

WILDWOOD VILLAGE
OCTOBER 2009
P O BOX 364
HARTSEL, COLORADO 80449
OUR WEBSITE: WILDWOODREC.COM
WILDWOOD@GHVALLEY.NET



Here is your new Board of Directors:

Cindy Hertz: President
Susan Borgardt: Vice President
Kathy Hurt: Secretary
Margo Moran: Treasurer

Directors: Dian Cleveland
Larry Covillo
Jerry Grishaber
Bill Hathorn
Tom Mayo
Jim Nichols
Rich Whetsell

Alternates: Kim Cato
Pete Doolittle

Thank you all who voted.

Both of our picnics were a success. More and more owners are there every year. We had over 100 people at each picnic and as usual the side dishes you brought were sensational. We had plenty of donated items to raffle for both children and adults at both picnics. Thanks for your generosity. Just remember on those cold winter days you can be creating more donations to raffle; knitting, crocheting, woodworking, prized recipes, handmade gift cards.....you get the idea. Next year's picnics will be Saturday the 3rd of July and Saturday September 4th.

We are reminding owners to be considerate of others when using the washrooms. Only toilet paper in the toilets. Art, the caretaker, spent over four hours repairing a plugged toilet and cleaning up the subsequent flood. Paper towels and baby wipes were found. The septic system and toilets cannot handle those. Also please don't leave your personal trash in the small wastebaskets in the

washrooms. Take that home with you. And of course no smoking. We will be working on the circuit breaker so hair dryers and curling irons can again be used. Upon a property owner's suggestion we are installing handicap bars next to the toilets. Good suggestion.

Also the perimeter of the pond needed quite a bit of trash pick up, especially after the picnics. We 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.

Our 50/50 raffle went well. We had \$252.00 contributed to the raffle. The Board will match that towards purchasing a new play set at the common area. We also had \$82.00 in just straight donations toward the play set. After some research we've discovered as an Owners' Assoc. we need to have what is called a commercial play set. Not your run of the mill backyard swing set. We are researching that now. It will be "green" and made of either composite or recycled materials.

The Sheriff's sale is finally taking place. It will be Wednesday, October 14th at 10:00 AM in the Park County Sheriff's office. There are three properties in Wildwood Village being sold. They are Filing 1, lot 120, Filing 1, lot 92 and Filing 1, lot 143. For more information check www.parkco.us/sheriffs_office.htm or call 719 836 2494.

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.

You should have received an introduction letter from RealManage. In the near future you will have access to your personal Resident Portal. This allows you access to information regarding your property at any time. They also have a Customer Service phone no. 1-866-4realservice or 1-866 473 2573 from 6:30 AM to 6:00 PM Mountain Time, Monday thru Friday. Their website is www.realmanage.com.

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 \$40,000. range with late dues, legal fees, etc.

In order to cut costs we are changing our Owners/Visitors passes policy. We will be sending three passes per owner versus three passes per lot. This will affect owners with multiple lots. We will be sending passes to in-state owners only. We will issue additional passes to owners who have more than one lot upon request. We will send passes to out of state owners upon request. They can be requested from me. The caretaker will also have a supply on hand. Passes will be sent out after the first of the year.

We are changing our Lot Improvement Form to be more relevant. It will address well installation, septic location, fences, driveways, as well as a shed or house. Some property owners were under the impression the form was for structures only. It does read that way, that's my doing. Hopefully the new form will make it clearer. The procedure will be the same however. The form will be on our website as well as at the pavilion or requested from me.

We are having a beautiful Indian summer. The aspen are beautiful. I have never seen Kenosha Pass quite so crowded with picture takers!

Our next meeting will be at the Village Inn in Castle Rock, November 21st at 10:00 AM. Owners are welcome.

Another newsletter will be coming your way after the first of the year.

Happy Thanksgiving and Happy Holidays.

Susan Borgardt
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