



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

September 2024

Your all-volunteer Board of Directors and paid staff must sometimes make difficult decisions as to what is best for the Woodmoor community as a whole. Sometimes this means being unable to satisfy a select few residents who do not support a particular choice. One of these issues involved prairie dogs in the Common Area WIA manages in the South Woodmoor Preserve. Having been approached by directly-affected residents about more than 1500 prairie dogs in a 6-acre area, the Board decided that reduction by extermination was required to preserve our Common Area and limit the environmental damage being caused. We are being joined in this effort by 13 out of 16 nearby residents who have separately contracted with Alpine, our contractor. To say we got some negative feedback on this decision would be something of an understatement. To that end, the Board modified its earlier decision to use both aluminum phosphide and carbon monoxide to only use the latter. While more expensive, the Board feels this will better protect everyone and everything who might be affected by this reduction program. To those who advocated capture and relocation, the Board, mindful of its fiduciary responsibility, could not rationalize spending \$120,000 on this effort instead of the \$8,500 the current effort will cost, especially considering relocation would be to a raptor and ferret sanctuary where the prairie dogs would become bait. Again, the Board doesn't make these decisions lightly, and it carefully weighs what is in the best interest of our community as a whole.

Because our long serving treasurer, Ms. Connie Brown, sold her house to move to St. George, Utah, the Board replaced her with Mr. Pete Giusti, who volunteered to serve out her term. Pete is a longtime resident and retired AF officer who is a welcome addition to the Board.

A word about covenant enforcement. The Board has given very specific instructions to our Covenants Administrator to, whenever possible, resolve covenant issues with friendly reminders asking for compliance. Only as a last resort are matters referred to the Board for enforcement except in unique circumstances where adverse conduct is considered a threat to the safety and security of the Community, such as open fires or using fireworks. Having said that, most of your Board members have served for a number of years and have agreed that we will not permit our covenants, rules or regulations to be used as weapons in a neighbor dispute. Covenant enforcement actions involve conduct verified by the Board and become a matter between the Association and the owner. Thus, this is a reminder that the Board values and appreciates input from all members seeking to improve our Community and Association, but is smart enough to recognize when such input is being misused over petty disagreements. Please help us help you.

I also want to commend those residents who have maintained their properties and used our free chipping days to continue to mitigate fire danger in our large wooded area. I also want to let you know that we recently refinished the barn floor and installed new feet on our chairs. The Board asks all users of this community asset to help us take care of this facility. Finally, WIA is blessed to have long-serving and very professional staff and Woodmoor Public Safety officers. The Board much appreciates that they treat all members of our Association with civility and respect, and we encourage all members to return this courtesy.



Inside this issue:

President's Report

WPS

Tall Grass/Weeds?

Trailer, RV, Boat?

Stay Informed

Common Areas

No Fireworks, Campfires or

Open Burning

Reminders

ACC

Fire Mitigation &

Grant Funding

2024 Chipping Results

Firewise

New WIA website

HOA laws passed

Important Dates



From WPS

Woodmoor's biggest concern for all of Woodmoor is a wildfire. Experts have told us it's not a matter of if, but when. It is for this reason that the WIA is so strict with fireworks and open burning. The only fires allowed are those propane fueled, in a commercially purchased fire pit (with spark arrestor) or a fire pit built by a home owner cleared of any flammable materials. Even when using an approved fire pit or BBQ, please check the El Paso County Sheriff's Office for current fire bans and the weather report for a "Red Flag" warning. Also, please maintain your property by mowing all grasses and weeds. Please do not jeopardize your home, neighbors' homes, and community by having a fire, using fireworks, or not maintaining your property.

With school starting, please abide by the 20 mph school zone speed limits to keep our kids safe and always be careful of all pedestrians on the roads.

Who is responsible for roads in Woodmoor to include snow removal? The El Paso County Department of Public Works. They are responsible for all roads in Woodmoor including pavement, grading, plowing, repair, signage, and of course snow removal. If you have a concern, complaint, or request, call 719-520-6460 or go online: citizenconnect.elpasoco.com/#/homepage, Create Service Request at the top right side of the page.



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 violations 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) and go to the bottom of the page where it says "Sign up for email updates". 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 Areas

By Steve Cutler

WIA has approximately 207 acres that are maintained each year with the mowing of tall grass and the treating of noxious weeds where it is feasible and within the Association's budget. The Common Areas that have pet waste stations are serviced weekly. The trails that WIA has built are maintained annually to help keep these established trails for the enjoyment of all. We also evaluate areas for firewise work in the same manner we ask all residents to do on their own properties. The WIA Board and its staff appreciate the homeowners who are adjacent to the Common Areas along with all who use the trails who help pick up and maintain these Common Areas.

This past spring and summer we had strong usage of the Augusta trailhead entrance at the Meadows Common Area where we have added a new road base parking area to prevent further damage to the Common Area by parked cars.



Common Areas are a part of your Association's assets, and we will continue to maintain them for everyone's enjoyment.

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.

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 or 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 \$291 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.

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. 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 Brian Bush, Cindy Thrush, and Sue Leggiero. Nominations or self-nominations are due to the WIA office **on or before November 15, 2024**. 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). You can follow this link to the form: <https://woodmoor.org/wia-board-nomination/>.



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 is currently applying for more grant money to encourage residents to mitigate their properties and help make Woodmoor a safe community to live in and enjoy. As mentioned in the WPS article, 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. This means that the homeowner could be reimbursed for up to 50% of the costs they spent to mitigate their property. There was a specific list of what was reimbursable, and it did not have to be a contractor performing the work, as there is a standard hourly rate to reimburse the resident for work they performed themselves. The initial 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.

****If you would be interested in participating in the next grant, please email Justin at Justin@woodmoor.org and he will add your name/address to the list. We know there will be certain criteria for the grant that must be met in order to be reimbursed, so please DO NOT start any work prior to being notified that Woodmoor has received the grant and that your property is eligible.**

2024 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 442.6 cubic yards of flammable material from the area (826 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 all of our Forestry volunteers. Without the cooperation of everyone involved, this would not be possible.

WIA will send out a notice of the 2025 dates as soon as we have them scheduled.

Firewise

Woodmoor Improvement Association is partnering with Monument Fire on a new Firewise Program. As we are just getting started in the process, we will communicate with you as information becomes available. Please watch for email blast updates or posts on the WIA website for further information.

If you have any interest in becoming a Forestry volunteer or if you may want to participate in a future grant, please contact Justin at 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.

New Woodmoor Website

Amy Smith, a Woodmoor resident, has been working diligently with Denise to redo the Woodmoor website. We believe we have made it more user friendly and more intuitive. All of the forms are in one place, there is a great search function, and there are many links to phone numbers, etc. We will be launching the new website in the next few weeks. It will be at the same address as before: www.woodmoor.org.

Some HOA Bills passed by the Legislature since 2020

The following bills are just a few that the State Legislature has passed and the Governor has signed into law since 2020 that affect how HOAs function. These laws changed some covenants and/or rules and regulations that an HOA may have previously been able to enforce.

In 2020, Senate Bill SB20-126 went into effect and states that HOAs have to allow home childcare facilities within their associations.

In 2021, House Bill HB-21-1310 went into effect and the law prohibits HOAs from regulating signs or flags at a residence based on their content. HOAs are still allowed to regulate contractor signs and real estate signs, as far as sizes are concerned. Political signs are still regulated to one sign per candidate or cause.

In 2022, HB22-1139 was signed into law. The bill prohibits HOAs from regulating parking in public rights-of-way, unless it is a safety hazard.

In 2024, SB24-134 was signed into law. This bill states that HOAs cannot regulate home-based businesses, except that HOAs may adopt and enforce any reasonable and applicable rules and regulations governing architectural control, parking, landscaping, noise, nuisance, or other matters concerning the operation of a home-based business.

Also in 2024, HB-24-1152 passed and was signed into law. This bill provides for Accessory Dwelling Units (ADU) to be built on a lot, with some restrictions. The secondary or additional livable space must include: an independent kitchen, full bathroom, living space, and if attached, may require a separate entrance. These will be regulated by local zoning laws, and square footage is limited. Bunkhouses will not be permitted. Tiny houses on wheels are not ADUs. RVs are not ADUs. The exterior is required to match the exterior of the main home. Local municipalities have until June 30, 2025 to update their building codes in regards to ADUs. ADUs can only be built on a single-family lot (no townhomes or condos can have ADUs).



Important Dates

October 8 — ACC Meeting, 7pm
October 10 — Covenant Hearings, 6:30pm
October 14 — WIA Offices closed
October 22 — ACC Meeting, 7pm
October 23 — WIA Board Meeting, 7pm



November 12 — ACC Meeting, 7pm
November 14 — Covenant Hearings, 6:30pm
November 15 — Deadline for Board Nominations
November 20 — WIA Board Meeting, 7pm
November 26 — ACC Meeting, 7pm
November 28 & 29 — WIA Offices closed



December 10 — ACC Meeting, 7pm
December 12 — Covenant Hearings, 7pm
December 18 — WIA Board Meeting, 7pm
December 25 — WIA Offices closed



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

Cindy Thrush, Dir of Forestry

Brad Gleason, Dir of Public Safety

Sue Leggiero, 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—Thursday 8am to 4pm, Friday 8am to noon
1691 Woodmoor Drive, Monument, CO 80132