

Wildwood Recreational Village Winter, 2011 Newsletter

ANNOUNCEMENTS

We have a new caretaker! After a number of phone and in-person interviews, the Board has hired Rod Shahan. Rod plans to be at Wildwood on or around March 1st. He and his wife, Vicky, are anxious to transition to their new home in Wildwood. Vicky will be staying in Oklahoma until their house sells and then she will join Rod at Wildwood. Please drop by in March to introduce yourself and meet Rod; he will be a wonderful addition to Wildwood.

Rod states: Most of my career has been a building and renovation contractor throughout Colorado and Wyoming with our home at the base of the Greenhorn Mountain. But, to add spice to that, I've also been a Police Chief, politician, rancher, horseman, and stuntman. Sometimes it seemed that a few of these might have intermingled with each other. My wife Vicky and I are looking forward to being a part of your community and maintaining the beauty and security of Wildwood for all of its occupants to enjoy, so see you soon.

IMPORTANT DATES FOR 2011

- March 19th – Board meeting – Castle Rock Village Inn
- May 1st - deadline to contact Cindy Hertz to get your name added to the ballot to run for a board position
- May 15th – all items removed from storage area and camping pads
- May 21st – Board meeting – WW Pavilion
- 4th of July Picnic - Saturday, July 2nd
- July 16th – Board meeting – WW Pavilion
- Annual Meeting/Labor Day Picnic – Saturday, September 3rd
- August 1st – You should have your dues notice from RealManage
- August 31st – Annual dues due to RealManage
- September 17th – Board meeting - WW Pavilion
- November 19th – Board meeting – Castle Rock Village Inn

REMINDERS

Storage Area (near the pond)

- Available for Wildwood lot owners only on a first come-first serve basis.
- Items in the storage and camping areas will need to be moved by May 15, 2011
- You are required to complete a *Storage Lot Registration Form* so that we know who all of the items in storage belong to. The form may be found:
 - www.wildwoodrec.com
 - www.realmanage.com (PDF file in Forms)
 - the WW Pavilion
- Any vehicle requiring a registration/license plate in the State of Colorado (motorized or towed) with expired license will be towed from the storage area at the owner's expense.
- Registration information must be provided to the Caretaker for record keeping.
- Parking for storage purposes will NOT be allowed in the camping areas in 2011.

Fishing

- 2 fish per person per day
- Be considerate of your fellow owners by not exceeding this limit
- Fish are expensive – practice appropriate/efficient catch and release method to minimize unnecessary loss of fish

Camping:

- Wildwood is a recreational area for **temporary** camping and enjoyment
- Owners may park their trailer/boat at Wildwood but not those of friends, relatives
- Park County Land Use Regulations (LUR) RV/Trailer guidelines are very specific with regards to occupying the trailer when it is on your lot. If you are unsure about the LURs, look them up on the Park County website. They have a very

helpful Frequently Asked Questions (FAQ) section and the site is searchable and user-friendly. If you don't have a computer, call Park County and ask.

Dues/Fees

- It is your responsibility to contact RealManage for an invoice if you have not received one by August 1st
- It is your responsibility to update your mailing address with RealManage when moving
- 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
- If you are not an owner in good standing, all common area privileges are suspended as well as your privilege 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 e-mail address and review Association information.
- Camping fees are listed in the Wildwood Rules and Regulations available at www.wildwoodrec.com or www.realmanage.com

Annual passes

- In order to cut costs we are sending three passes per owner versus three passes per lot to in-state owners only.
- Additional passes will be issued to owners who have more than one lot upon request.
- We will send passes to out-of-state owners upon request
- Additional passes may be requested through Kathy Hurt, Secretary
- The caretaker will also have a supply on hand

Lot Improvements

- The Wildwood Building Committee will not be approving any sheds or other accessory structures (any structure that is not a primary structure such as a house) unless they follow the Park County LURs.
- All current sheds must be maintained or Park County may require them to be removed.
- If you plan to make any improvements to your lot (i.e. driveway, home, shed) you must submit a Lot Improvement Form to the Wildwood Building Committee for approval **PRIOR** to starting your improvement. The form is available on the Wildwood website at www.wildwoodrec.com.
- The WW Building Committee approves your compliance with WW covenants; it is the owner's responsibility to make sure all improvements are also in compliance with all current Park County LURs and building codes including any required permits. Please read through the Park County Land Use Regulations carefully.
- All questions concerning Park County LURs, building codes, and building permits should be directed to Park County

Covenants

- If you have a covenant violation to report, please see the Senate Bill 100 (SB100) documents for the process. They can be found along with other important information on our website at www.wildwoodrec.com.
- Any vehicle requiring a registration/license plate in the State of Colorado (motorized or towed) must have a current registration/license when parked on any Wildwood property including the lot owner's property.
- You are an owner in a Covenant-Controlled Community; please understand the covenants so we don't have any complaints to act on.
- The Board appreciates owner support in clearing all covenant violations promptly; It will save the Association legal fees and keep your dues from going up
- 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.**

Board of Directors/Board Meetings

- 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 (dates are listed above) 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.