

WILDWOOD SHORES OWNERS' ASSOCIATION

An Association Not for Profit Incorporated Under New Jersey Laws

BOX 601

HOPATCONG, NEW JERSEY 07843



May 10, 1977

Dear Member:

The enclosed letter was sent to the Board of Governors and asked to be sent to you. It has merit and should not be taken lightly. Mr. Blomberg is a long time member of this community and contributes greatly to this Association. He also is paying for this mailing!

On another subject, the following committees need workers, and I know the first thing that comes to your mind is you have enough to do without getting involved in something else. Well, if you want less for your dues money then don't help out, don't try to keep dues down.

For your information this list includes the entire Board of Governors and officers.

PRESIDENT:	Peter Ruprecht 398-1048
VICE-PRESIDENT:	Mal Malanga 398-0428
SECRETARY/TREASURER:	Emery Hines 398-6480
MEMBERSHIP:	Hank Schefer 398-3119
DOCKS & BEACHES:	Jim Brown 398-7037 & Al Wakefoose 398-4963
MOORINGS:	Al Wakefoose 398-4963
ROADS:	Mal Malanga 398-0428
CLUBHOUSE:	Bob Viola 398-2582 & Rose Honchar 398-0860
PROPERTY INSPECTION:	Mes Gulamerian 398-3912
BADGES:	Eleanor Morstatt 398-5675
LEGAL:	Mes Gulamerian 398-3912
CONSTRUCTION:	Stan Bentzen 398-3136
WAYS & MEANS:	Eleanor Morstatt 398-5675
ENTERTAINMENT:	George Malanga & Peggy Viola 398-2582
CHILDRENS:	We're still looking - ANY VOLUNTEERS!

If only one member from every family would contribute just one day per year, we could get anything and everything done that we want to. Some of our plans are: beautification of entrance; dock work at Pebble Beach and Pool; re-paving Sand Harbor Fire Lane; clean-up of all beaches, trails and Clubhouse; Annual Beefsteak at Clubhouse; and a Rummage Sale. If we get no help from Association members, we will be forced again to hire either Association members (who will get priority) or outside contractors to get the jobs done. Please check whichever committee you would like to work on and designate the family member who is volunteering. More than one volunteer per family is welcome! You can let us know of your choice by either mailing the form to our Post Office Box 601, or any of the Governors or simply

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call the Governor who heads your chosen committee. If none of that is practical, then call Adrienne Ruprecht 398-1048, and she will take all the information.

Just a few notes...after your dues have been paid (give us a few days (week) to process the payment), you can pick up your badges at Eleanor Morstatt's house, 67 Wildwood Shores Dr. Also, any items you may have for our Rummage Sale can be dropped off at Morstatt's - same address.

Due to low participation, swimming lessons will not be given this year at our beaches.

One final but important note. There has been a rash of For Sale signs lately in Wildwood Shores. Because our Deed Restrictions prohibit the display of these and all other signs, we would like to continue enforcing this rule. However, it is up to each individual property owner to instruct their Realtor not to display such signs. It takes total cooperation and participation to maintain and where possible improve our community.

Yours for a better Association,

Peter B. Ruprecht
PETER B. RUPRECHT
President

PBR/amr

Mr. Peter B. Ruprecht, President

The Board of Governors of Wildwood Shores Property Owners Association
Residents of Wildwood Shores.

There is a certain feeling of resentment among residents of our community, and it could be serious.

The most dangerous feeling of ire now is about the newly renovated Sand Harbor dock. The cost was rather steep.

Why should lakefront property owners contribute to the maintenance of facilities that they have little or no use of?

Besides, they also have to keep their own private docks in good repair.

But here is the rub:

Many years ago we had a separate account for income derived from docking spaces, and this account grew in size year by year till the temptation of acquiring it could not be arrested, and as a consequence it was transferred to the general account.

Had this not happened community docks and docking spaces would have been taken care of by this special account alone.

There would not be any doubt or any question now as to who is paying for what.

Also! About a dozen years ago all of us were faced with a serious decision whether to lose the right to enter upon the lake or to run heavily into debt in order to secure this privilege.

The land company offered for sale a package, consisting of the underwater rights round W.W. Shores plus fragments of undesired and hard-to-get-rid-of land, some along Maxim Drive.

This shrewd proposal was based on the presumption that all of us came to W.W. Shores because of Beautiful Lake Hopatcong, not because of the lure of being bogged down in the sticks.

We had to accept this costly and ugly package, and we have been burdened by heavy interest and taxes because of it ever since.

There are still many members who unselfishly lent money to the association in order for it to buy this concoction in return for very risky promissory notes. A number of these bonds are still not redeemed, and perhaps they never will be - a deplorable aspect.

This strip of underwater rights stretches, as we know, from Sand Harbor Beach all the way to the swimming pool. There are some openings in the barrier not controlled by us.

Around 125 "landlocked" properties and about 25 lakefront ones were affected by this deal - a ratio of 5 to 1. However, in contrast the community at large has only 5 outlets to the lake, some of them serving also as heads of fire lanes.

There is no reason to blame the one group of us for getting the better of the other one. The reason for dissent and misconception is the result of unfamiliarity of facts, also because of failure by some real estate agents to inform newcomers to our community that contracts between the organizers of W.W. Shores and the original property owners are still in force, and very much so.

In case we do not get support from everyone here, and as a result our association would fail to meet its obligation, we could eventually face bankruptcy.

There are strong possibilities that our community assets, including the underwater rights, could then be taken over by creditors.

For all of us it would be a dismal fate indeed either to have to sit and gaze at the lake or to drive us to brave the stigma of trespassing.

Karl Blomberg