

**Invitation to 2021 Annual Meetings of
Wildewood Estates Road District and the Belgrade Lakes Colony Association**

Property owners are requested to attend the 2021 Annual Meetings of the Wildewood Estates Road District and the Belgrade Lakes Colony Association to be held on June 26, 2021 at 10:00 AM at the Belgrade Central School, 158 Depot Rd, Belgrade, ME 04917. Registration will commence at 9:30 AM to validate membership and provide voting materials. As we write this, face coverings are still required at indoor gatherings in Maine.

The purpose of the meeting is to hear reports from the 2020/2021 WERD Executive Committee (EC), approve the proposed budget for the 2021/2022 Fiscal Year and conduct other items of business as described in the enclosed Warrant. Please bring all of these documents with you to the meeting.

General Information

Proxy Ballot: Included in the documents attached, is a Proxy Ballot for your use in the event that you are not able to attend the Annual Meeting in person. Your vote counts and we want your voice to be heard. You may mail your Proxy Ballot to the WERD Postal Box whose address is: WERD, Attention Rico Durante, Interim Chairperson, Wildewood Estates Road District, 23 Balsam Estates, Rome, ME 04963. Alternatively, you may hand deliver your Proxy documents to any WERD Board member by June 20, 2021.

Road Assessment Collections: This year WERD has collected about 84% of the road assessments. As noted in the Spring Update, mailed in April, failure to pay notices have been suspended this year. A more detailed report on outstanding assessments will be given at the annual meeting.

Road Work: Repairs to the roads and spring maintenance are scheduled for the end of May. A full report on work accomplished this past year and projects proposed for this and future years will be presented at the Annual Meeting.

Change of Address: If your mailing address or other contact information, has changed in the last year, please update it with WERD, at the meeting with those staffing the sign-in sheets and also with the Town Tax Collector with your new address. WERD uses the Rome tax rolls for all property ownership and addresses.

Arrival at the Annual Meeting: We encourage members to arrive 20 to 30 minutes early for the 10 AM Annual Meeting so that you can sign-in and it will give you a chance to meet BLCA/WERD members that you may not know.

Wildewood Estates of Belgrade Lakes Colony is your community. Your input and votes count. Please make every effort to attend the meeting or assign your Proxy Ballot so that your voice is heard and counted on the issues before us at this meeting.

Rico Durante

Interim Chairperson – WERD Executive Committee

APPLICATION TO CALL A PRIVATE ROAD OWNERS AND OCCUPANTS MEETING
PURSUANT TO 23 M.R.S.A., S: 3101 et seq.
For
WILDEWOOD ESTATES ROAD DISTRICT – A PRIVATE WAY

The following three owners (3) of the private ways in the Wildewood Estates Road District (aka WERD) in Rome, Kennebec County, State of Maine, apply to call a meeting pursuant to 23 M.R.S.A., S: 3101 et seq. to be held at the Belgrade Central School, 158 Depot Rd, Belgrade, ME 04917, 26 June 2021 at 10:00 AM for the occupants of said ways, and to use the attached Notice of Meeting and Warrant to call the meeting.

Dated: 5/27/21

by (print name) Jenny Boylan

Signature Jenny Boylan

Owner of:

99 Aspen Est., Rome ME 04963

Dated: 5/25/21

by (print name) Debora Morris

Signature Debora Morris

Owner of: 3 Balsam est

Rome, ME 04963

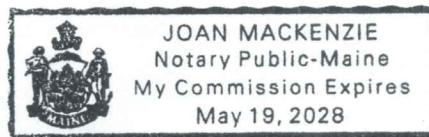
Dated: 5/25/21

by (print name) Liyda L. DuWayne

Signature Liyda L. DuWayne

Owner of: 30 Wildewood Est.

Rome, Maine



Notary Public Printed Name: Joan Mackenzie

Notary Public Signature: Joan Mackenzie



Wildewood Estates Road District – WERD
27th Annual Meeting Warrant
Rome Community Center

To: All property owners in Wildewood Estates in Rome, Kennebec County, Maine

You are hereby notified by the undersigned Notary Public pursuant to 23 M.R.S.A. 3101 et seq., of a meeting at the Belgrade Central School, 158 Depot Rd, Belgrade, ME 04917, on Saturday, June 26, 2021 at 10:00AM to act on the following articles for the maintenance of certain roads of Wildewood Estates for the twelve-month period from July 1, 2021 to June 30, 2022.

Article 1: To see what rule of procedures the owners will choose to conduct the meeting and to select a Moderator recommended by the Executive Committee.

Article 3: To hear any reports from the WERD Executive Committee

Article 4: To see if the property owners will approve and accept the proposed budget which is attached hereto, totaling \$ 53,444 (which includes the \$10,000 Emergency Fund), and including assessment structures for the fiscal year of July 1, 2021 to June 30, 2022 as presented below.

Class A: Property owners whose property includes a single, habitable dwelling and one or more lots of land, whether contiguous or not - \$ 488.00.

Class B: Property owners whose property includes one or more lots, whether contiguous or not: 1.22% of Town of Rome Real Estate Tax valuation capped at \$110.00.

Article 5: To see if owners will approve October 31, 2021 as the deadline for the collection of assessments and approve the current late fee charge of any unpaid assessment of \$32.00.

Article 6: To see if the owners will elect a Road Commissioner as part of the Executive Committee whose duties shall be to determine what repairs and maintenance are needed for the upkeep of said roads, make necessary recommendations to the Executive Committee, and to perform such maintenance duties in concurrence with said committee.

Article 7: To see if the owners will elect a Treasurer as part of the Executive Committee whose duties shall include working closely with an outside independent financial professional to ensure all WERD financial records are maintained.

Article 8: To see if property owners will elect four assessors as part of the Executive Committee whose duties will include managing the general business affairs of the District in accordance with the policies approved by the owners of properties in said District.

Article 9: To see if property owners will elect a Clerk as part of the Executive Committee whose duties shall include recording and maintaining the administrative records of said organization, working closely with the Treasurer and outside financial professional, manage filings at the Registry and with the Secretary of State, prepare reports/documents and carry out directives of the Executive Committee.

Article 10: To hear any concerns from the community.

Date _____

WERD Chairperson Signature

Date _____

Signature and seal of Notary Public