

WILDWOOD RECREATIONAL VILLAGE
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NEWSLETTER FALL/WINTER 2010

It has been a busy couple of months in Wildwood. Several things will be changing.

Art has resigned as our Caretaker and will be leaving on December 31, 2010. Please take the time to thank Art and Ceba when you see or talk to them for the countless hours they spent working for Wildwood Owners. Yes – Art is a paid employee; however, he and Ceba have gone above and beyond the call of duty assisting owners that need help. Art has made it possible to keep dues at a minimum by doing things we would have had to pay someone to do. Examples include repairs and remodels at the caretaker residence, assisting with the installation of the playground equipment, making sure the Pond is in great condition for fishing, etc. We wish Art and Ceba well on their new journey and look forward to them returning to Wildwood to visit.

We are taking applications for a new caretaker and will be conducting interviews after the first of the year. If you are interested or you know someone who may be a great caretaker at Wildwood, a resume may be submitted to wildwood@ghvalley.net.

We have determined that over the years, Wildwood has become a RV Storage area and junk storage area, rather than a Recreational area for **temporary** camping and enjoyment. Many of you have been parking your trailer as well as trailers of friends, relatives, etc. on your lots and then not utilizing them. This practice will no longer be acceptable.

Park County's Code Enforcement has been busy at work in Wildwood. Several Complaints have been filed with Park County with regards to sheds and RV's/Trailers. Many of you have received letters with regards to your trailers/RV's etc. and notified they must be taken off the lots. Please see the attached letter regarding the Park County Land Use Regulations. We received this letter in late-July and referenced it at the Annual Meeting and Picnic in September. The RV/Trailer guidelines are very specific with regards to occupying the trailer when it is on your lot. The Storage Area near the pond is available for **Wildwood Lot Owners Only on a first come-first serve basis. Parking will NOT be allowed in the camping areas in 2011. All items in the camping area will need to be moved by May 15, 2011 as will all items in the Storage Area.** A sign has been put up with the Storage Rules. Please make sure you read the sign as we will be enforcing the use of the storage area. You will also be required to complete a Storage Lot Registration Form so that we know who all of the items in storage belong to. Please make sure you keep the license plates current as any vehicles with expired license will be towed from the storage area at the owner's expense.

The Wildwood Building Committee will not be approving any sheds (accessory structures) unless the sheds follow the Park County LURs. All current sheds must be maintained or Park County may require them to be removed. Please read through the

Park County Land Use Regulations carefully. **Just a reminder** – If you plan to make any lot improvements to your lot; i.e. driveway, home, etc., you must submit a Lot Improvement Form to the Building Committee for approval **PRIOR** to starting your improvement. The form is available on the Wildwood website at www.wildwoodrec.com.

The Board of Directors has been challenged by a group of property owners to enforce the Wildwood Covenants. We will continue our aggressive approach with enforcement and will be notifying owners of covenant violations as we receive complaints that are **submitted through the proper process**. It is the responsibility of every lot owner to understand the covenants and other governing documents and the processes that are specified in the documents. If you have a covenant violation to report, please see the SB100 documents for the process. *They can be found along with other important information on our website at www.wildwoodrec.com.* Please remember – You are an owner in a Covenant-Controlled Community. The Board appreciates owner support in clearing all covenant violations promptly – better yet, please understand the covenants so we don't have any complaints to act on.

Please remember, the Wildwood Board of Directors are volunteers that devote countless hours to the management of our Association. They make every attempt to ensure all owners are acting in accordance with Wildwood Operating Documents as well as County, State and Federal laws. Board Meetings are held the 3rd Saturday of January (Village Inn-Castle Rock, CO), March (Village Inn-Castle Rock, CO), May (Wildwood Pavilion), July (Wildwood Pavilion), September (Wildwood Pavilion), and November (Village Inn-Castle Rock, CO). Meetings begin at 10:00 AM. They are open to all lot owners. If you would like to be added to the agenda of the meeting, please notify Cindy Hertz (chertz@plantranchco.com). There will be seven board positions available in September, 2011. We encourage people to get involved in the Management of Wildwood. If you are interested in being added to the ballot, please contact Cindy Hertz no later than May 1st 2011.

We have received several calls from Lot Owners who have paid their dues late and are unhappy with the \$100 late fee that was implemented in 2008. Dues are due and payable no later than August 31st of each year to avoid late fees and collection fees. We continue to have owners ignore the information. It is extremely important the dues are paid on time. We strive each year to maintain our low annual dues and we need lot owners to pay the dues **ON TIME**. It is unfair to think that some owners are allowed to pay late with no fees assessed while the majority of the owners pay on time. If you don't receive an invoice for annual dues by August 1st of each year, it is your responsibility to contact RealManage for an invoice. It is also Lot Owners responsibility to update their mailing address when moving. Please see #20 Assessments by Association in our Declaration of Protective Covenants. *They can be found along with other important information on our website at www.wildwoodrec.com* If you have not paid your 2011 assessment/late fees, you are not an owner in good-standing and **will not** be receiving passes in February, 2011 as all common area privileges are suspended. You are also not allowed to use the Storage Area.

If you have not registered on-line with RealManage, please do so as soon as possible. You can go to the Resident Portal at www.realmanage.com. This registration will allow you to pay your assessments on-line, change/update your

address, telephone number and email address and review Association information.

We have had people trespassing on property that does not belong to them as well as reported thefts. Please get to know your neighbors and be observant to what is going on when you are at your lot. **Neighborhood Watch is critical in Wildwood. Please report any suspicious activity or trespassing to the Park County Sheriff's Department.**

Please be advised that our dues may be increasing for 2012. We will be incurring more expense with covenant/rules enforcement being handled through the Wildwood Attorney. It is the Board's goal to minimize the use of the Attorneys; however we seem to have several Wildwood Owners who are not following the covenants/rules. It is our hope these owners will decide to follow the rules as the expense will also be passed on to the lot owners that are not in compliance. The Association bears the expense until the owner pays. If the shoe fits – wear it! If you receive a covenant violation letter, please work quickly to get in compliance. It will save you and the Association money. The Board will review the budget and make the 2012 Dues amount decision at the May 21st Board Meeting.

We look forward to seeing you next year at one of our picnics. Please save the following dates: Saturday, July 2nd and Saturday, September 3rd, 2011.

We wish all Wildwood Lot Owners a Happy, Healthy and Safe Holiday Season.