

To our new members, Welcome. To our current members, this serves as a reminder. The Woodmoor Improvement Association (WIA) is here to serve you. As a resident of Woodmoor you are a member of this association. This is your association. The WIA staff and board are here to help you, and to answer any questions you may have. With just over 3000 lot owners (members), the WIA is the second largest Home Owners Association (HOA) in the State of Colorado. When you purchased your home in Woodmoor, you agreed to be a part of this association and to follow the Covenants, Rules & Regulations of the WIA. You should have received a welcome packet upon move-in with this information. Also, our website (www.woodmoor.org) has all of our documentation listed on the site, available for you to download. It is important to understand how the association works and what areas the WIA is responsible for.

The WIA is a not-for-profit association made up of our members (residents of the Woodmoor Community). As such, federal guidelines require that our common areas **must** be open to the public. The WIA has responsibility for administering the Covenants, Rules & Regulations of the association. This includes home exteriors and properties of our residents along with all open (common area) spaces. We do not have responsibility for the roads; the roads in Woodmoor are owned and maintained by El Paso County. If you have a road issue/question such as pot holes, snow removal etc. You can reach the El Paso County Roads division at 719-520-6891.

Woodmoor Public Safety (WPS) is our local Public Safety force (armed security) here in Woodmoor. WPS patrols Woodmoor 24/7, responds to resident complaints and concerns to deter crime. WPS conducts vacation checks, home security inspections, responds to alarm activations, medical calls, and conducts traffic control. You can schedule a vacation check using our online Vacation Check form. If you ever need any assistance, you can rest assured that the officers are qualified, trained professionals. If you need to speak with an officer, please call the WPS office at 488-3600, or 499-9771 to reach them on their cell phone. The on-duty officer carries the cell phone 24 hours a day. Please be aware that there are dead spots with the cell phone throughout Woodmoor. If you receive voice mail on the cell phone, please leave a message and they will call you back.

As I stated above, this is your association and as a member you have the same rights and responsibilities as every other resident in Woodmoor. Please feel free to reach out to the staff or any of the board members with your questions and concerns. Please register to get email updates from the WIA. Just go to the bottom of any page on our website to register.

Thank you and again, and Welcome to Woodmoor

Respectfully

A handwritten signature in black ink, appearing to read 'Brian X Bush', with a long horizontal line extending to the right.

Brian X Bush

President

president@woodmoor.org