



Wildwood Homes Inc.

Managed by Community Association Services
11711 North College Avenue, Suite 100
Carmel Indiana 46032
317-875-5600



Dear Real Estate Agent,

February 2025

You have a home listed for sale in Wildwood. It's our intent to be of assistance to you by providing you with the following information. By the way, real estate for sale signs are allowed at Wildwood. This means you may put up a sign in front of the condo unit.

Our community is a PUD – Planned Unit Development – consisting of 156 attached homes located at 68th Street and Georgetown Road. There are 12 homes located on the west side of Georgetown Road and 144 located on the east side of Georgetown Road. We have a clubhouse and a playground.

Annual Assessment – The annual assessment for 2025 is \$2,394. This assessment may be paid on a monthly basis (\$199.50 in 2025) as long as it is kept current. The assessment covers exterior maintenance to the buildings (excluding doors and windows which are the homeowners responsibility), lawn care, snow removal (minimum depth must be meet), but not personal insurance. \$22 of the \$199.50 is placed in a capital assets replacement/major repairs account for the replacement of common area assets when needed.

Insurance – Associations Insurance Agency provides the property and liability insurance on the building and common areas. Homeowners are responsible for obtaining their own personal property, liability and content insurance from whatever company they choose.

More Information about Wildwood – Documents such as Covenants Conditions and Restrictions, By-Laws, Architectural Change Request Form, Wildwood Homes Clubhouse Rental Form, Delinquency Collection and Late Fee Procedures, 2025 Budget, etc. can be found at the website

<http://www.livinginwildwood.com>

It is the Board of Directors intent to keep this website current with appropriate documents and information about Wildwood.

The Association – The affairs of the Association are managed by a Board of Directors consisting of seven homeowners. Association meetings take place at the clubhouse the third Wednesday of each month (December may be an exception) starting at 6:30 PM. All Wildwood homeowners are invited to attend and voice their concerns. The Annual Homeowner's Association meeting is in February when Board of Director elections take place.

Property Manager – Julie Schaefer from Community Association Services of Indiana is Wildwood's Property Manager. She can be reached at 317-875-5600. If you have questions and/or would like to talk to a Board Member that can be arranged by Julie.

Please make sure your potential buyers get a copy of this letter.

Board of Directors
Wildwood Homes Inc.