



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

The purpose of this message is to encourage continued mitigation and Firewise conduct by all of our Association members. It's been an exceptionally dry Winter so far. There have been more Red Flag days in February than ever before. There has been at least four recent grass fires burning thousands of acres along the Front Range – thankfully none in our area. And we all live in an extremely dangerous area should a fire get started. To those of our members who follow the guidance and avoid anything that might start a fire, thanks so much. To those who might choose to have an open fire, use fireworks or create a dangerous situation, be advised that your Board is very serious about such conduct. Several years ago, your Board adopted a \$5000 fine for first open fire/fireworks violations. We felt we owed it to the community we all live in, and unfortunately, we've had to impose it a number of times over the past few years.

I recognize that the vast majority of our members practice sound Firewise conduct. They keep tall grass and vegetation under control (of course sometimes we have to remind them). They mitigate their properties by getting rid of scrub oak, dead trees, pine needles or other vegetation within 5 feet of their house and by limbing their trees well above the ground to help prevent or reduce the spread of wildfire. They also participate in our free-to-residents Chipping Days (noting that this year because of the substantial increased cost of this chipping, we will charge non-residents \$20 per load to take advantage of this service).

I would also remind our members that over the years we have secured three 50/50 grants from the state of Colorado to help our mitigation efforts. These funds in the several hundreds of thousands of dollars have greatly helped reduce our fire risk. Importantly, we have more than \$100,000 in matching funds available as I write this note. Please contact our staff to find out how to have your property evaluated, have mitigation work performed and be reimbursed 50 percent of the cost of that mitigation effort. It's a great deal and really helps protect your property and the property of the community.

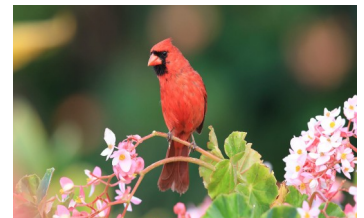
Finally, to those members who have timely paid their dues, thank you. To those who have not, we will be sending out reminder letters on March 23 in case our invoice somehow got misplaced or mis-delivered. We are fortunate to have so many who fulfill their obligations, it's what allows us to provide our services to you and maintain our Common Areas. To those who choose to ignore this obligation, please be advised that we will put a lien on your property, which will prevent the property from being sold or refinanced. We don't like to do this, but we owe it to all those who timely pay our very reasonable dues to be fair to all.

March 2025



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Annual Meeting Recap

The 2026 Annual Meeting was held January 26, 2026. We received enough ballots/proxies by mail to elect the candidates, as well as the 27 residents that were present in person. Five candidates were running for the three open positions.

The election results were as follows:

Rick DePaiva	599	Pete Giusti	667	Brad Gleason	693
Doug Hagen	304	Jack Polich	78	There was 1 write-in	

The reorganization meeting was held on January 28th.

Your 2026 Board Members

Brian Bush	President
Peter Bille	Vice-President
Rick DePaiva	Secretary/Community Outreach
Pete Giusti	Treasurer
Ed Miller	Director of the Architectural Control Committee
Steve Cutler	Director of Common Areas
Jennifer Davis	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Jason Hann	Director of Forestry



Damage on Woodmoor Common Areas

It was brought to the WIA’s attention in January that someone had cut the snow fence that was installed at Toboggan Hill for safety purposes. We have repaired the fencing and some of the snow fence poles that were damaged. The fencing was installed to prevent injuries from sleds running into trees. If the damage continues to happen, WIA may be forced to close Toboggan Hill to all sledding.

If you see anyone damaging property on any WIA Common Area, please contact Woodmoor Public Safety at 719-499-9771 immediately.

WIA not responsible for roads in Woodmoor

If you have a question about snow removal on the roads within Woodmoor, please contact El Paso County Public Services Department at 719-520-6460, not Woodmoor Public Safety or Woodmoor Improvement Association.

Please cut and paste this link to report potholes or road damage within Woodmoor: <https://citizenconnect.elpasoco.com/#/homepage>. The link will take you to the online Customer Service Request. Click on “Create Service Request” in the upper right-hand corner of the webpage. Once a report is filed, you will be able to track the service request. You can also report downed or missing road signs through the above link.

If you have damage to a mailbox that was caused by a snow plow, you can also file a report through the Citizen Connect link above.

From the desk of WPS

Dear Woodmoor Community,

After nearly 35 years of service, effective March 31st, with very mixed emotions, I am retiring as the Chief of Woodmoor Public Safety.

I'd like to recognize and thank the past and present Board members, WIA staff, and of course all the fine WPS officers I've had the pleasure of working with. But most of all, I'd like to thank the Woodmoor Community and the support given over the years. I am honored to have been a part of this community's story and am incredibly proud of what we achieved together.



I wish all Woodmoor residents, Board of Directors, WIA and WPS staff continued success and feel I'm turning the keys over to a very capable and professional replacement, Darrin Abbink. I know Woodmoor will embrace and welcome Darrin just as you did me. Please see more about Darrin later in this article.

Next to family, my career with Woodmoor has been the most important part of my life. Although I'm looking forward to the next chapter of my life, you will all be sorely missed!

With that, all I have left to say is a very heartfelt thank you and thank you for all the wonderful memories!

Kevin C. Nielsen

Chief of Public Safety (Retired)

An introduction to the new Chief, Darrin Abbink:

Darrin has an extensive background in law enforcement having served for over 25 years as a police officer and deputy sheriff. He retired from the Colorado Springs Police Department after 22 years of service in 2017 at the rank of Lieutenant. Darrin holds a bachelor's degree in criminal justice administration and is a graduate of the Northwestern University's School of Police Staff and Command.

During his time with the Colorado Springs Police Department, Darrin served in a wide variety of assignments to include patrol, traffic, and major accident investigation. As a Sergeant he served in Internal Affairs, as the Public Information Officer and as a Detective Sergeant in the Special Victim's Unit. As a Lieutenant he served in patrol, led a special anti-crime response team, and oversaw a unit tasked with new technological research and implementation at the police department.

Darrin served for 5 years as an assessor for the Commission on Accreditation for Law Enforcement Agencies (CALEA), an international organization dedicated to improving law enforcement operations through establishing standards for professional policing policies. He worked with numerous departments across the country to assess their policies and procedures for compliance with the organization's standards of best practices.

Darrin is no stranger to Woodmoor. He previously worked as an officer with Woodmoor Public Safety from March of 2023 to December of 2024. He returned to Woodmoor Public Safety in January of 2026 and has been working the overnight shift since his return.

Please welcome Darrin to the community as I'm sure he will represent Woodmoor Public Safety in a very professional manner, as you have been accustomed to in the past.

Are you missing out on important information?

Please sign up on the WIA home page (at the bottom) for WIA email updates and/or to receive the monthly WPS reports sent out by Chief Nielsen/Chief Abbink. Please encourage your neighbors to sign up as well!

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 notifications of fire bans or other emergencies, updates to road projects that we are made aware of, etc. The four newsletters generated each year are only available electronically, and we will send a notice each time one is available.

Trash Can Reminder

Bears will be coming out of hibernation and other animals will be foraging for food with the warm weather arriving soon, so **PLEASE stow your trash cans in your garage or out of sight of the road and any neighboring property.** We stress the importance of not putting your trash out until the morning of your scheduled pick-up and promptly storing the container at the end of the day of your scheduled pick-up.

If you do not want to store your smelly trash cans in your garage, please get with Bob and submit an ACC application to build a small enclosure on the side of your home or garage, as storing them at the front of your garage is against the Rules and Regulations, and WIA will be strictly enforcing this Rule.



2026 Chipping Days

The Chipping Days for 2026 will be June 20 & 21 and July 18 & 19. See flyer later in this newsletter.

Slash/logs, pine needles, etc., are acceptable. **As in previous years: NO weeds/yucca, no nails or wire, no dirt/rock/rubble, stumps, or garbage, no grass clippings or bags of leaves will be accepted.** Pine cones will be accepted: you will be directed to the spot where you can remove them from the bags. Please take all bags with you. Only clean slash/logs will be accepted. Please contact Kelci with questions 719-488-2693 x 4.

Forestry

With our continued focus on Firewise, we will be checking the entire community for dead or dying trees and vegetation and fire wood that is stacked in places that increase the risk of wildfire in accordance with our Covenants and Rules and Regulations. Per the WIA Rules and Regulations:

H. FIREWOOD

Firewood stacks are limited to no more than 2 full cords of wood on an improved lot; each cord measuring no more than four (4) feet high by four (4) feet wide by eight (8) feet long (4 ft. x 4 ft. x 8 ft.) and has a volume of no more than 128 cubic feet. Construction material and/or debris does not constitute as firewood.

Firewood must be cut and stacked accordingly:

- Sixteen (16) inch length pieces;
- Neatly stacked a minimum of thirty (30) feet away from any house;
- Free of slash, trash or debris;
- Cannot be stacked between trees.

The WIA believes that the intent of the covenants is that the firewood be used during the winter season. Therefore, the WIA expects that the pile substantially disappear after the current winter season.

Due to the high fire danger in the area, dead/dying trees, slash, and tall grasses are a very big concern. Also parking off-drive on a non-approved and non-maintained area where dry vegetation exists, is not permitted.

It is not a matter of "If", but "When" a fire will happen in Woodmoor. Please help us keep everyone safe!

PLEASE BE FIRE AWARE

As mentioned in President Brian Bush's article, with the extreme drought that we have been facing so far this year, it is very important that you take down dead/dying trees as soon as possible, that you keep tall grass/weeds cut short, and that you not park in your yard or off of an approved driveway footprint.

It is relatively simple to get with Bob, Architectural Control Administrator, and get an approval to expand your driveway, create a pull-off, etc., so that you don't risk setting the yard and/or your home and others on fire due to the hot exhaust of a vehicle. WIA does not expect you to asphalt or concrete the area, but at least put down some road base and keep it clear of all tall grasses/weeds.

Watch for WIA email blasts about the current fire bans issued by the El Paso County Sheriff. At the time of this writing, we are under Stage 2 Fire Restrictions. You can view what is and is not allowed on the WIA website (www.woodmoor.org). Make sure that any outdoor fireplaces or fire pits have the proper screening to contain embers. Do not use fireworks EVER in Woodmoor.

If you use your indoor fireplace for heating purposes, that is still allowed, even under Stage 2 restrictions.

Please welcome our newest WIA employee

Please welcome Kelci Spencer as the newest WIA employee. She will be the Covenants/Forestry Administrator, as Justin Gates is back with WPS. It will take some time for her to learn the area and the Covenants, Rules and Regulations, but she will pick it up quickly. It might take a little longer to learn the forestry aspect of things, but she has good resources to rely upon in the meantime.

Yearly Garage Sale Cancelled

The local realtor that has organized the local community garage sale for years has decided not to put it on this year. If WIA hears of another realtor that wants to take it on, we will be sure to pass on the information as to when it may be.



Photo courtesy of Amber Garner. Taken on March 13, 2026 from the back deck of the WIA Office.

WoodmoorSM



2026

Chipping Days

6/20 & 6/21 and 7/18 & 7/19

Lewis Palmer High School

Saturdays 8am to 4pm

Sundays 8am to 2pm

For More Information:

488-2693 x 4 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**

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

April 9 — Covenant Hearings, 6:30 pm
April 14 — ACC Meeting, 7 pm
April 22 — WIA Board Meeting, 7pm
April 28 — ACC Meeting, 7pm

May 12 — ACC Meeting, 7 pm
May 14 — Covenant Hearings, 6:30 pm
May 25 — Memorial Day—WIA Office closed
May 26 — ACC Meeting, 7pm
May 27 — WIA Board Meeting, 7pm



June 9 — ACC Meeting, 7pm
June 11 — Covenant Hearings, 6:30pm
June 20 & 21— Chipping Days
June 23 — ACC Meeting, 7pm
June 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, Dir of ACC

Steve Cutler, Dir of Common Areas

Jennifer Davis, Dir of Covenants

Jason Hann, Dir of Forestry

Brad Gleason, Dir Public Safety

Darrin Abbink, Chief of Public Safety

Denise Cagliari, Manager

Kelci Spencer, Covenants/Forestry

Bob Pearsall, Architectural Control/
Common Areas

Amber Garner, Bookkeeping/Barn

Office hours: Monday through Thursday 8 am to 4 pm, Friday 8 am to noon.
1691 Woodmoor Drive, Monument, CO 80132