Colorado owners and only three passes per owner, not per lot. Of course we will send passes to out-of-state owners if requested or if you own more than one lot and would like additional passes. I have a supply as well as Art Allen, the caretaker having a supply. Of course, passes were not sent to anyone in arrears.

Some passes were returned by the post office because of either a change or address or no forwarding address. Sorry that is a \$25 charge to you if you've had a change of address and RealManage was not notified. You can change your address in the Resident Portal with RealManage (RealManage.com) or call them directly 1-866-473-2573.

We haven't forgotten about the play set. Upon further investigation we've discovered because we are a non-profit entity, we do need to follow some safety regulations. We're investigating play sets made of either recyclable material or composite material. We're looking toward the future of no maintenance and no splinters!

We have been advised by the Hartsel Fire Department that we need two more volunteer firepersons in Wildwood. Training will be provided; a pension is also available for volunteers. You need to own property within a five mile radius, which Wildwood Village would qualify for that distance. More information is available at [www.hartselfire.org](http://www.hartselfire.org).

The increase in late fees on dues (\$100.00) has seemed to have gotten some of our property owners' attention. We've had fewer late dues; however we still are in the \$41,000. range with late dues, legal fees, etc.

We have changed our Lot Improvement Form to be more relevant. It will address well installation, septic location, fences, driveways, as well as a shed or house. The form is on our website as well as at the pavilion or requested from me.

We have had a snowy winter in Wildwood. Still lots of snow to deal with. Most of the main roads in Wildwood are open, but there are still a few that need four wheel drive.

Our next meeting will be at the Wildwood Pavilion Saturday, May 15. Meeting starts at 10:00 AM. You are welcome to attend. Some Board members' tenure is expiring this year. We are always looking for new Board members. Board members should plan to attend 6 meetings a year. Three meetings are at Wildwood and three are at the Village Inn Restaurant in Castle Rock. The ballots and candidate biographies will be going out with the annual dues. So if you are interested in becoming a candidate, please contact me.

Check out [www.southparkevents.com](http://www.southparkevents.com) for local events and happenings.

We sold Filing 1-091. This was a foreclosed lot. We have several more coming up for foreclosure also. Once it's official, we'll be letting you know which lots they are.

We had our attorney from our Law Office speak at the March meeting. We will be taking a more aggressive approach toward in-arrears owners. The process to foreclose will be shortened, saving legal fees in the long run. We have garnisheed wages of some property owners who have not paid their dues in years.

Please read the attachment. The Hartsel Fire Protection District is having a Community Safety Awareness Day at the Wildwood Pavilion. It will take place Saturday, May 29<sup>th</sup>.

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