

WOLD IMPROVEMENT & SERVICE DISTRICT HANDBOOK

Reviewed & Approved May 27, 2026

Most of the information in this Handbook has been thoughtfully developed, discussed, approved, and updated over time by past and present Boards of Directors, and is reflected in official board meeting minutes. Additional guidance comes directly from county and state statutes that apply to our mountain community. In January 2020, the current Wold Board of Directors brought this information together into the Wold Improvement & Service District Handbook. The Board of Directors approved the current version of the Handbook.

I. PURPOSE

The Wold Improvement & Service District Handbook is intended to serve as a helpful informational and reference guide for members of the Wold Tract community. Its purpose is to share information related to owning or renting property in Wold Tract, while outlining Board-approved practices and procedures that support a positive, respectful, and well-functioning community.

This Handbook is designed to help neighbors live and coexist more peacefully by providing clarity, encouragement, and direction toward appropriate resources when questions or concerns arise. It is not intended to replace or supersede any governing documents. Property owners, renters, and guests are expected to follow both the District Bylaws and the guidance outlined in this Handbook.

II. DEFINITIONS

The following definitions are provided to help clarify the roles of individuals who live in, visit, or are otherwise part of the Wold community:

- **Landowner (“Owner”):** An individual or legal entity—such as a trust, LLC, or partnership—listed on the property deed filed with the Albany County Clerk for property located within Wold Tract.
- **Renter:** A person who pays an owner to occupy a residence within Wold Tract during a period when the owner is also not residing in the home.
- **Member:** A person who owns property within Wold Tract, or a person renting from an owner who is a qualified voter in Albany County and has a permanent residence within Wold Tract.
- **Guest/Visitor:** An individual who is not a renter and is either staying in the residence of a member or visiting a member.

III. GOVERNING DOCUMENTS

As a special service district, the Wold Improvement & Service District operates under the Wyoming Special District Act (§ 18-12-101, et seq.). Our local governance is guided by three primary documents, each serving a distinct and key role: the Petition for Formation, the District Bylaws, and this District Handbook.

3.1 Petition for Formation The Petition for Formation officially established Wold Tract as a special service district in the State of Wyoming. It defines the District’s name, boundaries, purpose, funding authority, and the original governing board.

3.2 Wold Improvement & Service District Bylaws The District Bylaws function as the foundational governing document for Wold Tract. They establish the structure of the District’s governance in accordance with state law

and outline how the District is managed. The bylaws define membership requirements, voting procedures, meeting guidelines, and the powers and responsibilities of the Board of Directors and its officers. In practical terms, the bylaws guide how the Board conducts District business and oversees the administration and upkeep of the community. Additionally, the *Board Policies & Procedures Manual* provides guidance to the Board of Directors on specific areas of board operations and procedures, helping ensure consistent, fair, and effective management of the District.

3.3 Wold Improvement & Service District Handbook The District Handbook provides guidance for day-to-day living in Wold Tract and addresses topics not covered in the Petition for Formation or the District Bylaws. While it shares some characteristics with bylaws, the Handbook is broader in scope and intended to be a practical, user-friendly resource. The policies and information included are designed to support a respectful, well-functioning community and to benefit all members of Wold Tract.

IV. COMMUNITY

4.1 Communication Staying connected helps our community function smoothly and strengthens our relationships as neighbors. Wold offers several ways for property owners and community members to stay informed and engaged. Unless otherwise noted, these sources of information are available to both property owners and the public. Property owners may request access to resources designated as *Members Only*, such as the directory or Wold map, by contacting the Board Secretary.

a. Bulletin Board A community bulletin board is located at the entrance to Wold and is used to share important notices and information.

b. Email The Board Secretary can add you to the Wold Improvement group email list, which is the primary way to stay up to date on community news, events, and essential information. The Board Secretary monitors and maintains this email account. In the event of an emergency, timely updates will be sent to property owners as needed. Multiple individuals per property may be signed up to receive email updates. If your email address changes or you would like to add an additional contact, please email woldimprovement@outlook.com with your updated information.

c. Website www.woldimprovement.com The Wold Improvement & Service District website provides information related to the business and operations of Wold Tract. Current and archived reference materials, meeting minutes, and historical information are available on the site.

d. Facebook Group “*Wold Tract Community & Friends*” The Facebook group is a friendly and informal space for sharing information and staying connected. It includes community announcements, regional updates, and items of general interest. It’s also a fun place for neighbors to share photos, stories, and everyday moments from life in and around Wold.

e. Social Media Policy To keep online spaces respectful and welcoming for everyone, any Facebook post containing vulgarity, profanity, or language that demeans an individual or group will be removed immediately without review. Posts containing defamation of another person will also be removed immediately without review.

4.2 Emergency Contact Information In the event of an emergency affecting your property, it is important that Board members can quickly reach you or your designated emergency contact. Prompt communication can help

minimize damage to property or belongings. Please ensure that current and accurate contact information for your property is on file with the Board Secretary. Updates should be emailed or mailed to the Board Secretary.

V. GENERAL

5.1 Outdoor Burning Outdoor burning is permitted on private property in Albany County when no fire restrictions are in effect. The Albany County Fire Warden provides guidelines for burning refuse or slash piles on their website, and all members, renters, and guests are required to comply with any fire restrictions that are in effect at any given time.

When burning, it is especially important to take every precaution to keep the fire contained. While burning can be an effective way to dispose of refuse or slash, it also carries significant responsibility. If conditions are warm and dry, or if fire danger is rated High or above, please consider postponing your burn until conditions are safer.

Outdoor cooking fires using open or closed charcoal grills and propane grills are allowed. Fires for recreation or personal enjoyment—such as individually constructed fire pits, commercial portable fire pits, and commercial propane fire pits—are also permitted. However, burning, and outdoor cooking are strongly discouraged on days when the National Weather Service issues a Red Flag Warning.

VI. INFRASTRUCTURE & MAINTENANCE

6.1 Address Signs Emergency personnel strongly encourage all property owners to clearly mark their homes with a reflective address sign. While many owners choose creative or unique signs, first responders recommend the following for maximum visibility and safety:

- Reflective sign displaying both the number and road name.
- Numbers at least three inches high.
- Plain block numerals (no script or handwritten numbers).
- Numbers on a contrasting background, preferably white or black.

Clear and visible address signs are essential—not just for forest fires, but for all emergencies, including heart attacks, strokes, broken bones, or severe injuries. First responders rely on easily visible signs to locate homes quickly.

6.2 Mailboxes If you would like a mailbox at the entrance of Wold, please contact the Board Secretary. There is a one-time \$75 fee for mailbox installation. After payment, you can verify your address with the Laramie Post Office using the provided link. For lost keys or issues with mailbox locks, residents must contact USPS personnel directly.

6.3 Roads Named roads in Wold Tract are privately owned by the individuals listed on the deed in Albany County but are maintained by the Wold Improvement & Service District. The District Budget includes funds for ongoing road improvements, including road base upgrades, drainage, and signage, to keep our roads safe and functional.

6.4 Easements Most roads cross private property with ingress and egress easements signed by landowners, allowing travel for property access or community movement. These easements do not grant access to private property beyond the road, nor do they give permission to park, scrape, grade, or plow snow without the landowner's consent.

As these roads are private property, all users—including the District, neighbors, contractors, and guests—must respect the easements and property rights of the landowners.

6.5 Traffic & Safety All residents and visitors are expected to follow Wyoming State driving statutes, including regulations for automobiles, ATVs, UTVs, motorcycles, snowmobiles, and other motorized vehicles. Wyoming State Trails provides additional guidance for operating ORVs and snowmobiles.

To ensure the safety of our mountain community, the following rule also applies:

- **Speed Limit:** As voted on by the membership in 2021, the speed limit on all roads within Wold Tract is 10 mph for all vehicle types—including cars, trucks, motorcycles, snowmobiles, side-by-sides, tractors, scooters, and ATVs.

VII. CONFLICTS WITH NEIGHBORS

Most property owners willingly follow the regulations that help care for and protect the Wold Tract. When concerns or disagreements do arise, they are often the result of simple misunderstandings or unintentional actions. Owners are encouraged to first reach out to one another directly and work together as neighbors to find a solution.

A friendly conversation—whether in person, by phone, or by email—can often clear up concerns quickly and lead to a positive outcome for everyone involved. In most cases, open and respectful communication is all that is needed to resolve an issue.

If a concern cannot be resolved through these informal conversations, owners may choose to seek additional assistance by reporting the situation to the Albany County Sheriff's Office. The Sheriff's Office can help by discussing the concern with the parties involved and working toward a fair resolution.