

WILDWOOD SHORES PROPERTY OWNERS' ASSOCIATION  
SPECIAL MEETING  
JULY 15, 1972.

RE A REGULATION ON BANNING TRAILERS, CAMPERS, TRUCKS, ETC.

We 14 members of this Association who requested the Board to hold this Special Meeting, want to make it clear that it was not based purely on the roadside parking of the huge camper brought in by new member Gordon Greist, but the fear that such size vehicle might establish a bad precedent and be the forerunner of many more such vehicles which conceivably could turn our development into a trailer camp environment.

It is the consensus of the majority of the members attending this meeting in person or by proxy, that parking indefinitely for long periods or storing vehicles in this category, namely, trailers, campers "land yachts", trucks, buses, moving vans such as U-Hauls, and similar conveyances violate the spirit of this Association's charter as outlined in Article II of our Bylaws and are contrary to Restriction No. 5 in the covenants which are part and parcel of all our deeds on file in Newton. This restriction reads:

"No nuisance or anything obnoxious or detrimental to adjoining or adjacent property shall be maintained on any lot."

The immediate member neighbors of Gordon Greist consider his monstrous camper a nuisance from the standpoint of its closeness to the sharply curved road, actually a traffic hazard, obnoxious because of its size and use, and especially a detriment because it is our opinion that its continual presence, which may open the door for other members to follow suit, will be damaging to Wildwood Shore-ites' property values and any member who may have reason to sell his property will be confronted with positive sales resistance on the part of prospective buyers. Allowing prolonged presence of such type vehicles will detract from our formerly more attractive and dignified environment, which are the so-called "amenities" contained in Wildwood Shores' assessment calculations running as high as \$2500 additional. Certainly, if these "amenities" are obliterated by a future "trailer camp" atmosphere, the affected members would be impelled to petition for a lowering of taxes on their real estate. I draw your attention to this postcard printed many years ago which termed Wildwood Shores a distinguished community; I also draw your attention to several photographs taken by member Jack Damon of the Greist camper in its relation to adjacent property which remained in this one position for approximately six months. I am sure that every member of the Board would find objectionable any similar vehicle being stored in their full view from their picture windows a distance of only 30 or 40 feet away.

I reiterate that it is not the Greist camper alone which brought us to this meeting, but the desire that a regulation be

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not to be used for any other purpose than  
the one for which it was intended. The  
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formulated via an amendment to our Bylaws, to make sure that this Association will forestall any more of these vehicles being allowed to park for prolonged periods within our confines in full open view of the immediate neighbor members and passers-by, and prevent Wildwood Shores from becoming a shambles or a cheap trailer or camper storage facility. This same Bylaw should cover regulations for the parking and presence of trucks, buses, moving vans and similar conveyances by whatever name they are called. *I recommend that any appropriate by your Board for ex. Guests camp be resolved forthwith. J*

I welcome debate in this connection, and presuming that my opinions expressed above are in agreement with the majority of members here assembled, I will make a motion that a committee of similarly-minded members be appointed to whip into improved shape a Bylaw-amendment suggestion which I have attached to this statement.

*Henry J. Heidorn*  
Henry J. Heidorn, Member.

Encl.

1. The first part of the report is a general statement of the purpose and scope of the study. It is followed by a brief review of the literature on the subject. The third part of the report is a description of the methods used in the study. This is followed by a presentation of the results of the study. The final part of the report is a discussion of the results and their implications.

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Hopatcong, N.J. 07843  
July 15, 1972.

POSSIBLE BYLAW AMENDMENT

Wildwood Shores Property Owners' Association

It is the consensus of a self-appointed committee composed of MMMM Jack Damon, Henry Heider and Karl Blomberg that at the Special Meeting of this Association, July 15, 1972, to decide on status of trailers, campers, etc., parked within the confines of Wildwood Shores, a Bylaws Committee should be appointed to draft a new Art. IX, Sec. 3 somewhat along the lines of the following suggestion. It is considered that the Association's current "Const. & Prop. Inst." Committee should be a Standing Committee with its duties outlined in the Association's Bylaws like all other Standing Committees, and that this Standing Committee should be concerned with Wildwood Shores environmental problems generally which should include the regulation concerning the vehicles cited.

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ART. IX, Sec. 3 - Environment.

(A) It shall be the responsibility of this Committee to make certain that all members adhere to the Association's covenants, updated or not, annexed to their deeds recorded in Sussex County Clerk's Office. This shall include the procurement of plans from members, or applicants, for membership, for any contemplated new construction and/or supplementary major alterations and appurtenances, which this Committee shall discuss with the immediate surrounding members, whereafter the Committee's recommendation shall be submitted to the Board of Governors for decision.

(B) It shall be the responsibility of this Committee to forestall situations which may impair the environment and ecology of the Wildwood Shores development. This shall involve, but not be limited to, watchfulness to prevent parking for a period not to exceed three (3) consecutive days, with exceptions hereinafter indicated, whether on private, Borough or Association property, where the location is overtly conspicuous to other members from their homes, or to passersby, of any trailer, camper, truck, bus, moving van or similar conveyance, regardless of size. This same regulation shall be applicable to members, their families, prospective members, renters, visitors and guests.

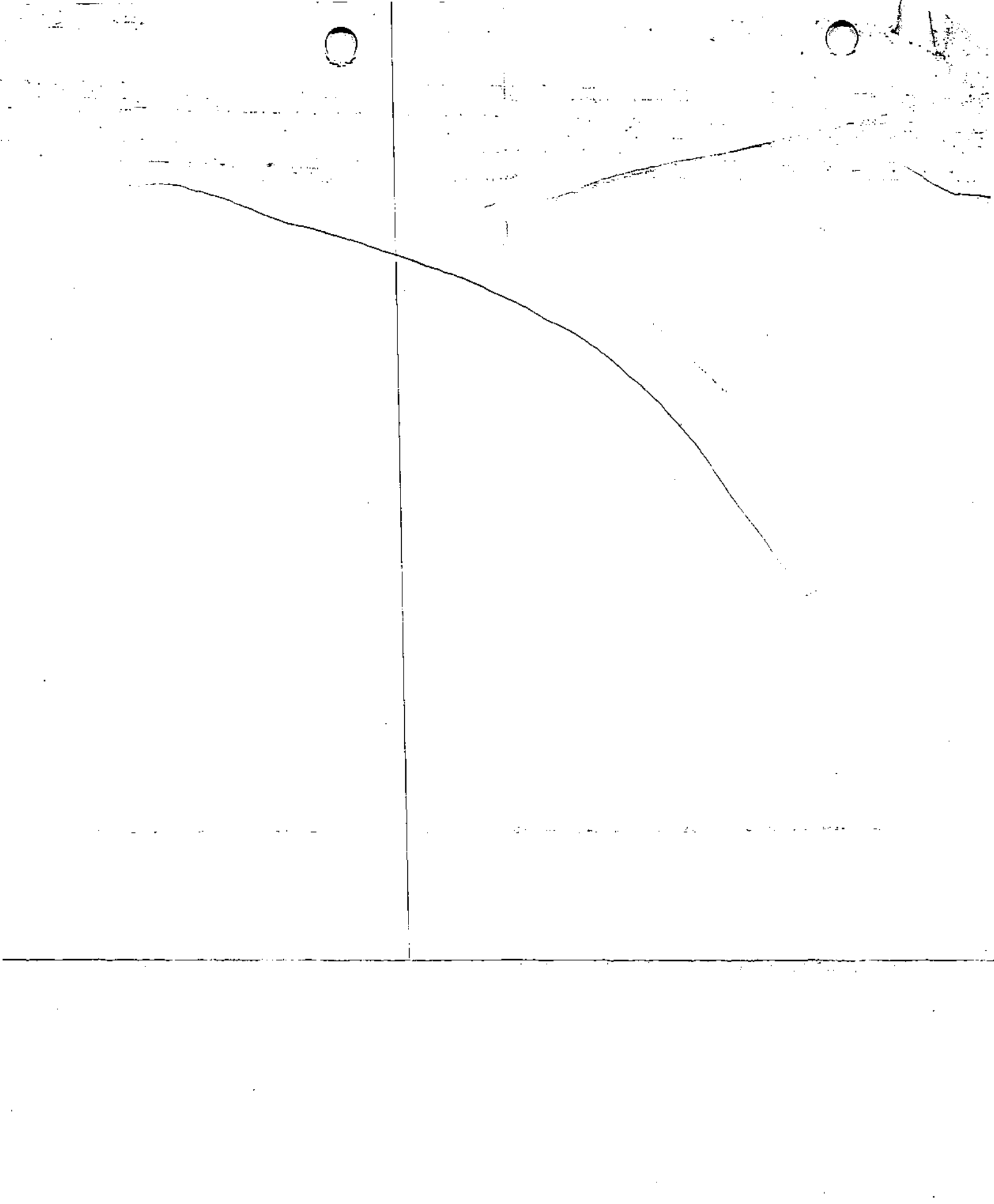
(C) An exception shall be made when the otherwise proscribed vehicle is required by its user to reach his or her place of business, provided any non-use does not exceed three (3) consecutive days. No more than one (1) any such vehicle shall be authorized for any one member's home occupants.

(D) This Committee shall guard against too frequent repetitions of the three-consecutive-day-parking limitation, and neighbor members are requested to cooperate with the Committee to prevent violations. However, any such vehicle shall be allowed to park conspicuously temporarily at infrequent intervals for the purpose of packing or unpacking contents or for other similar short-stay necessities.

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If a title for this Standing Committee can be devised other than the one we have indicated, to more appropriately define the duties, we are agreeable. This new Standing Committee in other words, would have complete responsibility to prevent situations whereby the spirit of the Association's charter of organization and purpose might be violated by members, renters and guests, all with a view to upholding the amenities of our development which have prevailed over the years and are so recognized assessing- and tax-wise by our Borough and County officials.

NOTE: By making "Environment Committee" in suggested Bylaw amendment, Sec. 3, all succeeding Committees in Article IX would be moved ahead one number ("Special Committees") would be designated Section 13.



DEBATING POINTS  
in opposition to  
TRAILERS, CAMPERS, TRUCKS, BUSES, U-HAULS  
OR SIMILAR CONVEYANCES  
PARKED OR STORED IN  
WILDWOOD SHORES

(3)

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1. Prolonged parking and/or storing of vehicles in the above categories are considered to be in violation of the spirit of the Association's corporate charter outlined in Art. II of our bylaws.

2. Any such vehicle not characterized as a traditional passenger automobile, regardless of size, contour, use, even in the makeup of a U-Haul or similar conveyance, when continuously and conspicuously parked within the confines of Wildwood Shores, are looked upon as a "nuisance and obnoxious", which words are quoted from Par. 5 of the "Restrictions, Wildwood Shores, Lake Hopatcong", annexed to all members' deeds recorded in Sussex County Clerk's Office, Newton, N.J. Not only do the immediate neighbor-members at Bonaparte Point think this way, but also a great many other Wildwood Shores members who have observed the monstrous conveyance at the Greist roadside.

3. Long, protracted parking and/or storing of vehicles in the category of the Greist family camper, "land yacht" or whatever else it may be called, because of its location and size are comparable to a detached garage which our restrictions prohibit in the main, and it is the general feeling of our members, and the public for that matter, that presence of a trailer cheapens a development and even one of them establishes a serious precedent which before long could convert Wildwood Shores to the likes of a trailer camp.

4. Our restrictions have prevented some members from erecting a detached garage and a few have had to tie in such detachment with a device to improvise a theoretical attachment. In Minutes of general membership meetings of the past, there will be found paragraphs stating that by unanimous decision of the members, plans for exterior alterations of a member's house, excavations and general change of the looks of a homesite must have the agreement of adjacent member neighbors before even the Board of Governors may approve the plans. Sanction of the immediate member neighbors in relation to the Greist camper was not obtained by the Board prior to approval which we understand was given; they maintain they could find no provision in the bylaws to compel disapproval, but were not aware of decisions embraced in meeting Minutes.

5. It is a recognized fact that vehicles of this description are a detriment to closeby property values, and many localities such as Hollywood, Florida, have enacted ordinances prohibiting such vehicles from being parked in full view in the neighborhood. Conspicuous parking of such in Wildwood Shores is decidedly unfair to members who have been here for years and spent thousands of dollars on their homes to keep them environmentally dignified, only to find that when it may come time to sell, they will experience sales resistance and will have to lower their price because of a prospective purchaser considering such parked vehicle a detriment.

6. It has been verified that Wildwood Shore-ites pay a higher real estate tax than most other localities in Hopatcong because of what the assessors term "our amenities". We are assessed \$2,500 higher than the others because we are supposed to have pleasanter and more beautiful surroundings. Certainly, if the Greist's and other vehicles in the subject categories are allowed

to remain parked or stored roadside or otherwise conspicuously in full view of other members and passersby, steps will be taken to convince the authorities that the so-called amenities in Wildwood Shores have been obliterated and, therefore, we should be entitled to a tax reduction. We would rather pay the higher tax than have our development deteriorate to a trailer camp!

7. Whenever a vehicle in the above categories is considered by two or more adjacent members to be an eyesore, a nuisance and/or obnoxious, our bylaws should provide for prohibition of such vehicle parked on a permanent basis. A sensible compromise would be that any such vehicle might be allowed to park for, say, not more than 48 hours at a member's property for packing or unpacking, and for, say, not more than three (3) times in any one calendar year.

8. The restriction contained in par. 7 should apply not only to any member owner of such conveyance, but also to any member's visitor(s) who may arrive in a trailer or such and who pursuant to the preceding paragraph would be required to remove the vehicle after a maximum stay of 48 hours.

Unfortunately, the Association's Restrictions included with our deeds cannot be updated-- they were formulated in 1938/9 before vehicles such as campers existed in volume. Newton Attorney, John Knox, has explained that in order to do such updating, the entire Association membership would have to vote on the revised wording and considerable legal fees would be incurred to bring about a substitution of the new covenants, and it would be practically impossible to secure unanimity among the entire membership.

10. Mr. Greist failed to obtain approval of his immediate neighbors prior to erecting his large roadside shed, even though he knew of a letter which the Association's Secretary furnished Borough Building Inspector Yates, that this prior approval was to be obtained. At first the member neighbors objected to this shed and especially to Mr. Greist's ignoring the agreement of securing their prior approval. However, inasmuch as he blended the shed into the general environment of the area, conclusion was reached to consider the shed now O.K.