



APRIL 2022

Newsletter



WILDWOOD
PROPERTY OWNERS ASSOCIATION Inc.

Wildwood Property Owners Assoc., Inc.
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www.wildwoodpropertyowners.com

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**WPOA PROPERTY
OR BUILDING
EMERGENCIES**

(413) 258-4900

THE PRESIDENT'S COLUMN

Spring has sprung! The changes associated with spring are visible as are recent changes in the Wildwood Board of Directors (BOD). Stan Rosen, President of the BOD, has recently resigned. As Vice President, I, Teresa Urbinati, am presently the "acting" President. The Board currently consists of nine members instead of ten and we will be discussing next steps at the regular scheduled BOD meeting in May.

Please be assured that the Board will continue to work effectively during this transition by having open and transparent discussions about issues, presenting and listening to differing opinions and views, asking questions, gathering all possible information before making decisions. Board meetings will continue to offer member participation via Zoom as well as in-person at the Clubhouse. Each member has a District Director. Your District Director communicates information to you and you can contact your director should you have any questions or concerns.

Typically, we have a spring meeting in April. Inadvertently, it was scheduled on Palm Sunday and the decision was made to reschedule the meeting. This year it will take place May 1, 2022. Important topics that will be discussed and/or voted on during this year's meeting:

1. Bylaw changes - Bylaw changes are introduced at the spring meeting and will then be voted on during the annual meeting in August. This provides the membership time to consider the changes being proposed.
 - The BOD recommends reinstating the Property Management Committee [PMC]. The purpose of this committee is to review the WPOA property, building, roads, vehicles and equipment for proper maintenance, additions and capital projects, and will assist the Finance Committee regarding capital budget planning. The PMC is an advisory committee to the BOD. Because of all the changes with WPOA personnel and board members in the past few years, there has been a significant loss of institutional knowledge.
 - The Security Committee has recommended a change to the committee's name.
2. There will be a vote concerning the audit that the membership approved at the August 2021 Annual Meeting. The BOD, as recommended by the Finance Committee, recommends a review instead of an audit.

The recommendation is: a qualified CPA firm perform a "review procedure" to assess the fiscal management processes of the WPOA. The reasoning is that a review will provide WPOA useable information regarding our procedures as well as suggestions for where we might improve our practices. It will look at our procedures/practices and make recommendations. The BOD requests that the 10,000 approved in the 2022 budget for the audit be reassigned as partial payment for the review. Additionally, the membership is asked to approve up to \$10,000, from unallocated funds to cover the estimated total cost of \$20,000. You will find a proxy vote form within this Newsletter. Please complete this proxy and return the form to the office if you are not able to attend the meeting on May 1,

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PRESIDENT'S COLUMN

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3. Strategic Planning Committee - The Strategic Planning Committee has been working hard to identify a broad range of areas that contribute to our enjoyment and investment in Wildwood. I hope you responded to the survey and had your voice heard as this survey is intended to help guide future decisions regarding how we allocate funds.
4. Hopefully, you participated in the Zoom meeting regarding the Cranberry and Otter Ponds Field Assessment – 2021. The purpose for these repeated assessments is to identify the risk of harmful or even toxic impacts on our water quality and to provide recommendations to reduce these risks. Valuable information is contained in this report and the Pond Committee and BOD will use this information when making decisions regarding our ponds. This meeting was recorded and Charity sent an email to the community with a link to this recording. You will learn much about our ponds and what is important to monitor and/or address. The ponds are important to our enjoyment of Wildwood and to our investment.

I want to take this opportunity to applaud our Operations Manager, Charity Barger, for her efforts in keeping the community informed. We are fortunate to have such a capable individual who came to us during unusual and stressful times. She joined us in the midst of COVID, has endured a change from being a WPOA employee to a management company (FSR) employee and then back to a WPOA employee, and has endured numerous changes to the board of directors as a result of a number of resignations. Charity is always pleasant and manages the numerous tasks associated with her position efficiently.

We have also had changes in the Property Maintenance Specialist position as we welcomed Mark Miller to our community (Jeff resigned). Jay has provided continuity and has taken on the responsibility of keeping everything going during these transitions. Thank you, Jay!!!

Enjoy all that Wildwood has to offer this coming summer, Teresa

Finance Committee Report Spring 2022

by Joe Juhasz, WPOA Treasurer

The WPOA is in a strong financial situation, and the day-to-day operation is well managed. My job as treasurer is not to micromanage the operations of the WPOA, but to perform the duties of treasurer as generally defined.

Treasurer, “an officer of an association in charge of the receipt, care, and disbursement of money”. I’m going to do my best to ensure that the funds of the WPOA are managed in a clear, transparent and professional manner.

It’s important that any organization receive accurate, readable, transparent financial reports, and that is what I and the members of the Finance Committee will be working to provide to the membership.

Below are the early results of the effort by the Finance Committee to provide a reporting structure meeting acceptable financial management standards, which we recommended to the board at the last board meeting:

1. That a qualified CPA firm perform a “review procedure” to assess the financial management processes of the WPOA. We request that the \$10,000 approved in the 2022 budget for the audit be used to pay for the review and also to provide up to \$10,000 from unallocated funds to cover the estimated cost of \$20,000.
2. Sound financial management requires that all funds be allocated. Therefore, the Committee recommends that the unallocated funds (\$184,565) be allocated to the areas of most critical need and accounted for as “reserve funds” for the items chosen. Some suggestions include pond water quality and beach erosion issues.
3. That the Board set a target amount for the General Contingency Fund to be replenished as needed from Retained Earnings.
4. That the following items now listed as “Contingency Funds” (Community Relations, Cranberry Pond Preservation, Forest Management, Front Entrance Reserve, Land Acquisition & Otter Pond Preservation) be moved to the “Reserve Funds” category. This would leave only General Contingency and Weather Contingency under Contingency Funds.
5. It was agreed and supported by operating staff that the chipper will last indefinitely with proper maintenance. Therefore, the Committee recommends that the \$15,239 now in reserve funds for the chipper be reduced to \$5,000 to cover replacement of knives, bearing and other parts. The Committee recommends that the \$10,239 remaining be reallocated.
6. The Committee recommends that any retained earnings at year end be allocated as follows:
 - a. Restore General Contingency Fund to target amount.
 - b. Return the balance to the membership as dues reduction in the next budget.
7. Review the estimated cost and schedule for the clubhouse roof repair / replacement.

WILDWOOD CAMPGROUND RULES & POLICIES

The Campground is available for use by WPOA members in Good Standing and their guests by prior reservation with the Operations Manager. WPOA Camping Rules & Regulations:



59. APPLICATION FOR CAMPING SPACE

Application for a reserved space must be made at least seven (7) days in advance to the Operations Manager or designee, and must be accompanied by a check payable to "WPOA" for a deposit in the amount of the published refundable deposit and the published rental fee. The check for the deposit shall be returned to the member when the reservation is used and camp area has been inspected and found to be in the same condition as before their stay. All campsites users must sign a form attesting that they have read and understand

60. LENGTH OF STAY AT CAMPING SPACE

No one member or member party may use the campground for more than fourteen (14) days cumulative per any thirty (30) day period.

61. AVAILABLE FOR USE

Use of the WPOA camping area is permitted for members in Good Standing and their guests only and is available only by reservation on a first come, first served basis and in accordance with the policies governing this rule.

62. CAMPER'S USE OF CLUBHOUSE AMENITIES

Campers may use the Clubhouse lavatories. Use of the Clubhouse kitchen, including the use of the appliances is prohibited.

63. CAMPGROUND FIRES

Open fires are permitted only with written approval given to a responsible adult from the Operations Manager or designee, taking into account current state and local regulations, and only within enclosed areas such as rock or sand fire pits, with the responsible adult in attendance. Such responsible adult must ensure safety and return the area of the fire to its original condition as soon as reasonable.

In addition to the Rules and Regulations, there are certain policies that must be followed by members and guests using these facilities, as follows:

- Check-in is at 3:00 p.m. Check-out is by 11:00 a.m.
- The campground is open from Memorial Day weekend through Columbus Day weekend.
- Use of the campground does not include use of the Clubhouse kitchen.
- Please observe the Wildwood quiet hours: Monday – Friday from 10:00 p.m. to 8:00 a.m. & Friday – Sunday from 11:00 p.m. to 9:00 a.m.
- Fires are allowed only in the ring provided by Wildwood. No large bonfires. In addition, cooking is allowed on charcoal or gas grills. In the event that the town or state posts a RED FLAG ALERT, only charcoal and gas cooking is allowed. Do not leave fires unattended. All fires must be completely doused with water prior to vacating the site for any reason.
- All trash must be kept safely away from wildlife. Food is best kept in coolers inside a vehicle's trunk.
- Fireworks, including sparklers, are prohibited.
- Each campsite is designed for use by one camping unit only (tent or camper). Please keep your activities and vehicles within your assigned campsite.
- If you move picnic tables, please replace them where you found them.
- No member may use the campground for more than fourteen (14) days in any one cumulative thirty (30) day period.

CURRENT CAMPGROUND RATES: \$15.00 per night, per site / \$100.00 refundable deposit

Download a Campground Reservation Form:

<https://www.wildwoodpropertyowners.com/CampgroundRegistration.pdf>

Committee Volunteers Needed

The WPOA Pond Preservation Committee (PPC) is inviting interested Wildwood members to join the Pond Committee and/or the Fishing Subcommittee. The PPC is responsible for advising the Board on all aspects of managing both Cranberry and Otter Ponds and ensuring the water and beaches are managed properly for enjoyment of the entire community. The Fishing Subcommittee is responsible for managing the fish stock in both ponds. Avid fishermen and those interested in managing a diverse population of fish in our ponds are encouraged to join.

Please contact Charity Barger by phone: 413-258-4900 or email: wildwoodpoa@aol.com for more information.

Thank you,
Kollol Pal, Chair
Pond Preservation Committee



VACANCIES SPECIAL NOTICE

Due to terms expiring this year, there will be vacancies for two 2-year terms on the Nominating Committee.

We need volunteers to be voted on at the Annual Membership Meeting on August 21, 2022. Nominations will be taken from the floor.

From our Bylaws:

“NOMINATING COMMITTEE - The purpose of this committee will be to seek qualified members of the WPOA to serve as officers and district representatives. It will advise the Board of Directors regarding nominations for election to such positions. It shall choose its own chair.

- a) *The Nominating Committee shall be comprised of five (5) WPOA members in good standing. One shall be appointed by the President as a liaison from the Board of Directors, with board approval. The remaining four shall each serve two-year terms, elected by membership at Annual meetings with two elected every year. Each year, the two nominees receiving the most votes will serve on the Nominating Committee. Nominations from the floor will be accepted, conforming to such general election procedure as described in Article VIII -- Conduct of Elections.*
- b) *If a committee member is not able to serve or complete his/her work on the committee, the President, with Board approval, will assign a replacement to complete the full term of that member.*
- c) *If at any election of Nominating Committee members, there are not enough nominees to fill the open positions on the committee, the President, with the Board of Directors' approval, shall appoint a member in good standing to such position(s).”*

Please consider running for this important committee. If you would like more information, please contact Charity Barger by phone: 413-258-4900 or email: wildwoodpoa@aol.com.

LOVE WILDWOOD?

Much of the success of Wildwood as a thriving community is due to the efforts of members who volunteer their time and expertise. The Wildwood Nominating Committee consists of five volunteers who are charged with *“seeking qualified members of the WPOA to serve as officers and district representatives, and will advise the Board of Directors regarding nominations for election to such positions.”*

The Nominating Committee is looking for a few good Wildwooders who would like to serve on the Board of Directors.

Positions currently open are representatives for District 1 and District 5, as well as President and Secretary. District Representatives serve for three-year terms, and the President and Secretary serve for two-year terms.

From our Bylaws:

“Right to Hold Office – Each member of the WPOA in good standing has the right to seek and hold office in the WPOA, and to serve upon any committee, as such offices and committees may be established and filled pursuant to these bylaws.”

Duties of the Officers:

President:

The President shall preside at all meetings of the WPOA and of the Board of Directors. He or she shall sign all contracts and obligations of the WPOA which are approved and authorized by the Board of Directors. He or she shall cause to be performed an annual review of the WPOA finances. He or she shall, with the approval of the Board of Directors, appoint such committees as will assist the members, officers and district representative and nominate persons to chair and serve on such committees. He or she shall exercise all of the usual functions pertaining to the Office of President consistent with the provisions of these By-laws or with the directions of the Board of Directors.

Secretary

The Secretary shall keep the minutes and records and conduct the correspondence of the WPOA and its Board of Directors. He or she shall have custody of the corporate seal and shall affix the same and sign all written contracts and obligations executed by the President, and perform all the other duties usually pertaining to the Office of Secretary consistent with the Provisions of these By-laws with the directions of the Board of Directors.

District Representatives

District Representatives shall contact the constituents in his/her geographic district quarterly at a minimum, in order to update them on issues addressed by the Board of Directors. Each District Representative shall also be a conduit of information from the constituency to the Board. District Representatives are sought for the following this year:

- District 1—Owls Nest 1-53, Fox Den 1-44, Block 2 1-15, Crow Ln., Angler’s Hook, Block 3 1-5, Beetle Road 05
- District 5—Woods Lane, Beechwood Lane, Thicket Road, Lakeside (lots 38-42), View Drive, Brook Lane, Meadow Drive (lots 5-00-02)

A Board of Director’s Nomination form and instructions, can be downloaded at:

https://www.wildwoodpropertyowners.com/Board_of_Directors_Nomination_Form.pdf

For more information, see the Bylaws or contact Charity Barger by phone: 413-258-4900 or email: wildwoodpoa@aol.com.



WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. AMENDMENTS TO THE BY-LAWS

Amendment #1 to By-Law: Amend Article VII by changing the name and adding to the description of the Security Committee.

WILDWOOD BY-LAW VII - Committees

Current– By-Law Article VII:

1. The Officers and District Representatives **of the WPOA shall be assisted and advised by standing committees regarding specified matters, as follows:**

SECURITY MANAGEMENT COMMITTEE -

The purpose of this committee will be to review the condition and management (short-term as well as long term) of the state of security of the WPOA assets including but not limited to roads, ponds, forests, buildings and recreational facilities, in addition to the Rules and Regulations of the WPOA and will advise and assist the Board of Directors regarding recommendations, actions and enforcement. Understanding that home security is the responsibility of the home owner, the committee will field concerns from property owners about the condition of general security within the perimeter of Wildwood and communicate, advise and assist the Board of Directors as appropriate.

WILDWOOD BY-LAW VII - Committees

New Amended By-Law Article VII:

1. The Officers and District Representatives **of the WPOA shall be assisted and advised by standing committees regarding specified matters, as follows:**

SECURITY AND SAFETY MANAGEMENT

COMMITTEE – The purpose of this committee will be to review the condition and management (short term as well as long term) of the state of security AND OF THE SAFETY of the WPOA assets including but not limited to roads, RIGHTS OF WAY, ponds, forests, buildings and recreational facilities, AND MAINTAIN THE WPOA EMERGENCY DATABASE, in addition to the Rules and Regulations of the WPOA and will advise and assist the Board of Directors regarding recommendations, actions and enforcement. Understanding that home security is the responsibility of the home owner, the committee will field concerns from property owners about the condition of general security within the perimeter of Wildwood and communicate, advise and assist the Board of Directors as appropriate.

Amendment #2 to By-Law: Amend Article XII by adding to the charge of the Security Committee.

WILDWOOD BY-LAW XII - Rules & Regulations & Policies

Current– By-Law Article XII:

The Board of Directors and members of the WPOA in good standing may enact and publish, at an Annual Members Meeting or Special Meeting, Rules and Regulations governing the use of property owned by the WPOA including but not limited to the Ponds, amenities and all roads in Wildwood, and governing the activity and conduct on such properties among themselves. Such Rules and Regulations and Policy shall be enforced by the Board of Directors, advised by the Security Committee, through appropriate action, which may include fines levied against Members of the WPOA, loss of rights, and legal action.

WILDWOOD BY-LAW XII - Rules & Regulations & Policies

New Amended– By-Law Article XII:

The Board of Directors and members of the WPOA in good standing may enact and publish, at an Annual Members Meeting or Special Meeting, Rules and Regulations governing the use of property owned by the WPOA including but not limited to the Ponds, amenities and all roads AND RIGHTS OF WAY in Wildwood, and governing the activity and conduct on such properties among themselves. Such Rules and Regulations and Policy shall be enforced by the Board of Directors, advised by the Security AND SAFETY Management Committee, through appropriate action, which may include fines levied against Members of the WPOA, loss of rights, and legal action.

WILDWOOD PROPERTY OWNERS ASSOCIATION, INC. AMENDMENTS TO THE BY-LAWS

Amendment #3 to By-Law: Amend Article VII to reinstate the Property Management Committee as a standing committee. (It was removed as a standing committee in 2017.)

WILDWOOD BY-LAW VII - Committees

Addition:

PROPERTY MANAGEMENT COMMITTEE – The purpose of this committee will be to review the WPOA property buildings, roads, vehicles and equipment for proper maintenance, additions and capital projects, and will assist and advise the Finance Committee regarding capital budget planning. It will advise the Board of Directors regarding any special needs and concerns that may require Board approval.

This Committee is still referenced in current By-Law Article VII:

EXECUTIVE OPERATIONS COMMITTEE – The purpose of this committee will be to advise the President, as requested, in the oversight and direction of the performance of the staff of the WPOA. Its membership will consist of the President, the Chair of the Property Management Committee, the Chair of the Personnel Committee and the Treasurer.

BUILDING AND RENOVATIONS (As stated in the Rules/Regulations)

1. BUILDING ACTIVITY NOTIFICATION AND CONFORMANCE

It is the responsibility of Wildwood property owners to notify and consult with the WPOA Building Review Committee, through the office of the WPOA, prior to commencing any building activity. This activity includes, but is not limited to, exterior alterations to existing structures, septic repair and replacement. The Committee requires a copy of the building and site plans, the building permit and, in the case of a shed of less than 120 square feet, the planning board site plan approval. For septic repair or replacement, a copy of the Health Department approval is required. Driveway construction or repair, such culverts, requires approval, as does all work which may change the flow of any drainage.

Once the above conditions are met, approval will be given to commence the activity.

All work will conform to the following:

- Federal requirements
- Massachusetts State Building Code
- Town of Tolland By-laws and Zoning laws
- Title 5 (Septic System Regulations) Environmental Code
- Board of Health Regulations and other applicable Tolland and State and Federal requirements
- Massachusetts DEP Wetlands Regulations

2. REQUIRED SUBMISSION OF PLANS FOR APPROVAL

No building or structure should be erected, placed or altered on Lot until the building plans, specifications and a Lot plan showing the location of said structures shall have been approved in writing by the Town of Tolland. The Building Review Committee will review the plans and will then advise regarding fitness and harmony of exterior design with the natural environment of Wildwood.

3. HOUSES AND ACCESSORY BUILDINGS

Homes and accessory buildings erected on lots should conform to all Federal, State and Town requirements with regards to construction and use.

- Owners are encouraged to design dwellings and accessory buildings which conform in nature to our wooded and natural environment.
- Owners are encouraged to finish any accessory building from the same material, painted the same color and be compatible in appearance with the house to ensure that the proposed building activity is in keeping with the natural beauty of Wildwood and our mutual interest in maintaining our property values.
- The accessory building should be in compliance with all setback requirements. Owners are encouraged to place it behind the rear plane of the dwelling if at all possible.

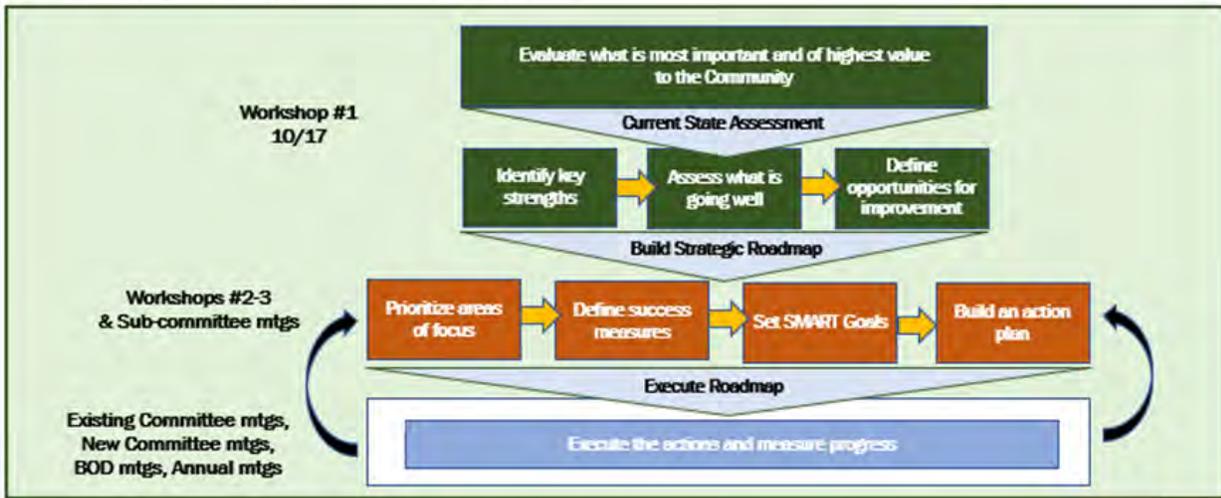
Please complete an application and submit to the office prior to beginning any work:

https://www.wildwoodpropertyowners.com/WPOAApplicationForBuilding_and_Alterations.pdf

Strategic Planning Committee Update

Back in August, an invitation to participate in the strategic planning process was sent to the entire membership and a committee was formed based on the 12 volunteers who stepped forward. Since September, the group has been meeting regularly to develop a strategic plan for Wildwood by following a methodical process which has included creating a mission statement for WPOA, identifying what is most valuable to the membership, determining what is going well and identifying opportunities for improvement. The plan will be a framework for establishing long and short-term goals and developing recommendations to bring to the BOD or to other committees. This diagram provides a high-level view of the planning process.

The Strategic Planning Process



The main reasons for developing a strategic plan for Wildwood include the following:

- Provide an overall vision for the community
- Determine what’s important to the membership
- Assess our current state including strengths and areas of opportunity
- Allow for prioritization and develop areas of focus
- Enable short and long-term goal setting
- Align decision making and future investment in support of the vision

The final plan will be written to ensure it becomes a useful tool for the community, the BOD and WPOA committees. An effective plan shares the following characteristics:

Characteristics of an Effective Strategic Plan



Strategic Planning Committee Update continued...

Although we have a diverse mix of people on the SPC Committee and feel we are representing the needs of the community well, a survey was recently sent out to every Wildwooder giving them a chance to weigh in on what is important to them. We will use the results of the survey to explore areas and issues of concern we may have overlooked as well as to fine tune the work we have already accomplished. At the end of this process, we will present a completed Strategic Planning Report to the Board of Directors. This report will enable them to move forward on the most important and timely items and decide on a timeline and plan to accomplish other items on the list.

The team has spent a great deal of time and effort working together, sharing ideas and listening to each other as well as challenging ourselves to effectively represent the needs of the community now and in the future. There's still more work to do, but the SPC Committee is hoping to have a draft of the plan complete in June.

For more information on the SPC, please contact Ora Gladstone (oragladstone@gmail.com) or Deborah Wagner (msdwag@gmail.com)

BEACH FIRE PARTY

Saturday, April 30, 2022

6:30 pm

Main Beach



ALL WILDWOODERS INVITED!!!

Owners, renters, and guests, (adults & children)

Please bring a log to burn, your favorite beverage and something to share.

LAUNDRY ROOM PROCEDURES

Please remember to wipe down each washing machine / dryer after use and empty out lint traps. Wipes, sanitizing spray and paper towels are kept on the folding table in the laundry room for this purpose. Please check each machine before use to make sure it is clean and let the office know if you find any that are not.

KEEP WILDWOOD BEAUTIFUL

With spring arriving and the snow melting away, it is disappointing to see trash, bottles / cans, and dog waste in and out of bags thrown on the sides of the road. Our staff continues to clean this up weekly. PLEASE do your part in keeping Wildwood pristine and also remind your guest and renters to dispose of all waste properly. There are trash cans in the Clubhouse and there will be trash cans set up on each beach in mid May. Thank you for doing your part!

WPOA OPEN DUMPSTER

The dumpster will be available on a first come, first served basis, **only UNTIL FULL**, on **Saturday, May 28 and Sunday, May 29** from 8am to noon.

The dumpster will be located at the Maintenance Shop area. To defray some of the cost of the dumpster, the following fees will apply:

Acceptable large appliances \$30
 Bath tub \$25
 Beach chair \$5
 Bedding (mattress – box spring) \$15 single, \$20 queen, \$30 king - per piece
 Broken boat \$25
 Dehumidifier - \$30
 Gas grill (NO tank) \$10
 Kitchen table \$20
 Large fan \$10
 Loveseat: \$20
 Patio furniture, table \$5, chair \$5 – (Set \$20)
 Recliner: \$15
 Scrap Lumber per 4x8 level (no pieces over 4 feet) load \$40
 Sink \$10
 Small fan \$5
 Sofa \$25
 Tires (each): Car: \$5, w/ rim \$10, Truck: \$10, w/rim \$15
 Toilet \$10
 TV's, Monitors etc.: Small - \$25, 19" or bigger - \$30, Console style - \$40
 Upholstered chair \$10
 Wooden chair \$5

*** ITEMS THAT ARE NOT ACCEPTABLE AND CANNOT BE LOADED INTO THE DUMPSTER:**

- **ABSOLUTELY NO LIQUIDS OF ANY KIND INCLUDING:** ALL TYPES OF PAINT, PAINT THINNERS, SOLVENTS, FLAMMABLE LIQUIDS, GASOLINE, OIL OR ANY LIQUID CHEMICALS.
- **ABSOLUTELY NO HAZARDOUS WASTE OR MATERIALS OF ANY KIND WILL BE ACCEPTED INCLUDING:** PESTICIDES, INSECTICIDES OR HOUSEHOLD/ POOL CHEMICALS. NO ASBESTOS OR RADIOACTIVE MATERIALS.
- **NO ANIMALS / ANIMAL WASTE, NO MEDICAL OR INFECTIOUS WASTE.**

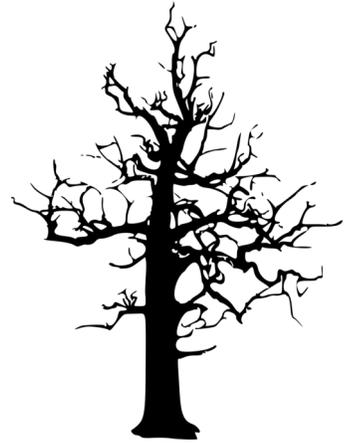
***Other items may be refused at the discretion of the staff.**

The dumpster will be available on a first come, first served basis, **ONLY UNTIL FULL**.

EVERSOURCE TREE REMOVAL

You may have noticed blue tags / paint on many trees within Wildwood. Eversource is working on a proactive maintenance plan and will be trimming and/or removing hazardous trees within our community. Eversource has an easement for maintenance wherever there are electric lines. Some of these trees may be on Wildwood common property and some may be on private property. If a tree has been tagged on your property, Eversource's tree trimming contractors should have contacted you for approval.

This is a free service and we are very pleased they will be working in Wildwood, for both safety and budget reasons!



WE HAVE THE BEST PONDS!

The threat to Massachusetts' ponds from invasive weed species is widely known and accepted as fact. Our two ponds are in the enviable state of being among only a few ponds in the region that have not yet been infiltrated by Eurasian or variable milfoil, the most prominent of these species. The WPOA board and community has recognized the importance of safekeeping our ponds in order to maintain an important piece of our lifestyle here in Wildwood, as well as protect the investment value of our homes.

Due to the importance of pond preservation, the community, through our Board of Directors, instituted the greeter program, boat washing and the issuance of boat stickers. Furthermore, our owner car stickers help to accurately determine who belongs and has a right to bring in and launch their boats.

One of our bylaws states that only watercraft of property owners are allowed in our ponds. **Renters, guests, and other non-owners cannot launch their own watercraft- including all boats, inflatables and paddle boards in our ponds.** This is another step to preserve our ponds from harmful and expensive weed invasion.

It is the responsibility of all owners to:

1. Display your current boat and car stickers.
2. Tell your guests, renters or contractors that they cannot bring in and use watercraft of any kind in our ponds. Only watercraft displaying WPOA boat stickers are allowed in our ponds.
3. Report to the Wildwood Office any boat seen at the beach or on the water that does not have the appropriate WPOA stickers.

(A phone call or email will do, or there are yellow citation forms in the porch of the clubhouse that can be filled out and left at the Office.)

4. Get your own boats and watercraft washed by staff every time they re-enter Wildwood.

Download a New Boat Registration Form / Clean Boat Certification form here:

http://www.wildwoodpropertyowners.com/Boat_Registration_Form.pdf

Together, we can effectively preserve our pristine waters for all to enjoy!

Spring 2022 Update on the Forest Management Committee (FMC)

by Lise LeTellier, Chair

Wow, it has three years since I first started as the Forest Management Committee Chair and two years since we submitted our **Woodland Enhancement Plan** with the Massachusetts DCR. Though the last two years have been hard for our nation and for many individuals, some positives have come out of it regarding our Forests here in Wildwood.



To paraphrase what we wrote two years ago.... "Our ten-year Woodland Enhancement Plan can be modified at any time and consists of recommendations on how to achieve our woodland goals. We have a total of 371.806 certified acres in our stewardship. Our high importance priorities are to promote biological diversity, enhance habitat for birds, small and large animals, and to protect our water quality. Our medium importance priorities are to defer/defray taxes, improve access for recreation, maintain/enhance privacy, and preserve/improve scenic beauty. Our low importance priorities are discussions regarding timber for product and income and discussions regarding hunting and fishing. Please refer to the 2020 Spring Newsletter for more details of our Enhancement Plan or view it in its entirety at the clubhouse."



In the Spring of 2021, we were pleased to inform our community that we had received a grant from NRCS (National Resources Conservation Service) to recreate a young successional forest in Stand 1 of Wildwood's forest land. The purpose of the grant is to enhance the habitat for many indigenous species with a special emphasis on the New England cottontail rabbit and American woodcock both of which are currently in decline. We are pleased to report that the active management plan for Stand 1 is now successfully completed.

In the Summer of 2021 Stand 1 was treated for any invasive species and this January the early successional cut for the New England cottontail was completed. With Jake Baehr, from Pantermehl Environmental Services overseeing the logging work of Conkey and Sons, 10.5 acres of forest was carefully and thoughtfully logged to create the opportunity for a young forest to take off. In addition, 23 "bunny huts" were placed in this area. These huts will provide long term protection for the New England cottontail rabbit and will also be used by other wildlife. For some people, viewing this cut may raise concerns as the land has been logged and logging is never "pretty". For those of us who have some experience, the Conkey's did an amazing job creating corduroy roads made of branches to drive their special equipment on. Though we waited for the long freeze to begin, just as they started, we had a 4-day thaw, so they had to work especially hard to protect the soil and they did. As we watch this stand over the next 5 years, I challenge all of you to go look and listen to the new array of sights and sounds that will become prevalent there. Sometimes we have to do something for those in need and for the Forest Management Committee, that means protecting our threatened or endangered species. I also want to thank FMC member, Rex Meyers, for his additional assistance on this project. I will offer an educational walkthrough on Saturday April 24 at 3:00 pm. Meet at the end of Woods Road at 2:50 for a short hike into the area. A stream crossing will be included. For non-hikers, meet with your car at the rear gate at 4:30 pm.



On an additional note, this NEC (New England cottontail) logging project is going to be monitored as part of a **Natural Resources Conservation Service Conservation Innovation Grant Project**, which is a collaborative approach for adaptive management of imperiled young forest-dependent wildlife in Massachusetts. The collaboration includes MassWildlife, U.S. Fish and Wildlife Service, Southern University of New York College of Environmental Science and Forestry (SUNY-ESF), University of New Hampshire, South Dakota State University, and University of Connecticut. From this Spring, 2022 until Fall, 2024, selection of habitat for the New England cottontail and eastern cottontail will be determined by monitoring rabbit pellets in the winter months. In addition, the University of New Hampshire will conduct bird surveys during the spring and summer months and the University of Connecticut will monitor bat species using recording devices during the summer and monitor other mammals throughout the year with camera traps. In addition to animal surveys researchers will also be identifying and measuring plants in the experimental plots during winter months. WPOA will be presented with a proposed schedule for all data collection, including timing of visits for each type of data collection. We will also receive a summary of the species identified as a result of surveys and monitoring.

At this time, we have no direct plans for any additional active management, However, we continue to review research on forest management best practices in light of climate change, as we are aware of the many issues confronting our native forests. As always, we will keep you updated and educated.

WILDWOOD GUEST AND RENTER POLICIES

All Wildwood Property Owners Association (“WPOA”) members in good standing will receive two guest passes and two guest parking permits each year. They will be on card stock and laminated for durability.

Guest passes and guest parking permits will be reissued annually, along with vehicle and boat stickers, and they should be requested at the same time as the vehicle and boat stickers.

WPOA members in good standing may invite guests or renters to use Wildwood amenities including but not limited to the beaches, parking areas, Clubhouse and walking trails.

Only WPOA members can invite guests—guests and renters may NOT invite guests of their own.

Only WPOA members who are in good standing can use WPOA amenities or invite guests or renters to use WPOA facilities—WPOA non-members and members not in good standing may NOT use WPOA amenities or invite guests or renters to use WPOA facilities.

WPOA members in good standing may NOT transfer member rights or guest privileges to non-members or a non-member’s family members or to members not in good standing or their family members.

Guests or renters may NOT bring in outside boats or water equipment including, but not limited to floats and rafts. Please allow your guests or renters to use your boats that are registered and have current WPOA stickers as well as your other water equipment.

WPOA member guests or renters or any other groups renting the Clubhouse for a party or other event may NOT bring in outside boats or water equipment including but not limited to floats and rafts.

If a WPOA member is not present with guests at a WPOA facility, the guest must have a bona fide WPOA guest pass with them at the facility. One guest pass will be sufficient for up to 10 people together in one area without the member.

However, if more than 10 guests will be present at any given time at a WPOA facility, a WPOA member MUST be present. In addition, the WPOA member MUST advise the WPOA office so that special arrangements can be made for sharing WPOA facilities. Additional one-day guest passes and parking permits may be obtained from the Office with advance notice.

If a guest or renter parks at a WPOA parking facility, a bona fide WPOA parking permit must be displayed on the driver’s side of the dash board. (No permit is needed to drive on WPOA roads or to park on a member’s private property.)

All guests and renters are required to adhere to all WPOA rules and regulations as well as the laws of the Commonwealth of Massachusetts. WPOA members are responsible for advising guests and renters of such rules and regulations and are strongly encouraged to post a printed copy of Wildwood’s RULES AND REGULATIONS in their cottages where they can be easily read by guests and renters. The complete Rules and Regulations can be found at: http://www.wildwoodpropertyowners.com/Rules_and_Regulations_8_25_19.pdf

The WPOA reserves the right to revoke the guest pass of anyone not following WPOA rules and regulations, related policies and/or the laws of the Commonwealth of Massachusetts.

Misuse of a guest pass or guest parking permit may result in its being revoked for the remainder of the year.

If a guest pass or guest parking permit becomes defaced or destroyed, it must still be brought to the WPOA office so that a replacement may be issued. Lost guest passes and permits will not be replaced until the following year.

Please register all renters by submitting this form to the office: <https://www.wildwoodpropertyowners.com/GuestandRenterRegistrationForm.pdf>



Security Management Committee Update

by Tom Post, Chair

As the year progresses, Wildwood will see some great changes take place. The new road signs will be installed during the coming months. Our rear electric gate will be installed in the spring as weather permits. Stay tuned for updates as this project progresses. Our maintenance staff, Jay and Mark, will be installing the handicapped access ramp to the pond at our Main Beach for this season. As the weather warms we will be returning our AED (Automatic External Defibrillator) back to Lakeside Beach for the season.

When our good weather season arrives, please be a good neighbor and consider the following:

1. The speed limit in Wildwood is 15 MPH.
2. Please only park in designated areas and advise your guests and renters of this rule.
3. Have your Wildwood sticker in a visible place so that our "Greeters" can see it.
4. PLEASE be Respectful and Courteous to YOUR GREETERS as they are doing a tough job checking for unauthorized visitors.
5. Slowdown in the check point area especially when passing behind our greeters in the roadway.
6. As we drive throughout Wildwood be vigilant for walkers, joggers and bikers sharing the narrow roadways.



Attention Wildwood Pickleball/Tennis Players

The snow has melted and it is time to dig out your racquets and paddles. Socials are in the works for the summer. Mark your calendar!!

All Levels Welcome From Beginner To Advanced!

- Saturday, May 28, 2022
- Saturday, July 2, 2022
- Saturday, September 2, 2022

Tennis will start at 9:00 AM
Pickleball will start at 10:30 AM

If you want to be added to the Wildwood Tennis List, please email Stephanie Weintraub at stephanie_weintraub@yahoo.com.

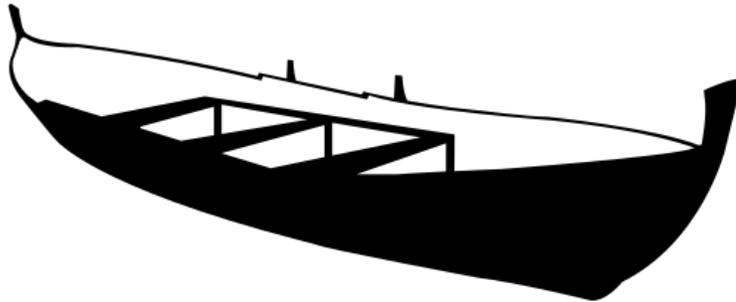
Anyone interested in learning to play pickleball, please contact Greg Rota at unhgoalie@gmail.com.

Greg Rota and Stephanie Weintraub
Wildwood Pickleball/Tennis Chairs

BOAT SILENT AUCTION

Sunday, May 29, 2022
9am to 1pm

Outside the Maintenance Shop



Used and Abandoned Boats

Current Inventory:

2 Rowboats, Jon Boat, 15' Canoe, 2-person Kayak & a Paddleboat

All boats sold are "AS IS" condition

Bidding will end at 1:00pm. Boats need to be picked up by 1:15.

Checks payable to: WPOA

Please be responsible! PROTECT our ponds!

PARKING RULES

Parking is allowed in designated parking lots only. Parking is not allowed along roadsides except as determined by the Operations Manager or designee.

All parked vehicles shall have a current WPOA sticker affixed to an untinted windshield or side window on the front left of the vehicle (near the driver) or a valid guest pass on the dashboard. These must be clearly visible at all times.

Leaving unattended vehicles in the designated loading and unloading zones adjacent to beaches for more than 15 minutes is not permitted.

Any violation of this rule or any other rules related to parking or parking without a valid pass may subject the vehicle to towing at the vehicle owner's expense.



Please make sure your guests and contractors are aware of this rule. Thank you.

Mud Season Reminder

Between March 15 and May 15 of every year, Wildwood's roads are closed to all vehicles with a gross vehicle weight of 10,000 pounds or more.

This is necessary in order to prevent damage to the roads during the spring thaw in accordance with Wildwood's Rules and Regulations.

If you need to schedule a delivery or arrange for property work that may require a large truck, please plan accordingly. Thank you for your cooperation!



The Bears are AWAKE!

It's exciting when the bears emerge from their dens after their winter naps, but however thrilling it is to see such large and strong members of our woodland community, we must be careful to prevent the wrong kind of encounters.

For both human and bear safety, please keep your distance from them and their cubs and remove anything that will attract them to your home.



Food sources such as bird feeders, trash, rodent bait boxes or food, grease or debris in or around your grill will attract them, and they will keep coming back if they find food there.

There have been some frightening bear encounters at Wildwood which could have been avoided, so please go to <https://www.mass.gov/service-details/learn-about-black-bears> to learn how we and the bears can safely and happily share our woods.

Spring Brush Chipping Program

After a long winter with many storms, Wildwood property owners will be happy to know that it's time for our Spring Brush Chipping Program.

Chipping of small brush piles is offered to residents for a \$25 fee. The expected length of time it takes to chip the brush should not exceed ten minutes. If you have a large brush pile, you will be charged more.

Place the brush on the roadside at the edge of your property. All brush should all be going the same way with the larger (cut) ends facing towards the road.

Absolutely no building scraps are permitted. Nothing more than five inches around can be chipped.

Wildwood has the right to refuse to chip the brush if piles are not stacked correctly, the trunk diameters are too large or building scraps are mixed in.

To obtain this service, please email, wildwoodpoa@aol.com and send a check payable to WPOA together with a note giving your property location.

Chipping will be done as quickly as the weather allows, and will end before Memorial Day weekend.



FOR SALE

SUNFISH SAILBOAT

Boat on rack at Blueberry Beach

*Stored in-house: sail, mast, rudder,
centerboard, tiller, & lines.*

Asking \$1,600

LL BEAN HAMMOCK

45" X 76" with Stand & Pillow

All stored in-house

Asking \$165

Allen Liberman – 617-817-5012

What is the procedure for having trees removed?

If the tree you want removed is within 100 feet from any water source, pond, stream, wetlands, etc. you must contact the Tolland Conservation Commission for approval to remove, prior to removing trees.

WPOA Rules and Regulations #8 and #28 specify tree removal rules, please check these or contact the office prior to removing trees.

Tree removal contractors are responsible to supply insurance certificates to both you as the property owner and Wildwood Property Owners Association Inc. Since our roads are private, ultimately your contractors are your responsibility if road damage occurs.

The WPOA requires an insurance certificate be sent directly to us from the insurance agencies for all contractors doing business in Wildwood. Many contractors have their certificates on file with us, and renew them annually.

**Free Estimates
Fully Insured**

413-875-5984

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Special Tolland Residents Offer!!

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The MultiPest Plan™

Protect your home year round from insects and rodents

Our 3 or 4 times per year MultiPest Plan™, designed specifically for the homeowner, eliminates most household pests before they become serious problems. By customizing a program for each customer, we quickly solve existing pest problems while keeping other pests away.

- Eliminates carpenter ants, bees, wasps, mice, and most other household insects.
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- Interior service preformed whenever necessary.
- Exceptionally well-trained and certified staff.
- Integrated pest management (IPM) methods.
- Additional service when necessary at no additional charge.
- Money back guarantee.



Braman would like to introduce “**Bugsy Braman**” the bed bug detector. Bugsy has been sniffing out bed bugs throughout New England for the past two years. Bugsy combined with our latest “Heat Treatment Division” can find and eliminate bed bugs with the latest non-chemical alternative.

Safety

We eliminate your pest problems in the safest possible manner. We avoid the excessive use of pesticides and treat for pests where they are most susceptible by using precise application methods.

Call now for your free evaluation 1-800-338-6757

WWW.BRAMANPEST.COM



Small Town Convenience

18 Colebrook River Rd., Tolland, MA 01034 (413) 636-8816

A quaint general store nestled in the big red barn located in the center of Tolland, MA. We offer Mrs. Murphy's Donuts, Fogbusters Air Roasted Coffee, organic beef & eggs from our very own Almosta Farm, as well as a variety of grocery items. We are proud to support our local vendors in-store with items such as maple syrup, jewelry, jams and handmade soaps. We have fresh homemade bakery items weekly. Our new store hours will change beginning May 1, 2022 and will be as follows:

May thru October

Monday Closed
 Tuesday - Friday 6am - 5pm
 Saturday & Sunday 7am - 5pm

November thru April

Monday Closed
 Tuesday - Friday 6am - 11am
 Saturday & Sunday 7am - 11am

ALMOSTA FARM



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Call or email for a free estimate.

(413) 875-2611 ~ billmagni@yahoo.com

15 New Boston Rd. Tolland, MA 01034

PROXY VOTE—PAGE 1 of 1**SPRING MEMBERSHIP MEETING 2022**

In accordance with the By-Laws, I, the undersigned, a member in good standing of the Wildwood Property Owner's Association, do hereby appoint;

(OFFICER, DIRECTOR, OR OTHER WPOA MEMBER IN GOOD STANDING)

as my true and lawful attorney to cast my vote on all matters under consideration at the May 1, 2022 Spring Membership Meeting of the Members, or any adjournments thereof, or as limited below.

All proxies should be received in the office by Wednesday, April 27, 2022.

It is important that the votes cast below represent the opinion of the member, therefore the member should make their own choices after reading the material included in the Newsletter.

I have read and understand the material presented here and cast my votes below.

SIGNED _____ DATE _____

PRINT NAME _____

WILDWOOD ADDRESS _____

IMPORTANT: Limitation of Proxy: Please circle 1 choice of MAY or MAY NOT below.

Proxy Holder MAY or MAY NOT change the vote I've indicated.

Do you vote to authorize the Board to use the \$10,000 allocated for an audit in the 2022 budget for a review instead?

___ YES ___ NO

Do you vote to fund the remaining cost of a review (up to \$10,000) from unallocated funds?

___ YES ___ NO

How to return your Proxy:

Surface mail (WPOA, 254 Beetle Road, Tolland, MA 01034)
 Fax to main office 413-258-4266
 Email attachment (wildwoodpoa@aol.com)
 Place actual proxy in Wildwood Clubhouse porch office mailbox.

DEADLINE: All Proxy Votes must be received in the Wildwood office by April 27, 2022.

WPOA NEWSLETTER

254 BEETLE ROAD

TOLLAND, MASSACHUSETTS 01034



April 2022 EDITION

WPOA NEWSLETTER

COMMUNITY POTLUCK SUPPER CANCELLED

Originally scheduled for April 9, 2022

SPRING MEMBERSHIP MEETING

***SUNDAY, MAY 1, 2022 @ 1:00pm in the Clubhouse & Zoom**
(Zoom invite will be emailed to the community)

This is a time for the Board, the committees and the members to discuss Wildwood operations, activities and future plans. We hope that you can find the time in your weekend to attend.

*Rescheduled from April 10, 2022