

## **Wildewood Owners Association Membership Meeting Notice & Special Assessment Results**

### **2022 Pool Special Assessment**

A Special Meeting of the Members of the Wildewood Owners Association, Inc. (WOA) was held Saturday, March 26, 2022 at 11:00 AM. at the Wildewood Community Center to discuss and vote on the following matter:

- 1. Motion to approve a Special Assessment of \$50 per lot with a maximum of \$100 for property owners with more than one lot for the purpose of repairing and replastering the swimming pool.*

This motion passed with a vote of 50 in favor and 46 against. The requirement for a 10% quorum of 35 votes was attained.

Invoices for the Special Assessment amount are included with this meeting notice. If your maintenance fees are not current, you have received a statement that includes your **total amount due** including the Special Assessment. Please contact the board if you need to arrange a payment plan.

For those property owners who see the pool as an important amenity in Wildewood, donations above the amount of the Special Assessment are welcome and may be included with your payment. Any donations will be applied directly to the costs of maintaining the pool.

### **Wildewood Owners Association 2022 Annual Meeting Notice**

**The Annual Meeting of the Membership will be held on Saturday June 4, 2022 at 11 AM at the Wildewood Community Center.** No potluck lunch will be held. All property owners are welcome and encouraged to attend. Please mark your calendar and make plans to attend. Agenda includes the annual election of the Board of Directors and a report of the Association's finances.

<b>NOTE: MEETING START TIME IS 11 AM JUNE 4, 2022</b>
---



## From the Board – A message to the property owners

Hello Wildewood and Greetings from the 2021-2022 Board of Directors! Our goals continue to be working as a team, working inclusively with property owners, and making Wildewood a safe and pleasant place to live.

Board members are volunteers elected by you to do our best to keep the community running smoothly. We need and welcome feedback from property owners, so please don't hesitate to contact a board member if you have any questions or ideas you'd like you share, or you would like to volunteer to help!

As we move into the 2022 election, we would like to take this opportunity to share some updates. Hopefully most have seen the new sign at the entrance, if you are not local and have not seen it, please check out the photo on the website. **If you have an email address and have not provided it, please send it to [wildewoodboard@gmail.com](mailto:wildewoodboard@gmail.com) so you can be added to the mailing list.**



## Pool Information

As this newsletter is being prepared, work has begun on the replastering of the pool. Once the work is finished, there is a required time for the plaster to harden which requires strong chemicals in the water and then another wait period for the chemicals to be returned to the correct levels. Memorial Day is May 30. As of this writing, it is not clear whether the pool will be ready to open on Memorial Day. Email updates will be provided, and signs will be posted at the pool to keep everyone informed of opening status. Pool will be opened as soon as it is safe to do so. Please be patient if there is a delay, 2022 has not been kind to work schedules for a number of reasons including labor, supply chain, illness and weather.

The electronic key fob system is being used again this year. **2021 keys will not work, you must pick up a new key.**

- **Pool keys will be issued at the pool from:**
  - **Noon till 3 PM on Saturday, May 28, 2022**
  - **Noon till 3 PM Sunday May 29, 2022**

With the bylaws changes approved by the membership in 2020, authorized tenants may now access Wildewood amenities. **Landlords**, please contact the board at [wildewoodboard@gmail.com](mailto:wildewoodboard@gmail.com) or 903-202-0964 for **information and requirements related to tenant use of the pool.**



## Mowing – Please do your part!

Mowing of the Wildewood common areas has begun. Please remember that keeping the right of ways in front of the lots as well as the lots themselves mowed is the property owner's responsibility. If you have a lot that needs to be mowed, or need just the right of way in front of your property mowed and would like to pay to have our contractor mow it, please contact [wildewoodboard@gmail.com](mailto:wildewoodboard@gmail.com) or 903-202-0964 and we can put you in touch with him.



### **Working Together – Good things going on!**

Last year it was the winter storm. This year it was the windstorm. It took quite a toll on Wildewood and sadly, several families lost their homes. Nonetheless, it once again brought out the best in everyone as neighbors helped neighbors clean up and repair.

In another great demonstration of how wonderful the people in Wildewood are, we had a massive cleanup in April where 90 cubic yards of debris and 4 large loads of metal for recycling were removed from the neighborhood with help from a lot of volunteers. Thanks to those that helped power wash the community center, clear the debris off the boat ramp and helped direct and unload all those loads of debris.

Working together, we can make Wildewood a better place for everyone.



### **Boat Ramp**

Boat ramp access remains the same. If you use the boat ramp, please keep it locked when going in and out. If you need a key to the boat ramp, please contact the board. The boat ramp area cleaned during the cleanup day. When using the area, please remember to take your trash with you when you leave.

Please remember that for safety (boat propellers and fishing lines and hooks) and liability (not covered by insurance) reasons, swimming is not permitted at the boat ramp which was designed and built for boat launch and fishing only.



### **Progress on Abandoned Properties**

Getting abandoned properties through the foreclosure process and into the hands of new owners remains a priority. There is currently one property in Wildewood (Block 8 Lot 25 aka 207 Big Bend) that was offered by the county in a tax sale but did not sell. Due to the amounts of back taxes and legal costs, the required minimum bid was more than the property was worth. When that happens, the property goes in a later “resale sale” with a lower minimum bid. The resale sale will be held June 7, 2022. At the time of this writing, the list for that sale has not been published. Please check the attorney’s website and watch for a Henderson County sale if you are interested. The link is <https://mvbalaw.com/tax-sales>.

Another property, Block 10 Lots 80, 81 and 82, (121 Wildewood Drive) currently has a tax judgment against it and is scheduled to be offered in the September 2022 tax sale.

107 Wildewood (Block 10 lots 83-86) has been foreclosed on and will be listed with a realtor. The listing date is not yet known.



### **Architectural Control**

Please contact a Board member if you would like to report lots that have violations of the restrictions, or you would like to assist with cleanups and other activities. Volunteers have cleaned up and mowed many areas in the community and for those of you who have helped a huge **THANK YOU!**

Please remember that a permit is required in advance before you add a fence or storage building or a new residence. The request form can be found on the website, [www.wildewoodliving.com](http://www.wildewoodliving.com) under Documents or contact a board member to request a hard copy.



### **Website**

Our website is [www.wildewoodliving.com](http://www.wildewoodliving.com). Please visit the website regularly for meeting notices, minutes of past meetings and news and updates. The documents section provides the current versions of the Restrictions, Bylaws, and Rules and Regulations.

The website also provides a Property for Sale section. One goal of this section is to help property owners who have single lots potentially find additional lots nearby that might be available to combine and create larger home sites, so please check it out or notify the board if you would like to list a property.



### **And Finally...**

The 2021-2022 Board would like to take this opportunity to thank all of you for a productive year. We have enjoyed our interactions with the members and are looking forward to the results of the 2022 election and moving forward in a productive manner for the next year. Your feedback and ideas for improvement, as well as your offers to volunteer are always welcome.



### **Special Thanks**

Special thanks to Ray Hensley who will be stepping down off the board after many years of service to Wildewood. Ray has always been willing to lend a hand where needed and his help has been invaluable.

### **2021-2022 Board Members**

Guy Sanders – President  
Ray Hensley – Vice President  
Teri Dickinson – Secretary/Treasurer  
Jamie Piersol – Community Center  
Ralph Hoff  
Raun Allen  
Theresa Carter