

Welcome to Wyldewood Village I

Social Activities

- A Happy Hour is held every Monday at poolside starting at 5:00 pm. Bring a beverage of your choice. There is a Wyldewood Village Social Club that plans special events throughout the season.
- Ladies' coffee at the pool is on the last Friday of the month. (Jan, Feb, March)
- In addition to Wyldewood activities, the Cross Creek Social Committee has several events planned for each season. These are usually announced through the Cross Creek Web page.
- The Cross Creek Clubhouse restaurant is open for lunch, dinner, and special occasions.

Communications

- The Cross Creek web site is <http://www.crosscreekfl.com> You need to login and create a password. You can then access the Wyldewood page for meeting minutes, monthly financials, phone lists, and other information.
- Cross Creek emails- The Cross Creek Master Board publishes e-mails regarding upcoming events and dinner specials. See Master Board Office to be on the e-mail list.
- "The Courier" a monthly newsletter for Cross Creek residents is available, at the Club House, generally the first of each month.
- Blue Stream offers a Cross Creek outreach channel on channel 901. Learn what is happening with our club.
- Internet access is active at the pool. Password is crosscreek33050
- The Wyldewood Association President updates members on Wyldewood activities from time to time.

Construction or Alterations

- Only licensed and insured contractors are authorized to work in individual units.
- Contractors are not allowed to use the dumpster for construction debris.
- Replacement of storm doors, unit windows, and lanai glass sliders need approval from the Wyldewood Board of Directors. On the Wyldewood website a form called an Architectural Control Request (ACR) must be completed along with supporting documents and presented to the board.

Dumpster Use

The recycling bins can be with approved plastics, glass, and paper products

- **Plastic bags should go into the dumpster, not in the bins.** **Break down and flatten boxes** before placement in bin. If you are unable to break down a box, leave it outside the bins.
- For large bulk items you should call Waste Pro directly at 225-2758 for special pickup. Give the address as 13255 White Marsh Lane.
- Televisions and other electronic devices should not be put in the dumpster. Place them outside the dumpster area on the right side no earlier than on a Monday, or they can be disposed at the Lee County Recycling facility located at 6431 Topaz Court which is a couple blocks north of Crystal off Metro.
- Paint containers with liquid paint should not be put in dumpster but taken to the recycle center. Fluorescent bulbs should be taken to the recycle center.

Fire Alarms and Smoke Detectors

- Buildings one, two, and three have pull boxes which when pulled the fire alarm will sound. The fire alert system is not connected to the fire department. Therefore 911, should be called. Building four does not have fire alarms.
- Each Condo unit has smoke detectors and are independent of the fire alarm. The fire department recommends that the smoke detectors be replaced at least every ten years. Most are hard wired but replacements can be battery operated. They are not connected to the fire department.

Golf

- Your Cross Creek ID is needed when checking in at the Pro Shop.
- Tee times can be made by calling the Pro shop 768-1922, using the Golf Now System online, or going to the Cross Creek website, crosscreekfl.com, (click on golf and then membership tee times).
- The Master Board has rules governing use of the golf course. If a tee time needs to be cancelled, it must be cancelled 24 hours prior to it or a penalty may be applied.

Guests

- All Wyldewood guests are required to follow the Wyldewood Rules and Regulations. Therefore, copies of the rules should be made available to your guests and displayed.

February 2024

Internet and streaming through Blue Stream

The Master Board of Cross Creek has a contract with Blue Stream for internet and streaming services. The cost of this service is included in your quarterly assessment.

If service is required visit Bluestreamfiber.com/cross-creek or call 238-963-1359 for more information or service.

You may also use Blue stream Services in your home state (not Canada)

For your smart TV, Purchase an Amazon fire stick, secure the Blue Stream app through the Play Store and download to your TV. The guide will work just as it does in Wyldewood. While you are in your home state you will not see your local affiliated stations, you would need an antenna to do so.

The Blue Stream app may be downloaded to your phone or tablet for TV viewing. To watch on your computer an amazon fire stick would be needed. You may also check the Blue Stream website for another way to view TV programming.

Keys

- Unit owners are provided two mail box keys. If mail box keys are lost, you must pay for replacement. Our management company has a duplicate key.
- A key to every unit to allow for entry in case of emergencies should be given to management. If changing locks, it is your responsibility to notify our Property Manager and provide a replacement key or passcode.
- All residents should have pool keys. See the President of the Board for a replacement if needed.

Management Company

- To ensure that you receive timely written communication such as, (budget and membership meetings) via mail, it is important for you to inform the Management company of any northern change of address.
- You have options to pay your Wyldewood quarterly fees including direct deposit. Contact the Management Company for details.

Outdoor Grilling

- There are two grills available for your use. Please follow instructions as to how to use. Following use, please clean and cover. Check the propane to make sure there is an adequate supply for the next user when finished. If tank is empty, please refill and get receipt or if unable to refill yourself contact a Wyldewood Director. In season take the receipt to the Board Treasurer for reimbursement.

Owners' Rights and Responsibilities

- On the Wyldewood Website is the document entitled Owners' Rights and Responsibilities developed by the State of Florida. It is an important document that each owner should read.

Parking

- Each owner is assigned one under carport parking space. They are not numbered as to unit. Please be directed by former owner or neighbors, as to your designated space.
- If leaving your car over the summer, please leave car keys on kitchen counter in case the car needs to be moved because of storms or repairs.

Pest Control

- Pest Control services are provided through pest control Kings, you may call them directly at 239-691-1787 when needed. We no longer have quarterly routine visits. You may call as much as needed.

Pool Use

Owners, their families, lessees, and guests using the pool and spa do so at their own risk. The swimming pool and spa are for occasional use by guests, and abuse of this rule is subject to action by the Board.

- Persons using the swimming pool and spa are requested to read and obey the posted rules.
- Glass and ceramic containers are prohibited within the pool area.
- Diapered or untrained children are not allowed in the pool or spa. Any child wearing a form of “Dipper’s” (special waterproof diaper for pool wearing) will be allowed in the pool.
- Pool hours are from dawn to dusk. When the pool cover is on, the pool shall be locked and no one shall enter the pool area until it is removed.
- Floatation devices are prohibited.

Property Protection

- Occupants leaving their Condo for a period of 24 hours or more are required to turn off their water supply (See Rules and Regulations) When turning water back on, turn the handle slowly.
- Air Conditioning units should be checked no less than yearly. Most important is to have the air condition water lines checked to ensure they are clear. If a line is plugged or clogged, serious water damage to your or other units could occur.
- Drier outlets should be cleaned annually to prevent drier fires.
- Electrical outages may occur any time throughout the year, especially in the rainy season and hurricane season. For that reason, unit owners should remove all perishable items from the freezer when heading north.
- Water heaters should be checked and replaced every 10-15 years.
- Every owner should have a person check their unit from time to time while away for an extensive period.

February 2024

- When buying Condo insurance for the first time or updating, insurance company will ask for a mitigation report. These reports will be found on the Wyldewood website.

Problem Resolution

- If you have a problem or action that needs to be addressed by the Board, please put in writing, or e-mail, and send it to D & D Associates our management company. The e-mail is dawn@ddassociationservices.com.

The address is 11000 Metro Parkway, Suite 3, Fort Myers 33966

Phone 239-364-4325

Wyldewood Board of Directors

- Owners and guests are always welcome at Board Meetings.
- Board meeting agendas are posted 48 hours prior to the meeting on the bulletin board outside the pool. Meeting notices will be sent via email as well.
- Please vote when required by returning proxies on a timely basis.

Vince Johnson, President 406 vincejohnson2@aol.com 309-824-0801

Peter Brochhausen, VP 107 peterbrochhausen@aol.com 253-433-0530

Paul Weber, Treasurer 215 weberpc63@gmail.com 716-830-3046

Faye Ysseldyke, Sec 210 faye.ysseldyke@gmail.com 763-258-7618

Terri Meyers 208 terriemeyers308@gmail.com 630-247-8864