

# Wildwood Recreational Village Spring, 2012 Newsletter

## ANNOUNCEMENTS

Caretaker - After a number of phone and in-person interviews, the Board has hired Steve Stolhand as our new caretaker. Please drop by in April to introduce yourself and meet Steve and his wife, Amber. Amber recently accepted a position in Fairplay. They will be a wonderful addition to Wildwood.

Grazing Lease – the Board recently negotiated a new grazing lease effective May 1<sup>st</sup> with an area rancher.

Wild animals – please be aware of the wild animals in and around WW during your visits. Although usually shy of human beings, you need to be aware. Wild residents include antelope, deer, elk, bobcat, mountain lion, porcupine, fox, and coyote.

Moisture – You've heard many versions of snowfall for the winter in Colorado. WW has received very little snow this year. It is extremely dry and there may be Park County fire bans in effect off and on through the year. Plan your visit accordingly.

## IMPORTANT DATES FOR 2012

- March 17<sup>th</sup> – Board meeting – Castle Rock Village Inn
- May 1<sup>st</sup> - deadline to contact Cindy Hertz to get your name added to the ballot to run for a board position
- May 19<sup>th</sup> – Board meeting – WW Pavilion
- 4<sup>th</sup> of July Picnic - Saturday, June 30<sup>th</sup>
- July 21<sup>st</sup> – Board meeting – WW Pavilion
- September 1<sup>st</sup> - Annual Meeting/Labor Day Picnic,
- August 1<sup>st</sup> – You should have your dues notice from RealManage
- August 31<sup>st</sup> – Annual dues due to RealManage
- September 15<sup>th</sup> – Board meeting - WW Pavilion
- November 17<sup>th</sup> – Board meeting – Castle Rock Village Inn

## REMINDERS

### Storage Area (near the pond)

- Available for Wildwood lot owners only and is meant for temporary storage only
- You are required to complete a *Storage Lot Registration Form* so that we know who all of the items in storage belong to. Registration form and any required attachments must be submitted to the Caretaker for record keeping BEFORE item is put in storage area. Access to storage lot will be given once form is submitted
- The form may be found at:
  - [www.wildwoodrec.com](http://www.wildwoodrec.com)
  - [www.realmange.com](http://www.realmange.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.

### 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 or relatives
- Please refer to Park County Land Use Regulations (LUR) for camping guidelines. 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 1<sup>st</sup>
- It is your responsibility to update your mailing address with RealManage when moving
- If you have not paid your 2012 assessment/late fees, you are not an owner in good-standing and **will not** be receiving passes in March.
- 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](http://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](http://www.wildwoodrec.com) or [www.realmanage.com](http://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
- The caretaker will also have a supply on hand

#### Lot Improvements

- The WW 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](http://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](http://www.wildwoodrec.com).
- RealManage will now be handling all Covenant Violations in accordance with the laws and SB Documents. Covenant Violations can be reported by any owner on the RealManage Resident Portal. If you currently have a Covenant Violation on your lot, you will be receiving information from RealManage and will need to communicate with them to clear the violation. **If you have a covenant violation, your use of the common area has been suspended until the violation is cleared.**
- 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
- **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

- Members of 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](mailto:chertz@plantranchco.com)).
- 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 1, 2012.

**OWNERSHIP CHANGES** – If you are considering sale of your lot, please utilize a title company for the transfer. Just a reminder, there is a RealManage transfer fee for the sale which should be included in the closing costs. If you handle the sale without a title company, **the transfer fee is still due and payable.**

Just a reminder – many people use the showers during the summer, so others standing in line appreciate that you keep your shower short. “Get In and Get Out.”