



# Woodmoor

IMPROVEMENT ASSOCIATION

## NEWSLETTER

### President's Report by Brian Bush

September 2025

After having served on the Board for nearly 10 years, the last 8 as your President, I thought I would write about the topic of good neighbors, and the less than stellar neighbors. Woodmoor Improvement Association, comprised of 3,190 homes and 8 sub-HOA's is truly blessed to have so many wonderful neighbors. Good neighbors appreciate the impact their activities (and non-activities) can have on folks who live nearby. They understand that every association member has the right to quiet enjoyment of their property. They understand that the reason why Woodmoor is such a desirable community with high property values is because we all look out for one another and we take care that our actions are consistent with our community values.

Of course, unfortunately there are a scattered few members of the Association who do not maintain their properties or who engage in unreasonable activities which interfere with their neighbors and the common good of our community. That is where the Association steps in and enforces our Covenants, Rules and Regulations. We do this by taking enforcement action when verified actions (or inaction) create a nuisance. Clearly this is a somewhat subjective standard and depends on many factors, such as the activity, the time of day, the frequency and whether prompt remedial action is taken by owners. And owners are responsible for the conduct of their tenants. WIA takes enforcement action against owners, not tenants.

So what should a neighbor do when confronted by a perceived nuisance? First, I recommend talking directly to the offending party, recognizing that is not always possible or prudent. But, secondly, WIA is indeed fortunate to have Woodmoor Public Safety on duty 24/7. When alerted to a situation (by calling the WPS number 719-499-9771) they will evaluate the situation, decide whether to approach the offending party directly and whether to issue a verified citation for later action by the Board of Directors. And while loud parties late at night, indiscriminate parking, lack of respect for adjoining property or open fires or use of fireworks often are the basis for enforcement action, so are barking dogs, unsightly yards, fire hazards from tall grasses or parking trailers for extended periods of time.

In closing, I urge all of our members to be considerate of their neighbors and avoid the negative impact their actions (or inaction) can have. As set forth in Jennifer Davis' article later in this newsletter, I urge all owners to properly inform their tenants of our standards and enforce those standards so the Board doesn't have to. Please be a good and considerate neighbor.



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## ALL Exterior Projects MUST be approved by WIA

Dumpsters    Driveway resurfacing    Deck replacement  
Enclosures    Fence    Hot tubs    Play equipment  
PODs    Paint/Stain    Re-roof    Sheds  
Siding Install/Change

Above is a list of just some of the exterior projects that you may be considering. Please remember that All exterior projects on your property **MUST** be approved by either the Architectural Control Administrator or the Architectural Control Committee. Most projects are free; however, there are some that require fees. You can submit most projects for approval through the WIA website. **Please remind your contractors that there is an HOA and exterior projects require our approval.**

If you have a question about whether or not you need to complete a Miscellaneous Project Application, please email Bob at bob@woodmoor.org. You can also contact him by phone at 719-488-2693 ext 3. Please leave a message if he does not answer, as he could be in the field or with another resident.

## Fire Mitigation & Grant Funding

Woodmoor Improvement Association has received another grant for 2025 to encourage residents to mitigate their properties and help make Woodmoor a safe community to live in and enjoy. As mentioned previously, WIA has been told by local fire officials and the Colorado State Forest Service that it is not a matter of **IF, BUT WHEN** a wildfire will happen in Woodmoor. It has the potential to take out at least 1,000 homes and the possibility of loss of life is also likely.

The last grant that WIA applied for and received was a 50/50 matching grant. The current grant is also a 50/50 matching grant. This means that the homeowner can be reimbursed for up to 50% of the costs they spend to mitigate their property. There is a specific list of what is reimbursable, and it does not have to be a contractor performing the work, as there is a standard hourly rate to reimburse the resident for work they perform themselves. The last grant was for \$245,000. Woodmoor was able to exhaust those funds before the deadline (end of 2023) and the Colorado State Forest Service was able to grant an additional \$30,000, which was to be used by the end of 2024. WIA residents were able to use that money up by the end of 2023. 144 residents participated and 75 acres were mitigated. None of the grant funds were used by WIA on Common Area mitigation. The current grant is less; however, we hope that residents will still take advantage of this opportunity.

**\*\*If you are interested in participating in the this grant, please email Justin at Justin@woodmoor.org and he will add your name/address to the list, and he will contact you to set up an appointment for your evaluation. There is certain criteria for the grant that must be met in order to be reimbursed, so please DO NOT start any work prior to having your lot evaluated.**

## 2025 Chipping Event Results

WIA would like to thank everyone who participated in the two weekend Chipping events that were held this year! As in the past, these were free to Woodmoor residents. We do accept donations; however, they are not required. We do request a \$5 per load donation from those outside of Woodmoor.

We were able to remove a total of 510 cubic yards of flammable material from the area (907 loads).

We would like to thank the Lewis Palmer School District for allowing us to utilize the parking lot as Lewis Palmer High School, our contractor Wilder Excavation, and Rocky Top Resources for working with us on the delivery and pick-up of the dumpsters. And a huge thank you to Ed Miller (ACC Director) for keeping track of the number of loads and collecting the donations. Without the cooperation of everyone involved, this would not be possible.

WIA will send out a notice of the 2026 dates as soon as we have them scheduled.

## Certificate of Appreciation Presented

A Certificate of Appreciation was presented to local Woodmoor resident and Eagle Scout, Ben Bowland. Ben will graduate from Lewis Palmer High School in May of 2026. He plans to attend Colorado State University after graduation. Ben supervised six Boy Scouts in the assembly and installation of three park benches in The Preserve. Ben demonstrated excellent communication skills with the WIA Common Area Administrator and leadership skills with the Boy Scout Troop. He raised and spent \$227.49 for (1) materials (concrete and gravel); and (2) food and drinks for his scout troop. Woodmoor purchased the park benches as part of the agreement when WOSC LLC donated the 65 acres of Common Area known as The Preserve. Thank you, Ben! WIA appreciates you and the Boy Scouts for a job well done.



## Do you have tall grass/weeds?

You are required to maintain your property **up to the roadway**, including the ditch areas. If you have tall grass/weeds that exceed 9”, please take the time to cut them down. Even though we have had some rain this year, it dries out quickly, and we don’t want a spark from a discarded cigarette or a dragging chain on a vehicle to start a fire. El Paso County ordinance also states that, natural or not, your grasses should be less than 9” in height. WIA will be sending out notices to those residents that have not mowed, in an effort to reduce the risk of a wildfire in Woodmoor.

## Do you have a trailer, RV, and/or boat stored on your lot?

If you currently have a trailer, RV, and/or boat stored on your property (outside of a garage), please be aware that this is against the Rules and Regulations, and WIA has sent out friendly reminders over the past few weeks. These items, if not stored inside of your garage, **MUST** be stored off-site.

The rule is up to 72 hours to load and then 72 hours to unload. More time can be granted for minor repairs or guests that have a need to park in your driveway. The maximum allowed overnights per year is **20**.

If you receive a violation, please act (communicate with the WIA Office or remove the trailer, RV, or boat) by the remedy date to avoid being sent to a Hearing before a majority of the Board. If you are sent to a hearing, fines may be assessed. Fines start at \$100 per violation.

## Are you missing out on important information?

Woodmoor tries to keep residents informed of important events or happenings, such as Fire Restrictions, community meetings, etc. Our best method of communication is through our website and email blasts. If you are not signed up to receive email blasts, please go to the website ([www.woodmoor.org](http://www.woodmoor.org)) and go to the bottom of the page where it says “Stay Informed”. You can sign up for WIA news only, WPS reports only, or both. We do not sell your email address, nor do we send junk emails—everything sent is relevant to the Woodmoor community. Also please consider mentioning this to your neighbors and friends in Woodmoor, as we only have about 1/2 of residents signed up.



# Common Wildland Fire Ignition Sources Explained

By Brad Gleason

If you've lived in Woodmoor for any length of time, you've surely heard about fire danger. Wildland fires are, without a doubt, the single largest threat to our community. The vast majority of homes in Woodmoor are within the Wildland Urban Interface (WUI), a term used to describe places where homes and businesses directly intermingle with areas of natural forests and other vegetation. The beautiful pine trees, dense groves of bushes, and areas of thick native grasslands that so many of us love about Woodmoor are also the largest hazard in terms of a potential fire.

Recognizing the inherent dangers associated with living in the Wildland Urban Interface, the Woodmoor Improvement Association specifically bans certain activities that present the most significant potential for fire ignition. Among these are campfires, open burning, and fireworks. The following information is intended to provide some context as to the "why" behind the ban on these activities.

**Campfires:** Many of us enjoy a nice fall evening sitting by the fire pit, however there is a noteworthy difference between the various types of fire pits that come to mind. Outside of Red Flag Warnings (Issued by the National Weather Service) and Burn Restrictions (ordered by the Sheriff and viewable at <https://epcsheriffsoffice.com/services/fire-information/>), a properly constructed **Recreational Fire Pit** consists of a solid perimeter formed of noncombustible brick, stone, concrete or similar, inside of which a small pile of logs or branches would be burned (maximum fuel pile not to exceed 3-ft wide and 2-ft high). Regardless of the fire pit height, the perimeter is completely enclosed (no gaps), vegetation is cleared from the immediate vicinity, and the structure is positioned on a non-combustible flat surface of concrete, dirt, brick, or otherwise. A spark arrestor (metal mesh grate with maximum ¼-inch openings) is also required to be used, which is placed across the top edge of the fire pit to prevent embers from escaping. In contrast, a **Campfire** generally consists of some rocks of varying sizes loosely assembled in a circular pattern, surrounding a pile of logs or branches intended for burning. The most notable difference between the two is the ability for flames and embers to escape the fire pit and extend to nearby vegetation. As a campfire burns, hot embers accumulate which can cause fire ignition through gaps within the rocks and by flying out of the loosely enclosed pit onto surrounding vegetation or nearby structures. For this reason, **campfires are not permitted in Woodmoor**, however there are simple and inexpensive ways to properly construct a recreational fire pit should you desire to do so. **A great alternative to wood-burning fire pits is a propane or natural gas fire pit or portable outdoor fireplace!**

**Open Burning:** Open burning has historically been a method used to eliminate unwanted wood piles, yard waste, and unwanted vegetation on large properties. By definition, open burning is not confined to a specific area, which creates significant risk of unintended fire growth. Due to the high potential for fire to spread, **Open Burning is prohibited in Woodmoor**, to include the burning of leaves, burning of pine needles, burning of weeds (including propane torches), and burning of slash and other yard waste. If you have large amounts of this type of material to dispose of, it can be bagged and set out with your weekly trash pickup, or a small roll-off dumpster may be useful.

**Fireworks:** Despite being readily available at various retail sites, **all fireworks are banned in Woodmoor year-round**. As a result of their high explosion hazard, unpredictability, and extreme temperatures (upwards of 2,000°F), fireworks are responsible for many injuries and destructive fires every year. Even though some of our surrounding communities may allow certain consumer fireworks that remain on the ground to be used, this is not the case in Woodmoor. While this may seem restrictive, it's important to realize that sparklers, fountains, smoke bombs, and other seemingly safe fireworks still contain explosive powder and other chemicals that react under heat to produce the intended effect. Sparks, flames, fuses, and similar components of consumer fireworks can easily ignite dry vegetation and structures, even hours after use, making them a significant fire hazard. When it comes to fireworks and similar novelty devices, If you have to ignite it, it is likely not permissible for use here in Woodmoor.

## Forestry Volunteers Needed

If you have any interest in becoming a Forestry volunteer, please contact Justin at [Justin@woodmoor.org](mailto:Justin@woodmoor.org). Woodmoor provides all training for the volunteers, and it's a good way to get to know your neighbors and help the community, especially with the grant that we are currently administering.

# A Note from Woodmoor Forestry

By Jason Hann

Good day fellow Woodmoor residents! As the new Director of Forestry, I want to thank you for all the positive efforts many have made throughout our community in cleaning up properties to become more FireWise and for always being aware of the constant risk associated with fire. We made it through the Fourth of July with only a few incidents but please allow me to remind everyone fireworks of any kind are not allowed in Woodmoor. This extends to guests, renters, or short and long-term tenants, so please make them aware. We also do not allow any kind of burning of slash, debris, pine needles, or open fires. This is something we take very seriously and with our Public Safety team, enforce strictly. We thank you all for the continued support and understanding how serious this topic is in Woodmoor.

In an effort to help mitigate properties and for forest health, we have amended the rules regarding removal of trees. You do not need permission or a review to remove trees smaller than 12 inches in diameter anywhere on your property. We are always happy to come out and review your property and provide recommendations for not only FireWise efforts but forest health. Please note we are limited on time and we are getting to everyone as quickly as possible. Thank you for your understanding.

On the subject of mitigation – we did receive approval for the 2025 state grant but it does require a specific process to apply for funds. If you are interested in getting some money back for property mitigation please contact Justin for details.

We had two successful chipping days and maxed out the bins allocated this year! That tells me many of you are taking advantage of the services Woodmoor Improvement Association (WIA) provides and we are happy to continue to do so. If you missed the chipping days but still have material that you need to dispose of properly, there are several options but please do not dump any material in Common Areas. We have been working on cleanup and mitigation of Common Areas but with a limited budget, have to allocate funds according to priority and risk. If you have any questions or concerns, please reach out to us.

I want to thank you all for this amazing community, we have a lot to get done still with limited time and resources but I honestly can't think of a better neighborhood!

## Cripple Creek, CO

Photo taken by Amber Garner



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.



# Reminders:

- \* Don't forget to update your contact information prior to December 1st, as the Annual Assessment notices will be sent out in December. We can email your invoice to you, but you must notify us of this preference. You can call the WIA Office at 719-488-2693 extension 5 or 6 or send an email to: [denise@woodmoor.org](mailto:denise@woodmoor.org) or [amber@woodmoor.org](mailto:amber@woodmoor.org).
- \* HOA dues are **NEVER** escrowed. These are the sole responsibility of the homeowner to pay, not the mortgage company. If you are not sure if you paid your dues, please contact the WIA Office.
- \* Accounts can be pre-paid prior to coming due, especially if you are planning to be out of town/state when the invoices are sent out or due. If we know the exact amount when you contact us, we will tell you, otherwise you can pay \$299.50 and possibly have a small remaining balance.
- \* When you place a call to the WIA Offices, please keep in mind that the staff can be with other residents or out in the field. If you do reach someone's voice mail, **PLEASE** leave a message, and they will return your call at their earliest opportunity. You may also follow up with an email.

## Are you storing your trash cans?

Trash cans **MUST** be stowed in your garage or out of sight from the street or any neighboring lot. Because the bears are getting ready for hibernation, it is important to put your trash cans out the morning of your scheduled pick-up. Please return them to your garage or storage area by the end of your scheduled pick-up day.

If you need to build an enclosure for the storage of your trash cans, please contact Bob Pearsall, ACC Administrator, at [bob@woodmoor.org](mailto:bob@woodmoor.org). He will be happy to work with you to get your project approved.

Please help us keep Woodmoor an enjoyable place to live.

## Looking for Board Candidates

Do you have an interest in and a willingness to serve your community?

The WIA Board of Directors is soliciting candidates to fill three board position terms which expire at the WIA Annual meeting in January. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. Those seats are currently held by Rick DePaiva, Pete Guisti, and Brad Gleason. Nominations or self-nominations are due to the WIA office **on or before November 14, 2025**. Nominations must include a brief biography which will be included in the December newsletter and on the website. All candidates must be Woodmoor property owners listed on the property deed and a member in good standing. If you have any questions, please contact Denise at the WIA Office. ([denise@woodmoor.org](mailto:denise@woodmoor.org)). You can follow this link to the form: <https://woodmoor.org/wia-board-nomination/>.

## Please Be Respectful of Vacant Land

Not all vacant land is Woodmoor Common Area. Some empty lots are privately owned. Please be sure that you are not trespassing on someone else's property when you are walking through a neighborhood. If the owner sees you, they may ask that you please not walk on their property or they may call the El Paso County Sheriff and you could receive a trespass warning or charge.

If you are unsure of whether or not an area is Common Area, please look on the WIA website or stop by the office to confirm if it is or isn't Woodmoor Common Area.



# Parking on the sides of the roads in Woodmoor

In 2022 Governor Polis signed House Bill 22-1139, which prohibits HOAs from regulating the use of a public right-of-way. The El Paso County Sheriff can write tickets if the vehicle is causing a traffic hazard, but the HOA can no longer regulate this.

There is no designated parking area for people to park in that want to walk the trails on The Preserve, so therefore, people will park on the roadways, which may be in front of your home. They are allowed to park there, but cannot block your driveway. We encourage residents to be respectful when parking, as well as homeowners that live in the area allowing others to park where they can access the trails. The trails are for all to use, residents and non-residents alike. WIA cannot prohibit the use of our Common Areas to the general public.

## From the desk of WPS

With school back in session please abide by the 20 mph school zone speed limits and stop for the school busses when lights are flashing red and the stop signals are activated. Please keep our kids safe and always be careful of all pedestrians on the roads.

Although many of our mail thefts are people looking for gift cards and cash, professionals may use it for identity theft. The U.S. Postal Service reaches every home and business in the country and the vast majority of the mail is delivered intact. During the holidays mail theft increases as the thieves are looking for gift cards or even cash. Please check your mailbox ASAP after delivery and do not place any outgoing mail in your box to be picked up by the carrier. We highly recommend setting up “informed delivery” by USPS. You can track and manage mail and package delivery and even receive pictures of incoming mail for that day. Best of all it’s a free service. Please follow this link to learn more: [Informed Delivery - Mail & Package Notifications | USPS](#).



With winter approaching it’s a good idea to keep a small emergency kit in your car. Supplies should include food, water, extra clothing, sand, shovel, a candle or candles, lighter, blanket, and a pair of gloves and a hat. If you become stranded having these items will help you be more comfortable until help arrives. If you do become stranded in a blizzard, stay in your vehicle. Disorientation and hypothermia occurs quickly in blowing and drifting snow. You are much more likely to be found in your vehicle and

## Renting Your Property?

If you are considering or currently renting your home for short-term rentals, please contact the WIA office at (719) 488-2693 for an application, if you have not already done so.

When renting your property for short-term or long-term, please be advised of the following owner obligations:

- Application on file with the WIA Office for short-term rentals only.

These apply to both short and long-term rentals:

- Owner is responsible to provide copies of WIA’s Rules to tenants. Copies can be obtained online at [www.woodmoor.org](http://www.woodmoor.org).
- Owner is ultimately responsible for tenants’ conduct and adherence to the Rules and Regulations of Woodmoor while on the property.
- An attempt will be made to contact the owner and notify them of any verified nuisance or violations of the Rules and Regulations and a request for compliance will be made. In most cases, the issue is then resolved.
- If violations continue, non-action could bring the owner to a Covenant Hearing and possible fines levied.
- If you are renting long-term, please make sure the WIA has your mailing address and contact information, and also the property manager’s information, if you are using one.

Please help us to help you keep our community beautiful and peaceful for all residents.

# Important Dates

October 9 — Covenant Hearings, 6:30pm  
October 13 — WIA Offices closed  
October 14 — ACC Meeting, 7pm  
October 22 — WIA Board Meeting, 7pm  
October 28 — ACC Meeting, 7pm



November 11 — ACC Meeting, 7pm  
November 13 — Covenant Hearings, 6:30pm  
November 14 — Deadline for Board Nominations  
November 19 — WIA Board Meeting, 7pm  
November 25 — ACC Meeting, 7pm  
November 27 & 28 — WIA Offices closed



December 9 — ACC Meeting, 7pm  
December 17 — WIA Board Meeting, 7pm  
December 25 — WIA Offices closed  
December 31—WIA Offices close at noon



## 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 Administrator  
**Justin Gates**, Covenants/Forestry  
**Bob Pearsall**, Architectural Control/  
Common Areas  
**Amber Garner**, Bookkeeping/Barn  
Rentals

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