

WILDWOOD RECREATIONAL VILLAGE
SUMMER NEWSLETTER – JULY, 2012
www.wildwoodrec.com
PO Box 561 Hartsel, CO 80449
Steve, Caretaker Residence 719-837-2410

Annual Meeting and Picnic – September 1, 2012 at 11:30. Bring a dish to share. The Association will supply the burgers, brats, hotdogs, buns and condiments. We hope to see you there! If you missed the picnic on June 30th, please plan to attend this picnic and annual meeting to meet and interact with your neighbors.

It has been reasonably quiet and hot at Wildwood. We have had a very hot, dry summer so far. The fire bans in Park County have been in place for the majority of the summer. The Hartsel Fire Department has 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 are not adhering to the fire bans.

Steve, our new caretaker is doing a great job. Steve is training to be a Volunteer Firefighter with the Hartsel Fire Department. This is a real benefit to Wildwood since the Hartsel Fire Department houses one of the trucks at Wildwood. We also have two other Wildwood owners who are volunteers for the Department. Their time spent as volunteers are much appreciated. If you haven't met Steve, please stop by and introduce yourself when you visit Wildwood.

The common area looks great. Many owners are enjoying the fishing. The pond was stocked again this year in May; however, there were still very large fish in the pond from prior years.

Some of you have asked about our Management Company and what they do for us. The Wildwood Owners Association is managed by a volunteer group of owners that can change on an annual basis. The Management Company, RealManage is the one constant and consistent part of the Management of Wildwood. The elected Wildwood Board of Directors is responsible for managing Wildwood in conjunction with RealManage. RealManage keeps track of our owner records and contact information by Lot. They are also responsible for the financial accounting of all funds for the Association. Our volunteer Board looks to RealManage for direction when it comes to governing the Association according to Colorado Laws and Legislation that is in place for Association Management throughout the State of Colorado. We are in compliance with all of the Senate Bills that have passed over the past several years. It is important for you to know as an owner that your Association is compliant. Prior to getting assistance from management companies, we struggled with keeping track of all that was required including having financials on a monthly basis. All documents, invoices, etc. regarding Wildwood are available in an archived format for years to come. This was also not the case prior to us working with a management company. It was extremely difficult to find history and documents regarding Wildwood and what had taken place since 1979 when Wildwood was first developed. We have tried to get all documents we have found to RealManage for archiving so current and future owners and Boards can retrieve them. There are a few management company choices and as a Board, we are confident RealManage is the best option for us at this time. If you have any questions or concerns, you can always reach the Wildwood Board of Directors through email at wildwood@ghvalley.net.

Just a reminder, please 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.

If you know anyone interested in owning property at Wildwood, the Owners Association has lots listed through Jefferson Real Estate (719.836.2615 or 800.686.0822). You can also check out the website at www.wildwoodrec.com for information on the specific lots that are available.

We always encourage lot owners to become involved in Wildwood's Management. If you would like to serve on the Board, please let us know for next year to be included on the Ballot. You can always attend our Board Meetings which 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.