

WILDWOOD VILLAGE  
JULY 2008  
P O BOX 364  
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2008 P I C N I C DATE  
SATURDAY AUGUST 30<sup>TH</sup>

If you rcv'd. this in the U.S.P.S. mail instead of your e-mail, your e-mail has changed and I don't have the update. This will be the last newsletter you receive by U.S.P.S. We are going completely on-line. Our new website address will be: WildwoodRec.com. If you do not have internet service, anyone can access the website thru your local library as well as obtain a free e-mail address thru Yahoo. The librarian can help you open an e-mail account; it is a free service. You would then be able to receive our newsletters on-line. The only U.S.P.S. mail you will be receiving will be are the mailing of the passes and unfortunately, the yearly dues and **ballots** for the Board of Director election. These should be in the mail to you mid or late July.

The pond is looking wonderful. The grass is beginning to sprout. The fishing has been good and it makes me happy to see so many of you fishing with your families. They're in there! Also, Art the caretaker has moved ducks on the island. Unfortunately two of them were "murdered". I say murdered because someone bashed their skulls in with large rocks near the dam. Because they were domesticated ducks, they of course, walked up to the assailants and had there heads bashed in. Horrible. Art is obtaining two more. We've also had geese nesting there this Spring. Unfortunately unattended children have been throwing rocks at the geese. They have moved on. Art swears there is either an otter or muskrat in the pond. We don't want him eating all the fish. Let us know if you spot it.

Also we need to remind you, don't leave your young children unattended at the pond. It's just too dangerous. There have been a few cases where the children are dropped off and picked up at a later time. Art won't let them fish if they are just too young to be left alone. We've also had a few incidences of fishermen just drinking too much alcohol while at the pond. Please be responsible.

Don't forget to display your passes while you're there. Also, good news, we have suspended the dumping fee for your trailers and campers indefinitely. Art can assist you.

We were able to lower the annual dues to \$120.00 this year. Thank you to all who pay their dues and paid the pond assessments last year.

You've probably noticed that Art has completely enclosed the pavilion. It is looking pretty spiffy. The walls slide open so there should be lots of light, but we can be protected from the elements when the weather decides to turn. The pavilion is always

unlocked and is always available to you if you'd like to have a bbq there for your family and friends. The bbq also belongs to the property owners and can be used on site if you'd like.

Art has also built beautiful giant "W"'s at the entrance. They are solar powered and they are definitely a beacon to the entrance at night. He also installed the newly carved signs at the entrance that say "Welcome to Wildwood". Thank you Art for all your hard and beautiful work.

Here's some exciting news, there is an honest to goodness hardware store in Fairplay! It's a True Value store next to Prathers, the super market on Hwy. 285 in Fairplay. They are opened seven days a week, Saturday, all day and Sunday til about 4:00PM as I recall. They actually have bins of loose nails, bolts, etc. My husband was happy. They do have the "cutesy" stuff also for the ladies, garden decorations, gardening gloves, bird feeds, etc. Check it out.

**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.**

We've already had our first unattended fire in Wildwood. Property owners thought they had put out their campfire and left for the day. Fortunately Art discovered the fire spreading and he and a neighbor were able to get it under control. The property owners returned to their property while Art was still there. They thought they had put it out of course. Just a reminder, the fire level is extreme. If you do leave your campsite, douse the fire liberally with water and then bury it with soil. This could have been a tragedy.

Okay fun stuff happening in South Park:  
Festival of the Clouds – Alma, July 19<sup>th</sup> and 20<sup>th</sup>  
Burro Days (Fairplay) July 26<sup>th</sup> and 27<sup>th</sup>  
Hartsel Days – August 2<sup>nd</sup> and 3<sup>rd</sup>..

Also a reminder that your vehicles and campers in the storage area 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.

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 800 686 0822 [www.jeffreal.com](http://www.jeffreal.com). We are also in the process of foreclosing on three add'l. lots. When they are foreclosed, we'll provide details.

**The 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're always looking for contributions to be raffled. Keeps the costs down! So mark the calendar and come meet your neighbors.

This year we will have games available; lasso golf, holey moley and horseshoes. I want to thank the following property owners for their contributions to the July picnic: Bill Hathorn, a Board member, who contributed baseball caps for the raffle. Also thank you again to our five star chefs, Bill Hathorn and Larry Covillo, who is also a Board member. Thank you to Faye Bills for donating three handmade gifts for our raffle. Thank you to Jean Murphy for providing the potted plants at the tables and grab bag gifts to raffle for the children. We had over 106 attendees. I think that may be a record. And also to our caretaker, Art, who did the set up on his own and did it so beautifully. Hope to see you all and more at the August 30<sup>th</sup> picnic

Our next Board meeting is the 3<sup>rd</sup> Saturday in July at the pavilion. It starts at 10:00 AM. Everyone is welcome to participate. Our winter meetings are at the Village Inn in Castle Rock just off I-25. We meet every other month, always the 3<sup>rd</sup> Saturday. The meetings in May, July, September and November are held at the pavilion in the common area. The annual owners meeting is held in conjunction with the August 30<sup>th</sup> picnic. The Board meeting would still be the 3<sup>rd</sup> Saturday in September.

For many of you on the internet I have been e-mailing you with updates on the uranium situation. The uranium mining companies coming into the USA are all foreign, Canada and Australia. British Columbia, Canada and Australia have forbidden uranium mining, so they have come to the USA. Weld County, (the Ft. Collins-Windsor area), Fremont County (Canon City), southern Colorado and now Park County have all been invaded by the mining companies. They do have the right to stake without permitting. However no exploration drilling can be done without permitting. Weld County and Park County have prevented that, but Fremont County's commissioners have allowed the mining company there to start exploratory drilling! Just exploratory drilling has proven to increase contaminants in the drinking water. The State has passed several legislative bills making it difficult for mining companies to just start production without first showing some sort of responsibility. Stay tuned.

Five of our Board members have their term ending August 31<sup>st</sup> this year. They have all agreed to re-run for election. We also have two property owners who will be on the ballot for the first time. I have enclosed the bios on each candidate. Hope this helps you to determine who to cast your vote for. Remember just vote for five candidates.

## HISTORY AND DESCRIPTION OF YOUR MOUNTAIN DEVELOPMENT

The Wildwood Board of Directors and your new neighbors welcome you to our community. Wildwood Recreational Village was planned, developed and constructed in the late 1970's and early 1980's in four separate filings in Park County, Colorado.

Located in the South Park Area, ten miles NE of Hartsel, 26 miles from Fairplay; it encompasses over 3500 acres, ranging from low lying hills and valleys covered with thick aspen and pine, to open rolling plains. The east is bordered by the beautiful Pike National Forest, with Tarryall Reservoir about 12 miles to the north and the South Platte River, Elevenmile Canyon, Spinney Mountain and Antero Reservoirs 15 to 20 miles to the south that boast some of the best fishing in the world.

With the high Rocky Mountains in the distance on the west and northwest, the Platt River mountains, Kenosha and Tarryall Mountains on the northeast and east, Puma Hills on the southeast, breathtaking panoramic views can be seen.

The Developer created and filed into public record a Declaration of Protective Covenants and Bylaws for the Wildwood subdivision to protect the owners of the 467 lots and to maintain the wild outdoor beauty of our development. According to these documents, owners automatically become voting members of the Wildwood Recreational Village Owners Association, as long as they remain in good standing. The lots are from two to 40 acres with owners all over the USA and overseas. The Association was created by the Developer on January 28<sup>th</sup>, 1984, where the first Board of eleven Directors was elected by a meeting of the members. The first organizational meeting followed, to elect the four Offices of the Board. Since that date, annual meetings have been held for the primary purpose of election of new Directors to fill open positions on the Board. Each Director is an unpaid volunteer, elected to a term of two years. Officers are elected annually the Board to a one year term. In general, the Owners Association is administered by its elected Board in accordance with the Association Bylaws and Covenants. The Board has the responsibility to maintain water rights for the subdivision, so that any Owner may drill a well on an individual property by simply obtaining a permit from the State, to establish reasonable rules and regulations, review and approve proposed building plans, maintain accurate books and records and contract for outside services as required. One free copy of Association Bylaws and Covenants will be provided to a property owner upon request.

Specifically, the Board has the duty of establishing and collecting annual dues and/or special assessments needed for maintenance, repair, replacement or improvement of the recreation area, as well maintaining the caretaker residence. Legal action, including but not limited to the filing of property liens may be taken by the Association to collect past due annual dues and/or assessments. The area of responsibility comprises 172 total acres, including the main recreation area of 44.5 acres, known as the common area or lot 216, filing 1. The main facility has a spring fed reservoir stocked with trout, the caretaker's residence with community restrooms and a soft water supply for RV's, a picnic pavilion with propane grill, a firehouse, a security fenced vehicle storage compound, horseshoe pits, a waste dump station and 12 RV camping pads with electrical hook-ups. The subdivision roads are maintained from the tax base by the County. Individually owned lots are maintained by the Owners. Security patrol of all properties is provided by the Association.

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