

Welcome to Wyldewood Village I

We're pleased to have you as part of our community within Cross Creek Country Club. This guide has been prepared to help you become familiar with Wyldewood's amenities, rules, and resources. There is information about social activities, communications, maintenance procedures, and important contact details. Whether you're a year-round resident or a seasonal visitor, we encourage you to participate in community events, stay informed through our communication channels, and help us maintain the safe, friendly, and well-kept environment that makes Wyldewood such a wonderful place to live.

New Resident- What to do first

Register at the Cross Creek Master Board Office Learn about what Cross Creek Offers, get ID, sign-up for informative emails

- **Sign-up** for Blue Stream Outreach Channel- Set Up Internet & Streaming
Contact Bluestream Fiber (included in your quarterly fee)
Phone: 239-953-1359
Website
- **Contact** Our Property Manager
Dawn Debonis
Email: dawn@ddassociationservices.com
Phone: 239-364-4325
Address: *11000 Metro Parkway, Suite 4, Fort Myers, FL 33966*
Complete required paperwork.
- **Connect** with a Wyldewood Board Member To be added to our owner roster and phone list.
Review your copies of Wyldewood Rules & Regulations.
- **Unit Lock Information**
If you change your door lock or code, notify the Property Manager for emergency access.
- **Parking**
Each unit includes one covered carport space (unlabeled). Confirm location with prior owner or neighbors.
- **Paragon Financials** handle quarterly payments call: 239-433-3443

Communications

- **Website:** www.crosscreekfl.com
 - Under **Association > Wyldewood**: find meeting minutes, financials, phone lists, and more.
- **Email Updates:** Sign up with the **Master Board Office** for community news.
- **The Courier Newsletter:** Monthly digital publication.
- **Bluestream Channel 901:** Cross Creek TV updates.

- **Wi-Fi at Pool:**
Network: **CrossCreek**
Password: **crosscreek33050**
- **President Updates:** Periodic messages from Wyldewood's President.
- **Facebook Page:** Ask how to join our community page.
- **Important Reading:** On the Wyldewood site, see **Owners' Rights and Responsibilities**.

Social Activities

- Weekly Happy Hour: Mondays at 5:00 PM, poolside. Bring your own beverage.
- Ladies' Coffee: Last Friday of each month (January, February, March) at the pool.
- Wyldewood Village Social Club: Plans special events throughout the season.
- Cross Creek Social Events: Organized by the Cross Creek Social Committee and announced on the Cross Creek website.
- Clubhouse Restaurant: Open for lunch, dinner, and special occasions.

Dumpster & Recycling Guidelines

- Recycling bins: Use for approved plastics, glass, and paper.
- Plastic bags: Place in the dumpster, not in bins.
- Cardboard boxes: Flatten before placing in bins; leave oversized boxes beside bins.
- Bulk items: Call Waste Pro (225-2758) for pickup. Address: 13255 White Marsh Lane.
- Electronics: Place next to dumpster (right side) no earlier than Monday, or take to Lee County Recycling, 6431 Topaz Ct.
- Paint cans with liquid, fluorescent bulbs: Take to the recycle center.
- At times the Dumpster combination lock may be locked. Access code is 8864

Fire Safety & Smoke Detectors

- Buildings 1–3: Have fire alarm pull boxes. Call 911 when alarm sounds (system not connected to fire department).
- Building 4: No fire alarm system.
- Each unit: Has independent smoke detectors—replace every 10 years. Most are hard-wired; replacements can be battery-operated.

Golf Information

- Cross Creek ID required for check-in.
- Tee Times: Call Pro Shop (768-1922), use Golf Now, or visit crosscreekfl.com.

- Cancellations: Must be made 24 hours in advance or penalties may apply

Keys & Access

- Provide a unit key or code to the property manager for emergencies.
- Update management if locks change.
- All residents should have pool keys.

Outdoor Grilling

- Two grills available for resident use.
- Clean and cover after use.
- Check propane supply; if empty, refill or contact a Wyldewood Director.
- Reimbursement is available for receipts during season.

Parking

Each owner has one covered carport space (unlabeled—confirm with prior owner or neighbors).

If leaving for summer, leave car keys on kitchen counter for emergency relocation.

Pest Control

Salazar Pest Control: Call 939-994-5656 when needed (no cost).

Pool & Spa Rules

- Use at your own risk.---Dawn to Dusk
- Guests allowed occasionally—no abuse of privilege.
- Follow posted rules.
- No glass containers.
- No Smoking

Guests

Guests must follow Wyldewood Rules and Regulations. Provide them with a copy.

Property Protection & Maintenance

- Turn off water supply when leaving for 24+ hours.
- Turn off water heater
- A/C: Service yearly and clear drain lines.

- Dryer vents: Clean annua
- Remove perishables before long absence

Mitigation reports available on Wyldewood website (needed for insurance).

Construction & Alterations

- Only licensed and insured contractors may work in units.
- Contractors may not use the dumpster for debris.
- Board approval required for storm door, window, or lanai glass slider replacements. And shutters Submit an Architectural Control Request (ACR)
Can be found on the Wyldewood website

Problem Resolution

Submit concerns in writing or by email to the Management Company.

Our Property Manager is Dawn Debois

Email: dawn@ddassociationservices.com

Phone: 239-364-4325

Mail: 11000 Metro Parkway, Suite 4, Fort Myers, FL

Suggestions to the board- Use form called maintenance/landscaping on the website

Wyldewood Board of Directors

Davis Wipperman, President	403	rdavidwipperman@gmail.com	647-333-899
Peter Brochhauisen, Vice President	107	peterbrochhauisen@aol.com	253-433-0530
Paul Weber, Treasurer	215	weber63@gmail.com	716-830-3046
Joy Quinn, Secretary	209	joyquinn5@comcast.com	219-688-0656
Terrie Meyers, Board Member	208	terriemeyer308@gmail.com	630-247-8864
Jeff Quinn, Board Member,	209	jquinn@hairegroup.com	209 219-688- 4393
Doug Faria, Board Member	405	dofar45@gmail.com	603—828-3635