



# Woodmoor

IMPROVEMENT ASSOCIATION

## NEWSLETTER

June 2025



### President's Report by Brian Bush

Your Board of Directors continues to evaluate and fund improvements to our community with funds you have entrusted to us. For example, we approved a contract to replace windows and a door in our administrative area to increase employee comfort and energy efficiency. We have also purchased new fans for the Barn and other lighting upgrades. Work on this project was facilitated by Director Jason Hann, who saved the Association thousands of dollars in installation fees by offering to do the work himself. The Board also purchased a new Toyota RAV4 as a Woodmoor Public Safety vehicle, which is something we have to do on a regular basis given the number of miles our outstanding officers put on our vehicle fleet. Finally, Director Steve Cutler is working hard on deciding on various improvements to our Common Areas by our contractor.

In addition to administering our state forestry mitigation grant (just shy of \$150K), the Board, mindful of our firewise obligations and the danger of wildfire, continues to review covenant enforcement for those unmitigated properties that present a clear danger to the community. While the Board hopes that all residents take mitigation seriously, given the increasing cost and availability of insurance, the Board recognizes that it may become necessary to take enforcement action against select properties when their owners have neglected firewise mitigation and those properties present a danger to our community. I also encourage interested residents to attend a firewise presentation by Division Chief Bradley at the Barn on June 14<sup>th</sup> (please RSVP for this event). Division Chief Bradley has a great number of helpful ideas on making our community safer from a wildfire.

Lastly, I want to thank the vast majority of our Association members for being such great neighbors. From working with us on covenant enforcement issues to paying their dues on time, they make the work of your Board a much easier experience. For those very few of you who don't fit this category, please understand that the Board owes it to those outstanding Association members to take appropriate action to collect dues and fines, and enforce our very reasonable community standards. For any Association member who has a suggestion about changing our Rules and Regulations (remembering that changing our Covenants would be practically impossible), I urge you to contact Director Jennifer Davis, who has graciously agreed to be the head of an effort to update those Rules and Regulations. Her contact information is listed elsewhere in this newsletter.

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# Woodmoor<sup>SM</sup>



## 2025

### Chipping Days

6/21 & 6/22 and 7/26 & 7/27

Lewis Palmer High School

Saturdays 8am to 4pm

Sundays 8am to 2pm

For More Information:

488-2693 x 4 [www.woodmoor.org](http://www.woodmoor.org)

#### What is acceptable:

- ✓ Woody limbs & branches only, up to 8" in diameter
- ✓ Pine needles (must be removed from bags)
- ✓ Construction materials (no nails or wire)
- ✓ Junipers

#### What is NOT acceptable:

- ✓ NO trash, weeds, or yucca
- ✓ NO nails or wire
- ✓ NO root wads, dirt or rocks
- ✓ NO grass clippings or bags of leaves

**\*Please pull up and unload your vehicle where directed**

## Common Areas by Steve Cutler

Spring has come, and the rain is bringing the Common Areas to life. As the vegetation comes to life, so do the noxious weeds. WIA will have a contractor spraying for noxious weeds in Woodmoor Common Areas late May into June as weather permits. Whether living adjacent to Common Areas or within Woodmoor you can help WIA save money in the future by taking care of the noxious weeds from spreading on your own properties. Mullen and Russian Thistle are currently Woodmoor's biggest weed issue. In addition, WIA continues to survey the Common Areas for Firewise and will be hiring a contractor for mitigation during the year. Like the noxious weeds, anything you can do on your own property that is Firewise will help out the Woodmoor neighborhood and hopefully stabilize home insurance costs for each homeowner. Take advantage of WIA Chipping Days June 21<sup>st</sup> and 22<sup>nd</sup> and July 26<sup>th</sup> and 27<sup>th</sup>. These are free to Woodmoor residents, and we do ask non-residents for a small donation for each load.

Common Areas are for you the residents to enjoy and for all who do, this is your HOA where it is appreciated by all to pick up after their pet. WIA provides pet waste stations on most trails with both bags and trash cans to help those who use the Common Areas to easily dispose of pet waste and trash. These stations are serviced weekly to help keep our Common Areas enjoyable for all to use. WIA has received a few complaints about aggressive dogs and dogs running onto properties beyond the Common Area boundaries. As a reminder, WIA asks all dog owners to be responsible by having your dogs on a leash or other positive control, such as verbal or electronic, in order to be respectful to those that walk on and or live adjacent to Common Areas. WIA appreciates all who want to help protect and preserve these most important assets of Woodmoor. Wishing everyone a safe and enjoyable Spring and Summer season.

## Risk in the Wildland Urban Interface

**June 14, 2025 from 10 am to noon at The Barn**

**Presented by Division Chief Jonathan Bradley**

### MONUMENT FIRE DISTRICT-RISK IN THE WILDLAND URBAN INTERFACE

- WILDFIRE HAZARD MANAGEMENT
- VEGETATION MANAGEMENT AND FOREST HEALTH
- AREA FEATURES AND VEGETATION
- INGRESS/EGRESS
- QUESTIONS



*Serving with Character, Connection, and Commitment*

PLEASE RSVP BY JUNE 6, 2025 TO [JUSTIN@WOODMOOR.ORG](mailto:JUSTIN@WOODMOOR.ORG) OR  
[DENISE@WOODMOOR.ORG](mailto:DENISE@WOODMOOR.ORG)

# From WPS

The largest threat to our community is a wildfire. Experts have said it's not a matter of if, but when, a wildfire will hit Woodmoor. This is the very reason why the Woodmoor Improvement Association (WIA) takes outdoor burning and fireworks so seriously. **Fireworks (including sparklers), improper burning of slash, trash, leaves, pine cones, recreational fire in an unapproved pit (campfire), burning during a fire ban or on a Red Flag day, can be a violation, with fines starting at \$5,000 per violation.**



**Wood-fueled recreational fires and portable outdoor fireplaces are allowed, but great care must be observed.** The fire must be in a commercially purchased fire pit or be constructed with brick, steel, concrete, clay, or other noncombustible materials. There should be no gaps between bricks where fire and embers can escape, with a total fuel area no greater than 36" in diameter, no more than 24" high (all fuel must be totally contained within the fire pit). All flammable material must be cleared from around the area, and the pit must have a screen (spark arrestor with holes no larger than 1/4") on top at all times, except when adding fuel. **Burning of trash, slash, leaves, and pine cones is never allowed.** The fire must be attended by a responsible adult, who has access to a cell phone to contact the fire department if a problem develops, and a source of extinguishment shall be present at all times. All fuels must be totally contained within the pit, fireplace, or chimenea. Propane-fired pits and BBQ grills are allowed unless restricted by a fire ban.

Fire bans are issued by the El Paso County Sheriff's Office and can be viewed by visiting:

[Fire Information | El Paso County Sheriff](#)

We encourage everyone to check current fire bans and weather conditions prior to using a recreational fire. Fire restrictions explained:

## EPSO Fire Restrictions

### Stage I Restrictions

#### Allowed

- Propane grills
- Charcoal grills
- Propane fire pits
- Wood burning fire contained within an approved fire pit with screen and area cleared of flammable material

### Stage II Restrictions

#### Allowed

- Propane grills only used for cooking

### Stage III Restrictions prohibit any outdoor burning of any kind

During a "Red Flag Warning", propane grills for cooking are allowed. For more information regarding Restrictions, please visit: [Fire Restriction Guide](#)

*If a recreational fire pit meets all the requirements, but is not being used correctly, you can still receive a violation notice.*

*Please do not use ANY type of fireworks within Woodmoor and make sure you follow all rules when using a wood-fueled recreational fire!* The WIA and WPS will be aggressively enforcing any fireworks and noncompliant fire pits!



# Annual Garage Sale

The Annual Garage Sale is back for 2025. Local realtors, Jeff and Claire Garlick organize the Woodmoor Garage sale each year.

This year the garage sale will be held on **Friday, June 27th and Saturday, June 28th** from **8am to 2pm** each day.

To register, please go to: [woodmoorgaragesale.com](http://woodmoorgaragesale.com).

Maps will be available at Wesley Owens, Community Banks of Colorado, and online.

Registration deadline is Friday, June 20th.

**Any questions should be directed to Claire Garlick at 719-332-8360.**



## Unstowed trash containers

We are noticing a large amount of trash cans that are not being stowed properly out of sight on lots across the community. We want to remind you that trash cans must be stored in a manner that they are not visible from the roadway or adjacent lots when it is not the day of trash collection, and that all containers must be stored away the same day of pickup. Many of the violations are trash containers being left out next to the garage or on the side of the house and visible from the roadway all week long. There are generally two ways that residents choose to correct this type of violation;

1. Moving the trash cans to the inside of the garage (this may be the least desirable solution during the hotter days of the year), or
2. Building an ACC approved enclosure so that the trash cans are not visible from the roadways or adjacent lots.

Solution number 2 is the avenue that most residents take and it is a relatively easy process to complete. Bob Pearsall can help you get started with this small project. You can contact him at [bob@woodmoor.org](mailto:bob@woodmoor.org) or by phone at 719-488-2693 ext. 3.

The bears are already out of hibernation and roaming the area looking for food. They will get into your trash if not stored in your garage or in an approved enclosure.

We will be looking for unstowed trash containers community-wide in the the month of June and will be using our covenant enforcement process to bring lots into compliance with our Rules and Regulations. Please do your part and be considerate of our beautiful community! If you have any questions regarding our Covenants please reach out to Justin Gates at [justin@woodmoor.org](mailto:justin@woodmoor.org) or by phone at 719-488-2693 ext. 4



## Are you missing out on important information?

Please sign up at the bottom of any page of the WIA website ([www.woodmoor.org](http://www.woodmoor.org)) for WIA email updates and/or to receive the monthly WPS reports sent out by Chief Nielsen. If you want both WIA email blasts and the WPS reports, you will have to sign up for each one separately. Due to email regulations, you may be asked to verify that you signed up for the email updates.

WIA has approximately half of the residents signed up for the email updates. We **NEVER** sell our email lists, and we only send information that is of importance to the residents—such as meeting announcements, chipping day information, notifications of fire bans or other emergencies, and updates to local road construction projects when we get them.

The quarterly newsletters are emailed and available on the WIA website.

**PLEASE READ:  
IMPORTANT  
MESSAGE**

## Contact information for Board members

Brian Bush—President@woodmoor.org

Peter Bille—VPresident@woodmoor.org

Pete Giusti—Treasurer@woodmoor.org

Rick DePaiva—Secretary@woodmoor.org

Or DirCommunityOutreach@woodmoor.org

Ed Miller—DirArchitectControl@woodmoor.org

Steve Cutler—DirCommonArea@woodmoor.org

Jennifer Davis—DirCovenantControl@woodmoor.org

Jason Hann—DirForestry@woodmoor.org

Brad Gleason—DirPublicSafety@woodmoor.org



## 7 Tips for working with a Homeowner's Association

1. Know the rules and bylaws
2. Pay your dues on time
3. Stay involved
4. Participate in meetings
5. Volunteer
6. If fined, pay it
7. Get approval before making changes

Please communicate with the office staff.



## 2025 Chipping Days

Once again we have opted to have two full weekends of Chipping Days. Those dates will be 6/21 & 6/22 and 7/26 & 7/27 at the Lewis Palmer High School. These events will run from 8 AM to 4 PM on Saturdays and 8 AM to 2 PM on Sundays.

We encourage all residents to participate in these Chipping Days. We also encourage residents to let friends that live in other communities around us know that they can also participate in these events. These events are free to all **Woodmoor** residents, but we will request a small fee of \$5.00 to participate in our Chipping Days from non-residents. These events will benefit all communities in the area.

Please see flyer later in this newsletter for specifics on what is and is not acceptable.

If you have further questions, please contact Justin at 719-488-2693 x 4 or by email at [justin@woodmoor.org](mailto:justin@woodmoor.org).

# REMINDERS

Here are a few reminders about common violations within Woodmoor:

- **Trailers, RVs, Boats, ATVs**, etc. must be stored in your enclosed garage or off-site. We can issue a permit for up to 10 days if you need to work on them or if you are having visitors from out of town. They are allowed on the property for a total of up to 20 overnights per year. Please stop by the WIA for the permit during regular business hours (Monday through Thursday 8am to 4pm and Friday 8am to noon, excluding major holidays).
- **Tall grass and/or weeds** (native or not) are required to be mowed if they are taller than 9” per El Paso County Ordinance.
- **Any exterior project** should be approved by the Architectural Control Administrator or Committee. This includes re-painting (even if it is the same color), re-roofs, window and/or door changes/replacements, deck rebuilds or additions, driveway resurfacing, etc. You may email Bob Pearsall at bob@woodmoor.org if you are not sure whether or not your project needs to be approved. Most projects, unless it is a major modification, new build, or fence, do not require any fees. There is a form on the WIA website (www.woodmoor.org) under “Resident Tools” to apply for these types of projects and many more.
- If you are doing **interior work** that requires a dumpster or POD, please get approval prior to having them delivered. Contact Bob at bob@woodmoor.org or complete the online form on the WIA website (www.woodmoor.org).
- **Burning of slash** is absolutely prohibited and may be subject to a \$5,000 fine.
- Please be aware of **Red Flag Warnings and Fire Bans**. WIA posts banners on banner boards around the Association when there is a Red Flag Warning issued by the National Weather Service. WIA also sends an email blast when the El Paso County Sheriff issues any type of fire ban.
- Although **fireworks** may be allowed in El Paso County or Monument, they are **NEVER** allowed in Woodmoor. If caught, you will be subject to a Covenant Hearing and a possible \$5,000 fine.
- **Bears** are out and about, so please keep bird feeders out of reach or put away at night, do not leave pet food out, and please store your trash cans in your garage or an ACC-approved enclosure.

## No Dumping is allowed in Woodmoor Common Areas

It has recently been brought to the attention of the staff that people have been dumping their slash on at least one of the Woodmoor Common Areas. When this happens, it costs every resident money to pick up after the responsible party.

If you see someone dumping slash or trash in a Woodmoor Common Area, please contact Woodmoor Public Safety immediately at 719-499-9771. If the person(s) responsible are Woodmoor residents, they could be subject to a hearing where fines may be imposed. If it is a non-resident, they could be charged with trespassing.

The Board and staff are very responsible with the residents’ dues monies, and we do not want to spend it picking up after someone that is being irresponsible.



Fireworks, Campfires, and Open Burning are *NEVER ALLOWED* in Woodmoor.



**NO Open Burning**



**NO CAMPFIRES**

You could be fined \$5,000  
or more for  
violating these rules.



# Important Dates

July 4 — WIA Offices closed  
July 8 — ACC Meeting, 7pm  
July 17 — Covenant Hearings, 6:30pm  
July 22 — ACC Meeting, 7pm  
July 23 — WIA Board Meeting, 7pm  
July 26 & 27 — Chipping Event at LPHS



August 12 — ACC Meeting, 7pm  
August 14 — Covenant Hearings, 6:30pm  
August 26 — ACC Meeting, 7pm  
August 27 — WIA Board Meeting, 7pm



September 1 — WIA Offices closed  
September 9 — ACC Meeting, 7pm  
September 11 — Covenant Hearings, 6:30pm  
September 23 — ACC Meeting, 7pm  
September 24 — WIA Board Meeting, 7pm



## Woodmoor Board of Directors & Staff

**Brian Bush**, President

**Peter Bille**, Vice-President

**Pete Giusti**, Treasurer

**Rick DePaiva**,  
Secretary/Dir. Community  
Outreach

**Ed Miller**, Director of ACC

**Steve Cutler**, Dir of Common Areas

**Jason Hann**, Dir of Forestry

**Brad Gleason**, Dir of Public Safety

**Jennifer Davis**, Dir of Covenants

**Kevin Nielsen**, Chief of Public Safety

**Denise Cagliaro**, HOA Manager

**Justin Gates**, Covenants/Forestry

**Bob Pearsall**, Architectural Control/  
Common Areas

**Amber Garner**, Bookkeeping/Barn  
Rentals

**Office hours: Monday—Thursday 8am—4pm Friday 8am-noon**

1691 Woodmoor Drive, Monument, CO 80132