



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2025



President's Report by Brian Bush

On behalf of your Board of Directors, I want to wish all of our members a safe, healthy and joyous holiday season as well as a prosperous and healthy 2026. Of note, our Director of Community Relations and Secretary, Mr. Rick DePaiva is again working with Mountain View Electric on our annual holiday lighting contest which awards a \$100 credit to our three categories of holiday decorations (Clark Griswold category – can see from space; traditional holiday lighting and Frosty's Recognition—best use of characters including inflatable decorations). Best of luck to all of our contestants.

Our members are indeed fortunate that we have such an outstanding professional staff, both administrative with Denise, Bob, Justin and Amber, and with Chief Nielsen and his great Woodmoor Public Safety officers who keep our community safe. They expertly manage a large budget that takes care of our Common Areas and facilities and provides great services to the Woodmoor community. It is through their efforts that our dues (\$308.50 for 2026) remain incredibly low for the value. Also, thanks to our homeowners for working so well with them to enhance Woodmoor. I urge our residents to take advantage of services like chipping days, use of our trails and open spaces, use of our community center, fire mitigation 50/50 grants and vacation checks provided by Woodmoor Public Safety – just to name a few. Of note, chipping days, while incredibly important from a fire mitigation standpoint, are becoming significantly more expensive. For this reason, while we will continue to provide this service free of charge to our members, the Board has decided to charge non-residents \$20 per load to use this service. This is a change from prior years in which we only asked for a small donation and is an example of the Board's fiduciary responsibility to our members.

As 2025 comes to a close, WIA has a proud record of accomplishments. This includes completing our obligation to the Walters Open Space Committee as part of their donation of the South Woodmoor Preserve by installing 4 pet waste stations. It also includes new windows in the community center, two new fuel-efficient vehicles for Woodmoor Public Safety and additional fire and prairie dog mitigation in our Common Areas. We have also engaged with a new insurance broker to see if we can lower our insurance costs and are upgrading our computer systems. Also, I'm happy to report that we passed our annual audit with flying colors, a copy of which will be put on our website.

Finally, I would remind all of our members to vote in our upcoming annual election for Board members, and please remember to pay your very reasonable dues on time. Your Board doesn't like to impose liens to achieve compliance. However, we do in fundamental fairness to our members who pay on time (which also includes fines for covenant violations). Happy Holidays to you all.



Inside this issue:

Mandatory
Disclosures
Good Neighbor
Award

Common Areas
Secretary
2026 Dues
Email Notifications

WPS

Treasurer
Important #s
Holiday Lighting Contest

Important Dates
Reminders



Mandatory Disclosure for Homeowner Associations

Colorado SB 100

§38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association
Registered Agent: Denise Cagliari, HOA Administrator
Address: 1691 Woodmoor Drive
Monument, Colorado 80132
Phone: 719.488.2693
Fax: 719.481.8461
E-mail: wia@woodmoor.org
Website: www.woodmoor.org
Community Name: Woodmoor
Fiscal Year: January 1 thru December 31
2026 Annual Assessment: \$308.50

Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Project Design Standards Manual, WIA governing documents, as well as current information regarding association business, and meeting minutes are posted on our website and can be downloaded free of charge.

Go to www.woodmoor.org and click on the home page menu item labeled “Covenants” located on the top of the home page. There you will find all of Woodmoor’s governing documents, as well as Board minutes, financials, and the annual budget available as PDF files.

Should you have questions, any member of the WIA on-site management staff will be happy to assist you. Except for observed legal holidays, the Office staff is open from 8 a.m. to 4 p.m. Monday through Thursday and 8:00 a.m. to noon on Friday.

Woodmoor Public Safety (WPS) is available twenty-four hours a day, seven days a week. Their mobile phone number is (719) 499-9771 Office: (719) 488-3600 E-mail: wps@woodmoor.org.

Good Neighbor Award



The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. Nominations for the *Good Neighbor Award* should be delivered to Denise at denise@woodmoor.org by January 16, 2026.

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

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

Common Areas by Steve Cutler

The temperature has dropped, and we can pretty much say that winter is here in Woodmoor. In 2025, WIA continued to work on the Common Areas by maintaining the trails, going after noxious weeds, mowing what could be accessed, and mitigating ground fire fuel in the best interest of all residents. With the help of two Eagle Scout projects, 3 more benches and 4 more pet waste stations were placed in The Preserve. We hope this helps folks enjoy the area along with minimizing folks not picking up after their pets. **Please keep in mind that any pet waste left on the ground can get into the water shed that provides drinking water to the residents of Woodmoor.**

I am aware that there's a good number of residents that take pride in our Common Areas. They pick up trash and (unfortunately) some pet waste. On behalf of the WIA Board and staff, as well as all the residents, I would like to say thank you!! WIA wants to keep our Common Areas as natural as possible, along with being accessible for our residents to enjoy.

I would like to remind anyone that uses WIA Common Areas (for activities such as sledding on Toboggan Hill) that you do so at your own risk. WIA has again placed snow fencing on Toboggan Hill Common Area to encourage safety in avoiding trees on the hill for those who choose to sled. A friendly reminder that skiing and snowboarding are not allowed on Toboggan Hill. Put safety first for yourself, family and guests. Children under the age of 12 must always be supervised by an adult. Specifically at Toboggan Hill area, please be mindful of parking on the streets legally or in the parking area, and do not block/obstruct local traffic. In addition, ice skating or ice fishing on the ponds is not allowed for safety reasons.

As I finish up, I'd like to thank the great staff and the volunteer Board members, as I have been lucky to see what they do behind the scenes to keep Woodmoor desirable. Best wishes to all residents for a Happy and Safe Holiday along with an enjoyable 2026.

From the Secretary Rick DePaiva

The ballots will be sent out at the beginning of January, and we ask you to please get those filled out and sent back as soon as possible. We need your votes to meet quorum. The ballots will come with a self-addressed envelope or they can be dropped off at the WIA Office. The results will be posted on the WIA website, www.woodmoor.org.

The WIA Annual Meeting will be on January 26, 2026, at 7pm in The Barn. Sign-in will start at 6:30pm.



2026 Dues

As noted previously in the President's Report, the 2026 dues will go up to \$308.50, which is a 3% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2026. We encourage full payment, but if you are having some financial difficulties, WIA does offer a 6-month payment plan. By signing up for a payment plan, you will not be charged the \$50 late fee (provided you make **all payments as scheduled**); however, you must still pay the interest that accrues. Approved payment plans must be in place and WIA must have received your first payment by January 31st. For further information contact Denise at denise@woodmoor.org or Amber at amber@woodmoor.org.

Important: Email Notifications

The easiest and cheapest way for Woodmoor to communicate with the residents is by email blast. We encourage residents to sign up on the Woodmoor website (www.woodmoor.org), scroll to the bottom of any page to sign up. You can sign up for WIA email blasts, as well as WPS email blasts; however, you must subscribe to each separately. We DO NOT sell the lists, and it is an opt-in system. In other words, you must sign up for the notifications. We send out four electronic newsletters (to save on printing and mailing costs), as well as posting them on the website, along with periodic items of community interest, such as fire bans issued by the Sheriff's Office and crime alerts, etc. Chief Nielsen sends out a monthly Woodmoor Public Safety report of the previous month's calls for service.



Woodmoor Public Safety



Snow removal on roadways

WIA/WPS receive many calls of when will their street be plowed. WIA does not plow any roads and in fact is illegal for them to do so. El Paso County Department of Public Works are responsible for the plowing of the County roads. You can call 719-520-6460 for your concerns or visit [Snow and Ice Control Program - El Paso County Public Works](#) for snow removal policies and priorities.

Stay Safe on the Roads This Season

As winter settles in, our roads begin to reflect the season's challenges—snow-covered streets, icy intersections, limited visibility, and unpredictable weather. Whether you're commuting to work, taking kids to school, or running errands around town, winter driving requires extra attention and preparation. Here's a helpful guide to staying safe all season long.

Winter weather brings a unique set of hazards. Snow and ice reduce traction, making it harder to accelerate, steer, and stop. Cold temperatures can affect your car's battery and tire pressure. And with fewer daylight hours, visibility often becomes a challenge.

A little preparation goes a long way toward keeping yourself—and everyone around you—safe.

Top Tips for Safe Winter Driving

1. Slow Down and Increase Following Distance

Snow and ice mean it takes much longer to stop. Leaving extra space between you and the car ahead gives you the reaction time you need.

2. Accelerate and Brake Gently

Sudden movements can cause skidding. Apply gas slowly to regain traction, and brake gradually to avoid sliding.

3. Clear All Snow and Ice Before Driving

Removing snow from your hood, roof, mirrors, and lights improves your visibility and prevents flying snow from hitting other drivers.

4. Keep Your Lights On

Winter days can be dim and overcast. Using your headlights—even during the day—helps you see and be seen.

5. Prepare an Emergency Kit

Consider including:

- Blanket or extra clothing
- Flashlight
- Ice scraper and small shovel
- Jumper cables
- First-aid kit
- Candles with a lighter
- Bottled water and snacks

You never know when a roadside delay might happen.

6. Check Your Tires

Ensure your tires have proper tread and are inflated to recommended pressure. Cold weather can cause tire pressure to drop quickly.

7. Know How to Handle Skids

If your wheels start to slide:

- Stay calm
- Ease off the gas
- Steer in the direction you want the front of the car to go

Avoid slamming the brakes, as it can make the situation worse.

8. Keep Your Fuel Tank Half Full

This helps prevent fuel-line freeze-up and ensures you have heat if you get stuck.

9. Plan Ahead

Check weather forecasts before heading out. If conditions look dangerous, delay your trip if possible.

Final Thoughts

Winter driving doesn't have to be stressful. With the right preparation and a calm, cautious approach, you can navigate the season's challenges safely.

From all of us at the WIA; stay warm, stay alert, and drive safely!

From the Treasurer Pete Giusti

The chart below outlines the primary budgeted revenue and expense categories for 2026. The full budget is posted on the WIA website (www.woodmoor.org).

2026 Annual Budget

<u>Revenue Summary</u>		<u>Expense Summary</u>	
Administrative (dues, interest)	\$1,077,080.45	Administrative	\$ 409,661.45
Architectural Control	61,000.00	Community Center	13,000.00
Community Center	43,200.00	Forestry/Common Areas	192,700.00
Public Safety	<u>62,421.00</u>	Public Safety	<u>628,340.00</u>
Total Revenue	\$1,243,701.45	Total Expense	\$1,243,701.45

Winter Phone Numbers

Snow Plow Dispatch
(719) 520-6460

Property Damage/Hit Mailboxes from
Snow Plows
<https://citizenconnect.elpasoco.com>

Woodmoor Public Safety
(719) 499-9771



Holiday Lighting Contest

Woodmoor is once again partnering with Mountain View Electric Association to sponsor a Holiday Lighting Contest. The Board of Directors will choose the winners. The winner of each category will receive a credit on their electric bill from Mountain View Electric Association in the amount of \$100.

Here are the categories:



Traditional



Frosty's Recognition (Inflatables)



Clark Griswold

The WPS Officers will compile a list of homes that fit in each category. The Board will be presented with the list of properties, and they will then drive around and submit their votes for the winner of each category. Mountain View Electric Association will be notified of the winners before Christmas. The winners will be announced at the Annual meeting in January.

Important Dates

January 1 — New Year's Day - WIA Office Closed
January 8 — Covenant Hearings, 6:30 pm
January 13 — ACC Meeting, 7 pm
January 19 — Martin Luther King, Jr Day - WIA Office Closed
January 26 — WIA Annual Meeting, 7 pm
January 27 — ACC Meeting, 7 pm
January 28 — WIA Board/Reorganization Meeting, 7 pm
January 31 — Dues deadline



February 10 — ACC Meeting, 7 pm
February 12 — Covenant Hearings, 6:30 pm
February 16 — President's Day - WIA Office Closed
February 24 — ACC Meeting, 7 pm
February 25 — WIA Board Meeting, 7 pm



March 10 — ACC Meeting, 7 pm
March 12 — Covenant Hearings, 7 pm
March 24 — ACC Meeting, 7 pm
March 25 — WIA Board Meeting, 7 pm

Reminders

Please be on the lookout for your dues invoice, either in the mail or in your email between December 15th and 19th.

Please watch for your ballots to arrive around the first week of January

