



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

Happy almost Spring (with a foot or more of snow on the ground as I write this in mid-February). I congratulate Peter Bille, Ed Miller and Steve Cutler in being re-elected to the WIA Board of Directors. Our organization for 2024 will be the same as for 2023, with Peter Bille as Vice President, Connie Brown as Treasurer, Rick DePaiva as Secretary/Director of Community relations, Steve Cutler as Director of Common Areas, Per Suhr as the Director of Covenant Enforcement, Ed Miller as the ACC Director, Brad Gleason as the Director of Public Safety and Cindy Thrush as the Director of Forestry. As you can probably surmise by the title of this piece, through the good graces of the rest of the Board, I remain as Board President. I believe we should all be grateful to these great members of the community who volunteer their time and talents in service to WIA for free.

WIA is also blessed with great staff and continuity. Denise, Bob, Justin and Amber are superb administrators of their respective areas and have served for many years. Chief Nielsen, Chad and the other WPS officers are outstanding servants to the community. We are safer for their 24/7 service and particularly for the leadership of Kevin Nielsen who has served as Chief since 2001 and as a WPS officer for much longer than that (I tease him that he came on board before dirt was invented).

WIA continues to be involved in making our community a great place to live. We are pursuing grants for noxious weed control, additional forestry mitigation funds from the State, and at the suggestion of Bob, Steve Cutler and Cindy Thrush, implementing common sense safety measures on Toboggan Hill during the Winter sledding season. We will continue to monitor and improve trails, maintain the Barn as an asset for our residents and install additional benches and pet waste stations on the South Woodmoor Preserve as we promised in obtaining the property from Walters Open Space Committee, LLC in June 2022.

The Board and our staff also take exceptionally seriously our fiduciary duty to our dues paying residents. For example, we recently switched pet waste contractors to save more than \$300 per month. We also counted your ballots with board members and staff to save \$1,000. Every year I challenge Denise and Kevin to carefully scrutinize expenses and every year they prove to be exceptional stewards of the funds that you entrust to them. WIA is financially strong because of the Board's stewardship and their efforts.

Finally, as I stated in the December newsletter, your Board and staff try very hard to reach reasonable resolution of issues under our Covenants, Project Design Standards Manual, and Rules and Regulations. As noted, we sometimes change our rules to meet current needs (such as allowing 4 vehicles to be parked off the street instead of 3). Try as we might, we can't always make everyone happy but we are grateful that the vast majority of our members are understanding and community oriented. Thank you for that, for voting and for paying your dues on time.

March 2024



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March 2024

Annual Meeting Recap

The 2024 Annual Meeting was held January 29, 2024. We received enough ballots/proxies by mail to elect the candidates, as well as the 30 residents that were present in person and 22 that joined via Zoom. Four candidates were running for the three open positions.

The election results were as follows:

Steve Cutler	566	Peter Bille	526	There were 5 write-ins
Ed Miller	491	Jennifer Davis	338	

The reorganization meeting was held on January 31st. All Board members remained in their same positions.



Good Neighbor Award Winners



John & Susanna Finger

The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winners were awarded a \$50 gift card to Home Depot. They have performed great services for fellow neighbors such as: watering a huge plant all summer, and making sure the driveway was clear of snow to enable the owners to make hospital and doctor appointments. They also have neighborhood gatherings when new neighbors move in, so that everyone can get acquainted. Thank you for making Woodmoor a desirable place to live!!!

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 will need to contact the El Paso County Risk Management Office at 719-520-7486.

Your 2024 Board Members

Brian Bush	President
Peter Bille	Vice-President
Rick DePaiva	Secretary/Community Outreach
Connie Brown	Treasurer
Ed Miller	Director of the Architectural Control Committee
Steve Cutler	Director of Common Areas
Per Suhr	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Cindy Thrush	Director of Forestry

From the desk of WPS

A reminder to all Woodmoor residents that fireworks of any kind and open pit fires (campfires) are strictly forbidden in Woodmoor at all times. A commercially purchased fire pit with a spark arrestor, or a fire pit that has been built and approved by the ACC can be used (if no burn restrictions are in place). Also, the burning of slash is never allowed at any time. If you or any person on your lot is caught using fireworks, burning slash, or an open pit fire in Woodmoor, you could be issued a covenant violation and could face a \$5,000 fine from the WIA. For current fire restrictions please visit: [Fire Information | El Paso County Sheriff \(epcsheriffsoffice.com\)](https://www.epcsheriffsoffice.com).



Wildlife including deer, bears, coyotes, mountain lions, and bobcats are common in Woodmoor; however, deer and bears are seen much more frequently than the others. Never feed any wildlife, as it can attract other predators and the diet is not good for the wildlife. Please keep all trash, bird feeders, BBQ grills, as well as dog and cat food placed inside a garage, so as not to attract bears. If you had a bear visit last year and it found food, you can bet it will return this year. This is learned behavior for bears and they will remember where they found food and return for another easy meal.

If you have an encounter with a wild animal; **fight back!** To avoid wild animals while walking, make noise while doing so. Carry a can with rocks to shake or any other noise maker, as this will deter animals approaching or surprise an animal especially one with young. For more information on wildlife, please visit: [Colorado Parks and Wildlife \(state.co.us\)](https://state.co.us)

Roadwork scheduled within Woodmoor

El Paso County Department of Public Works has released its list of roads scheduled for repaving in 2024. Roads in Woodmoor scheduled for repaving are: Shadowood Drive from White Fawn to Woodmoor Drive, Jack Boot Road, Caribou Drive, Caribou Drive West, High Meadow Drive, Augusta Drive, New London Road, and Scrub Oak Circle.

Other roads scheduled for repairs include: Indian Summer Lane, Knollwood Boulevard and Kings Deer Point. For more information please visit: [Department of Public Works - El Paso County Public Works](https://www.epcsheriffsoffice.com)

Are you missing out on important information?

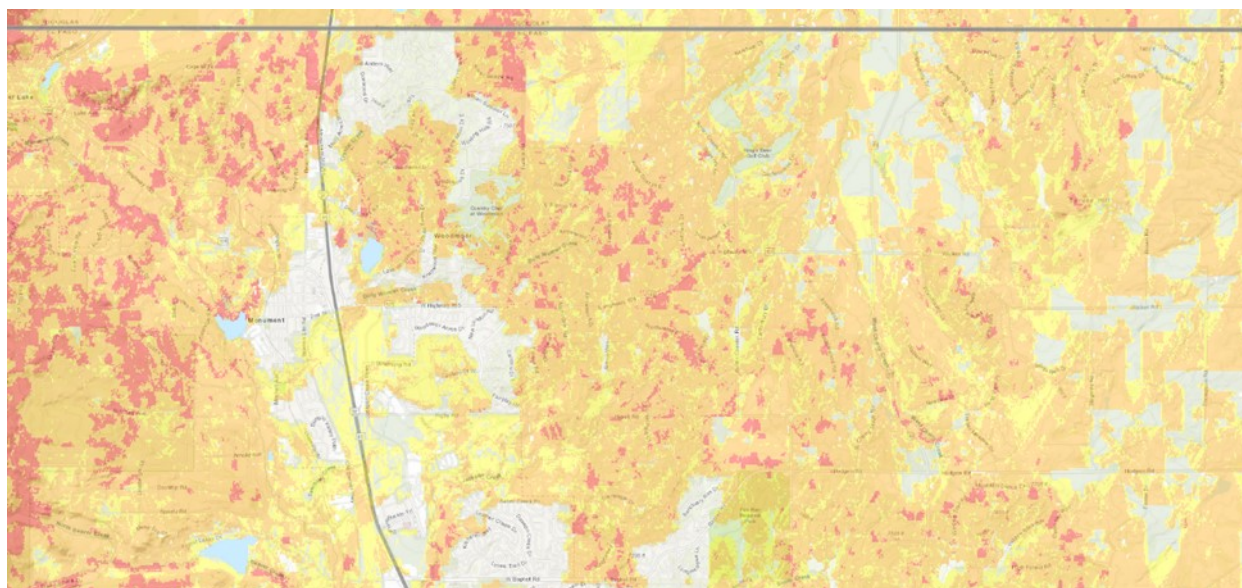
Please sign up on the WIA home page (at the bottom) for WIA email updates and/or to receive the monthly WPS reports sent out by Chief Nielsen. Please encourage your neighbors to sign up as well!

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 Hwy 105A traffic project, etc. The four newsletters generated each year are only available electronically, and we will send a notice each time one is available.

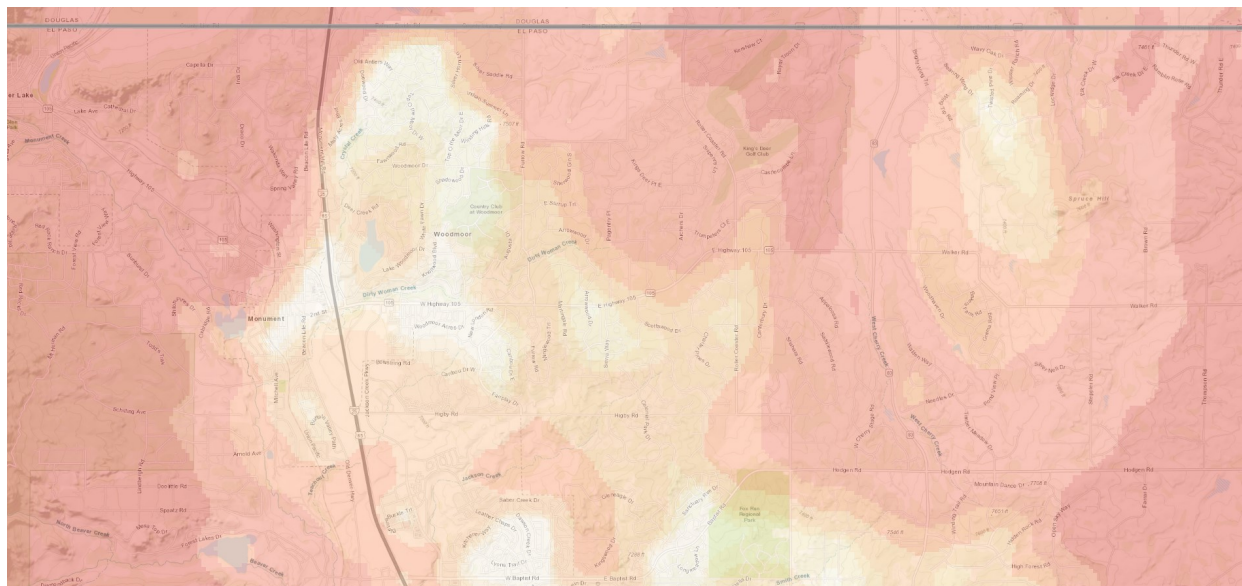
Protect Your Home, Secure Your Coverage: The Importance of Fire Mitigation

By Justin Gates WIA Covenants/Forestry Administrator

As we embrace the beauty of our natural surroundings, it's imperative to acknowledge the potential risks that come with it. In recent years, wildfires have become an ever-looming threat, affecting communities far and wide. The majority of Woodmoor and surrounding communities are in the highest two fire danger categories, for burn probability and fire intensity. The red and orange indicate “High” and “Highest” levels for these respective categories. With this increased risk, comes much higher insurance premiums and some customers being dropped altogether.



Top map shows “Fire intensity” and the bottom map shows “Burn probability” for Woodmoor and surrounding communities.



I have been receiving calls and emails from many of our neighbors in Woodmoor expressing concern because they are being dropped from coverage, being threatened to lose coverage if drastic fire mitigation efforts are not performed, or seeing their coverage rates increasing significantly. Simply being a Firewise community partner is no longer enough for most, if not all, insurance companies when determining wildfire risk. We must start taking proactive measures to protect our homes and lives by applying proven Firewise mitigation strategies.

“Currently Woodmoor’s Ponderosa forest is due for a major disturbance that will change it from a closed canopy unhealthy forest to an open canopy healthy forest. Conditions are ripe for a major catastrophic wildfire or bark beetle infestation. There is currently a heavy understory that will provide ladder fuels for a crown fire. Also the Ponderosa Pines are densely cluttered which will invite bark beetles and help carry a crown fire. It is recommended that homeowners thin the vegetation aggressively to mimic a natural wildfire disturbance. This will help keep fire out of the crowns of the trees and keep trees growing vigorously so that they are able to fend off insects and disease.” -David Poletti, Colorado State Forestry

A wildfire ignition in Woodmoor is estimated to result in a MINIMUM of 1000 homes lost. Source: Tri-Lakes Monument Fire Protection District Fire Marshal. A wildfire ignition in Woodmoor may lead to loss of life. Woodmoor has multiple factors that may lead to a higher likelihood of loss of life, based on data from recent wildfire events (high home density, high/extreme risk fuels complex, higher percentage of ageing population, insufficient evacuation routes for home density, insufficient structure hardening and defensible space on private lots). During the 2018 Camp fire, Paradise CA, 85 fatalities occurred. 79 (93%) of the fatalities were over 50 years old. Source: AARP.

The Camp Fire, the deadliest and costliest wildfire in U.S. history, began on Nov. 8, 2018, killing 85 people and causing \$8.47 billion in insured losses in Butte County, California. (Source: California Department of Insurance). The insured loss dollar figure represents the payouts to customers as of May 2019 from the 28,118 auto, residential, and commercial property insurance claims generated from the Camp Fire event. The Insurance Information Institute estimates insurance losses will total \$10.5 billion. <https://www.insurancejournal.com/news/national/2019/11/06/547719.htm>

By taking proactive steps to mitigate fire risks on your property, you not only protect your home and loved ones but also demonstrate to insurers your commitment to safety, potentially safeguarding your coverage. Let's delve into some Firewise strategies you can implement:

1. **Create defensible space:** Maintain a buffer zone around your home by clearing vegetation, debris, and flammable materials. This space acts as a barrier to slow or stop the spread of fire.
2. **Landscaping with fire-resistant plants:** Choose fire-resistant plants for landscaping, and maintain them regularly to reduce fuel for wildfires.
3. **Roof and gutter maintenance:** Regularly clean roofs and gutters to remove leaves, branches, and debris that could ignite during a fire.
4. **Use fire-resistant building materials:** Consider using fire-resistant materials for your home's exterior, including fire-rated roofing, siding, and windows.
5. **Hardening your home:** Retrofit your home with fire-resistant materials and features such as fire-resistant doors, window screens, and shutters.
6. **Maintain access for emergency vehicles:** Ensure that driveways and access roads are wide enough and clear of obstructions to allow emergency vehicles to reach your property.
7. **Ember-resistant construction:** Install ember-resistant vents, screens, and other features to prevent embers from entering your home and igniting combustible materials.
8. **Create fuel breaks:** Create breaks in vegetation or use non-flammable materials such as gravel or rock to reduce the continuity of fuel around your property.
9. **Safe storage:** Store firewood, propane tanks, and other flammable materials away from your home and in fire-resistant containers.
10. **Keep your home maintained:** Maintain your home regularly, including repairing damaged roofing, siding, and decks, to reduce potential ignition points.
11. **Clear “ladder fuel” vegetation away from structures:** Trim trees and shrubs to create space between vegetation and structures, reducing the risk of fire spreading.
12. **Manage your forested areas:** If your property includes forested areas, thinning trees and removing brush can reduce fire intensity and spread.

I know that this can be a huge undertaking considering the sheer amount of mitigation we need to see happen in Woodmoor. The first step is in arming yourself with knowledge and partnering with our Forestry team to help you address your particular needs and help you build a mitigation plan that will help your property be more resilient to wildfire. By incorporating Firewise strategies into your fire mitigation efforts, you not only reduce the risk of fire damage to your property but also contribute to the overall safety and resilience of our community. Remember, fire mitigation is a shared responsibility that requires collective action from all residents. Let's work together, utilizing Firewise strategies, to protect our homes, our community,

and our future. It is not a matter of **IF** a fire will happen, it is a matter of **WHEN!**

To schedule a free evaluation for your home and property, please call (719)-488-2693 ext. 4 or email Justin Gates at justin@woodmoor.org.

2024 Chipping Days

The Chipping Days for 2024 are going to be **June 29 and 30 and July 27 and 28**. See flyer later in this newsletter.

The same type of materials will be accepted. Slash/logs, pine needles, etc., are acceptable. **As in previous years: NO construction materials, rock/rubble, stumps, or garbage will be accepted.** Only clean slash/logs will be accepted. Please contact Justin with questions 719-488-2693 x 4.

Dead Trees or Slash?

Although WIA residents have exhausted the entire \$275,000 in grant money that was awarded to us, we still encourage residents to remove any dead or dying trees and slash from their property. WIA continues to work with Colorado State Forestry to acquire grant money to assist residents in removing fire fuels from their properties. If grant funds become available, we will post the announcement on the website and send an email blast to let residents know how they can participate.

In the coming weeks, WIA will be looking for dead trees/slash, as they pose an extreme fire hazard, as noted in the article that starts on Page 4, and we have had a significant amount of tree mortality over the past few years due to drought, as well as insect infestations. It is not a matter of if, but when a fire will happen in Woodmoor. Limbing up trees and scrub oak, as well as removing slash and dead trees from your property can help save your home, neighboring homes, and possibly loss of life. Please take advantage of the WIA Chipping Days in June and July.

NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? Sign up for the Annual Woodmoor Garage Sale at woodmoorgaragesale.com. The site is not active yet, so keep an eye out so you can get registered. It's Friday, June 28 and Saturday, June 29 from 8am to 2pm.

Sponsored by: Claire and Jeff Garlick with Blessings Realty. Questions? Call them at 719-332-8360.

Dates/Times: Friday, 6/28 & Saturday, 6/29 8am-2pm.

Register: Register as a seller at woodmoorgaragesale.com

Questions: Claire Garlick - 719-332-8360

Deadline for Registration: June 21st



Trash Can Reminder

Help keep Woodmoor clean, safe from wildlife, and be courteous to your neighbors. Please ensure that trashcans are stowed within 12 hours of trash pick up. Future incidents can be considered a violation of the Association's

Rules &
Regulations.



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 that Rule.

New Type of Fencing Approved for Use

The ACC and the WIA Board have approved an additional type of fencing that can be approved within Woodmoor.

A Slip Board Fence is similar to a split rail fence in that the fence boards or “rails” slip into slots on the posts without using any hardware. A Slip Board Fence utilizes 2 inch x 6 inch cedar boards, in lengths of 8 feet or 10 feet for the rails and 4 inch x 4 inch cedar posts with holes or slots cut into them at either 12 inches or 16 inches on center, to secure the rails and provide a uniform appearance.



If you have any questions regarding fencing, or any ACC project, please contact Bob, ACC Administrator, at bob@woodmoor.org. He can provide you with information needed to get your fencing or other project approved. The ACC meets twice a month on the second and fourth Tuesdays at 7 pm. Projects must be submitted by noon on the Friday prior to the meeting.

Noxious Weed Information

By Steve Cutler/Bob Pearsall

Due to the diligent research of Amber Garner, WIA Administrative Assistant, WIA was made aware of a possible grant funding opportunity to help defray the costs of spraying the noxious weeds on the Common Area known as The Preserve, consisting of approximately 65 acres in South Woodmoor that was donated to WIA by WOSC LLC in June 2022.

Bob Pearsall, Common Area Administrator, and Steve Cutler, Director of Common Areas, submitted the necessary paperwork to the State of Colorado Department of Agriculture prior to the December 15, 2023 deadline. The grant would be for partial funding of the amount paid to our contractor in 2024 for the work performed on The Preserve per the Department of Agriculture guidelines.

WIA was notified on February 16, 2024 that we were awarded some funding from this grant for that specific Common Area. We will wait to hear from the Department of Agriculture as to what the next steps are in the process, so that we can take advantage of the full amount that they have awarded to WIA.

We encourage all residents, regardless of your proximity to Common Areas, to mitigate any noxious weeds on your property. Your actions in mitigating these noxious weeds will not only save you in the long run, but also save the Association, which is funded by all residents.



Myrtle Spurge



Leafy Spurge



Diffuse Knapweed



Russian Teasel



Common Mullein –
Stage One



Common Mullein –
Stage Two



Russian Olive



Yellow Toadflax



Spiny Sowthistle



Poison Hemlock



Russian Thistle

These are the main noxious weed species that could be found in Woodmoor. As individual property owners, you should be aware of these and eradicate them from your property. You will need to look up what the best treatment is for each species.

Because of the size of Woodmoor's Common Areas, we must use a licensed spraying company.

WoodmoorSM



2024

Chipping Days

6/29 & 6/30 and 7/27 & 7/28

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—ACC Meeting, 7pm
April 11 — Covenant Hearings, 6:30pm
April 23 — ACC Meeting, 7pm
April 24 — WIA Board Meeting, 7pm

May 9 — Covenant Hearings, 6:30pm
May 14— ACC Meeting, 7pm
May 22— WIA Board Meeting, 7pm
May 27 — Memorial Day—WIA Office closed
May 28 — ACC Meeting, 7pm



June 11— ACC Meeting, 7pm
June 13 — Covenant Hearings, 6:30pm
June 25 — ACC Meeting, 7pm
June 26 — WIA Board Meeting, 7pm
June 28 & 29 — Woodmoor Garage Sale
June 29 & 30 — Woodmoor Chipping Days



Woodmoor Board of Directors & Staff

Brian Bush, President

Peter Bille, Vice-President

Connie Brown, Treasurer

Rick DePaiva, Secretary/Dir
Community Outreach

Ed Miller, Dir of ACC

Steve Cutler, Dir of Common Areas

Per Suhr, Dir of Covenants

Cindy Thrush, Dir of Forestry

Brad Gleason, Dir Public Safety

Kevin Nielsen, Chief of Public Safety

Denise Cagliari, Manager

Justin Gates, 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