

Wildwood Associates, Inc.

Procedures and Guidelines for Using The Reserve, Beach and Other Association-owned Property

(Updated 5/21/2020)

Our Guiding Principles

The bylaws of Wildwood Associates, Inc. state that the association’s purpose is “to protect, preserve and maintain the physical assets of Wildwood and to ensure that this is a safe and welcoming environment for all present and future residents.” The association has the authority to set rules for the use of the property and the assets we share, including the Reserve and tennis court, Wildwood Beach, Ocean Terrace, the entrance to Wildwood, and the adjoining wooded lot.

In keeping with that authority, Wildwood Associates sets rules, policies and procedures based on these guiding principles:

- Our primary responsibility is ensuring the health and safety of all residents.
- We are stewards of a precious ecosystem, a valuable wildlife habitat, and an important shoreland and marine resource to be maintained and preserved for generations to come.
- Our assets, which include Wildwood Beach, the Reserve—focal points for neighborhood activities—as well as other Wildwood property, are to be shared equally by all residents of Wildwood and Coveside, as well as their invited guests, and are to be used with respect and care for people and the natural environment.
- The Reserve, beach, stairs, tennis court, and other Wildwood assets are supported by annual dues and substantially enhance the value of the individual, private properties that Wildwood and Coveside residents own. We expect residents to be up to date on their annual dues in order to maintain the values of both Wildwood’s property and our private properties.

- Protecting Wildwood Beach is one of our highest priorities. While we own our portion of the beach, property owners on Sturdivant Road and some residents of Foreside Road and side streets also have deeded water rights at access points to our south. Broad Cove Reserve, to the north, is owned by the Town of Cumberland. Wildwood Associates has installed a sign at the boundary of Broad Cove Reserve noting that our section of the beach is private.
- The Reserve and Wildwood Beach are subject to municipal, state and federal zoning and environmental laws, including Maine's Natural Resource Protection Act (NRPA) which regulates activities such as tree and brush cutting and boat storage along the Maine coast.
- The Reserve was acquired by Wildwood Associates in 1984 as an open, grassy area and is to be maintained and preserved in that condition to the extent possible, enabling residents to continue to use it for games and sports, relaxation, special events such as the Fourth of July and other activities.
- Pets, especially dogs, are integral to the lives of many residents who want their dogs with them on the Reserve and Wildwood Beach. Pet owners are to obey municipal dog regulations, as well as Wildwood Associates policies at all times, understanding the need for safety, cleanliness, and goodwill among neighbors.
- Any concerns about the use or any misuse of Wildwood property, including the Reserve, beach, stairs, Ocean Terrace, Wildwood entrance gate, and wooded lot adjacent to the entrance gate should be brought to the attention of the Wildwood Associates Board of Directors first. If further town or state action is necessary, the Board will appoint a representative to work with that agency.
- Wildwood is a small, close-knit community with a history of neighbor helping neighbor. Issues between neighbors concerning their private properties such as noise, dog cleanup, or parking should be handled in a neighborly manner, with the option of taking unresolved issues to appropriate agencies such as police or animal control.
- Wildwood Associates Inc. has limited enforcement power should anyone violate these rules. Ownership entails responsibility. Just as we share the enjoyment of our jointly-owned assets, so do we, as individual residents, share responsibility for doing what is right for our unique community as a whole.

Using the Reserve and Tennis Court

The Reserve

Wildwood's bylaws specify that any significant changes to either the natural environment of the Reserve or its use must be approved by the Board of Directors of the Association.

The primary purpose of the Reserve is open space for recreation and social gatherings. Residents are welcome to use the Reserve for casual play. However, scheduled events such as weddings and large parties must be approved by the Board of Directors.

Motorized vehicles are prohibited on the Reserve.

Any cutting of brush or trees is prohibited unless under the direction of the Board.

The dumping of trash, brush or other debris on the Reserve is also prohibited.

The trash barrel is for dog cleanup and other litter. Always check that the trash barrel is lined with a town-approved trash bag. Large debris brought up from the beach, such as lumber, tires or lobster buoys that won't fit in the trash barrel, shouldn't be left on the Reserve. If you find debris, please bring it to your home for proper disposal.

Game equipment, such as soccer or lacrosse goals, may be used on the Reserve. However, after every play session that equipment must be stored on the water side of the tennis court so that existing views aren't spoiled or obstructed. No sports equipment may be stored on the Reserve from November 1 to April 1.

Balls and other easily portable equipment must be taken home after every play session.

The Reserve is a multi-use facility. When playing soccer or other sports, please keep the field size reasonable so that others can use the Reserve at the same time.

To ensure that the grass remains healthy and undisturbed, vary the size and location of game play.

The hose on the tennis court serves many purposes, from foot and dog rinsing to tennis court maintenance. Always unwind the hose and move it away from the tennis court for use. Don't use the hose where the ground is already saturated or muddy.

The Association-owned white benches are placed on the Reserve each spring for everyone's enjoyment. If you need to move the benches, please return them to their original location.

Parking on Ocean Terrace, whether by residents or their guests, is by permit only. Two permits per household are issued to dues-paying residents. When parking, please display your permit where it's easily visible.

The Tennis Court

Residents of Wildwood and Coveside and their guests are welcome to use the tennis court.

The Wildwood tennis court is a clay court, one of the best types of surface to play on. This surface, which is more fragile than a hard court, requires special care. The court must be dry before use, and all players must sweep the court after play.

Before play, and especially after rain, make sure the surface is dry. If you walk on the surface and can see impressions of your tracks—not footprints, but indentations that show depth—the court needs additional time to dry.

Use only shoes designed for playing on a clay court. Sample shoe soles are displayed on the tennis court bulletin board.

Sweep the court and lines after every use. Sweep in a circular pattern starting from the inside center. This keeps the surface material on the court.

We suggest that you reserve playing time by posting a notice on the tennis court bulletin board.

For evening play, please consider starting or finishing (including sweeping and brushing) at 6:30 p.m. This will enable more than one group to use the court on the same evening.

If people are waiting to play, please limit singles games to 1 hour and doubles games to 1½ hours.

Privately arranged tennis lessons are available to children during the summer.

The court is for tennis only. Other games or activities can damage the surface. Keep dogs off the court. The court is locked during the off-season.

For more information on using the court, please contact John Ingham (781-2855) or Betsy Evans (781-2018).

Using the Beach and Storing Boats

The Beach

You receive two beach permits when you pay your Wildwood dues. We instituted this policy after the Town of Cumberland established the adjacent Broad Cove Reserve which is public. Please have a pass with you on the beach.

We expect that residents will accompany their guests to the beach or at least know when they're there (i.e., no open invitations). Guests parking on Ocean Terrace must display a Wildwood-issued parking permit in their car. If you're not present when your invited guests are using the beach, please ensure that they have a pass with them.

Use of the beach stairs is for Wildwood and Coveside residents and their guests.

Please follow a carry-in/carry-out policy for the beach, including chairs, umbrellas, towels, bottles, and other trash.

A small bucket at the foot of the stairs is for small shards of glass found on the beach. If the bucket is full, please empty it into the Reserve trash barrel and return the bucket.

The seaside grass, *spartina*, is critical to the ecology of the beach. Please don't disturb the grass.

Boat Storage on the Beach

All boats, including skiffs, kayaks, paddleboards, and canoes must be stored on racks. The Wildwood Board may grant exceptions to the rack requirement under special circumstances. Kayaks and other boats may not be left on the Reserve.

Wildwood Beach is subject to Maine's Natural Resource Protection Act (NRPA). Under the NRPA, boats and storage racks are permitted on the beach between April 1 and November 1 only. The exception is watercraft specifically used for winter boating.

Racks must be sturdy and easily removable for the winter season.

Each rack must be labeled with the owner's name for easy identification. Contact information on boats is also helpful.

Racks may not be placed on grassy or vegetated areas. The area of the beach designated for rack storage is marked by sticks.

Use care in bringing boats down the stairs. Don't slide a boat up or down the handrails.

Racks are considered temporary structures under ordinances of the Town of Cumberland and are not required to be registered.

Boats are subject to requirements of the Maine Department of Marine Resources.

Moorings off Wildwood Beach are regulated by the Town of Cumberland.

The Board schedules days for the installation and removal of boats and racks.

Walking Dogs on the Reserve and the Beach

In accordance with Cumberland's town ordinances, owners must have control of their dogs at all times on the Reserve and Wildwood Beach. Dog owners need to be respectful of the health and safety of other people and pets and to use common sense. Dog owners who hire dog walkers need to make them aware of Wildwood's dog policies. Property owners need to inform renters of these policies, as well.

Owners must clean up after their dogs on the Reserve and the beach. The Reserve trash barrel may be used for cleanup.

Owners should have a leash with them at all times, even if a dog is under voice control. We recommend that dogs be leashed going up and down the beach stairs, especially during peak usage times.

During summer months and other times of heavy beach use, if owners want to let their dogs off leash to run or swim, they should move up or down the beach, away from crowded areas.

If a dog-related issue arises on commonly-owned Wildwood property, dog owners and others should take a neighborly approach to resolve the problem. However, anyone can ask the Wildwood Board for help if a problem occurs on Wildwood community property.

For questions about dog policies, or if you don't know whether a dog belongs to a Wildwood or Coveside resident, please contact Nancy Bower (781-8203), Maureen Connolly (781-4635) or Christina Ferland (781-7307) in Wildwood or Amy Hutnak (899-2257) in Coveside.