



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2024



President's Report by Brian Bush

It is with profound regret and sorrow that I announce the passing of a long-serving and outstanding WIA Board member who served this community in a variety of positions. Mr. Per Suhr, Director of Covenants, passed away very unexpectedly on April 19, 2024. Per was an absolute stalwart of the Woodmoor community. He combined humor, grace and wisdom in serving his community. Per was 81, an excellent golfer and motorcycle enthusiast and in great shape. His untimely death serves as a reminder to all of us that every day of our lives is precious and should be enjoyed and honored. Per epitomized servant leadership.

As a result of her graciously volunteering to serve out the remainder of Per's term as Director of Covenants, the Board has appointed Ms. Sue Leggiero to serve until February of 2025. Sue is a retired teacher, long time resident of Colorado and a board member of the Tri-Lakes Women's Club. The WIA Board is thrilled that she will have the opportunity to serve her community in a new way.

As you will see in other articles in this newsletter, the WIA Board continues to improve our Common Areas for the enjoyment of the entire Woodmoor community. Our latest efforts include noxious weed spraying, with the help of a grant from the State of Colorado and hopefully with the participation of adjoining neighbors. We sent a letter to each of these residents reminding them that without their participation our efforts will not be nearly as successful as we would like. The Board also recently approved treatment of a 6-acre area in the South Woodmoor Preserve for prairie dog infestation as a trial. Again, the Association is asking adjoining neighbors to join in this effort by treating holes on their property at their expense.

I also want to thank and commend the vast majority of our residents for working with us on Covenant and Rules and Regulations enforcement. As I've stated many times, the Board does not want to fine residents or hold hearings. We much prefer reaching reasonable common-sense solutions to violations, and we deeply appreciate those residents who do so and help us maintain community standards. These days there seems to be no end of articles evidencing difficulties between residents and the associations to which they belong. I'm both pleased and grateful to report to you that this is not the case with WIA. The overwhelming number of our members seem to appreciate our Woodmoor community and work with us when issues or problems arise. My thanks to all of you who work with Justin and our Director of Covenants to do so.

Finally, my thanks to all of those Association members who have paid their annual dues on time. To those that have not, we have sent two gentle reminder notices about the late and lien fees that will be involved for non-payment of either dues or fines. For those who have difficulty in meeting our \$291 annual dues, please contact our manager, Denise, to set up a payment plan. To those who continue to ignore their obligations, rest assured we will put liens on your property because we owe it to all Association members to insure they meet their very reasonable obligations.

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Annual Garage Sale

The Annual Garage Sale is back for 2024. Local realtors, Jeff and Claire Garlick organize the Woodmoor Garage sale each year.

This year the garage sale will be held on **Friday, June 28th and Saturday, June 29th** from **8am to 2pm** each day.

To register, please go to: woodmoorgaragesale.com.

Maps will be available at Wesley Owens, Community Banks of Colorado, and online.

Registration deadline is Friday, June 21st.

Any questions should be directed to Claire Garlick at 719-332-8360.



Unstowed trash containers

We are noticing a large amount of trash cans that are not being stowed properly out of sight on lots across the community. We want to remind you that trash cans must be stored in a manner that they are not visible from the roadway or adjacent lots when it is not the day of trash collection, and that all containers must be stored away the same day of pickup. Many of the violations are trash containers being left out next to the garage or on the side of the house and visible from the roadway all week long. There are generally two ways that residents choose to correct this type of violation;

1. Moving the trash cans to the inside of the garage (this may be the least desirable solution during the hotter days of the year), or
2. Building an ACC approved enclosure so that the trash cans are not visible from the roadways or adjacent lots.

Solution number 2 is the avenue that most residents take and it is a relatively easy process to complete. Bob Pearsall can help you get started with this small project. You can contact him at bob@woodmoor.org or by phone at 719-488-2693 ext. 3.

The bears are already out of hibernation and roaming the area looking for food. They will get into your trash if not stored in your garage or in an approved enclosure.

We will be looking for unstowed trash containers community-wide in the the month of June and will be using our covenant enforcement process to bring lots into compliance with our Rules and Regulations. Please do your part and be considerate of our beautiful community! If you have any questions regarding our Covenants please reach out to Justin Gates at justin@woodmoor.org or by phone at 719-488-2693 ext. 4



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. If you want both WIA email blasts and the WPS reports, you will have to sign up for each one separately. Due to email regulations, you may be asked to verify that you signed up for the email updates.

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 meeting announcements, chipping day information, notifications of fire bans or other emergencies, and updates to local road construction projects when we get them..

The quarterly newsletters are emailed and available on the WIA website.

**PLEASE READ:
IMPORTANT
MESSAGE**

In Memorium

Per Suhr and his family moved to Woodmoor in the late 1980s. He was a valuable and respected member of the Woodmoor community and the WIA Board of Directors. He used to tell some great stories, and his knowledge was invaluable. His passing on April 19, 2024 has left us all saddened.

Per served on the Architectural Control Committee at a couple of different times over the roughly 40 years that he lived in Woodmoor. Per joined the WIA Board of Directors in 2013 and served as the Director of Public Safety. He later served as Director of Covenants and Director of Architectural Control. He was the current Director of Covenants.

Per enjoyed skiing, golfing, motorcycle riding, and traveling with his wife.



7 Tips for working with a Homeowner's Association

1. Know the rules and bylaws
2. Pay your dues on time
3. Stay involved
4. Participate in meetings
5. Volunteer
6. If fined, pay it
7. Get approval before making changes

Please communicate with the office staff.



2024 Chipping Days

Once again we have opted to have two full weekends of Chipping Days. Those dates will be 6/29 & 6/30 and 7/27 & 7/28 at the Lewis Palmer High School. These events will run from 8 AM to 4 PM on Saturdays and 8 AM to 2 PM on Sundays.

We encourage all residents to participate in these Chipping Days. We also encourage residents to let friends that live in other communities around us know that they can also participate in these events. These events are free to all **Woodmoor** residents, but we will request a small fee of \$5.00 to participate in our Chipping Days from non-residents. These events will benefit all communities in the area.

Please see flyer later in this newsletter for specifics on what is and is not acceptable.

If you have further questions, please contact Justin at 719-488-2693 x 4 or by email at justin@woodmoor.org.

From WPS

We've seen an uptick in **vehicle break-ins** in areas of Woodmoor (although in all cases vehicles were left unlocked). My best advice: if you leave a vehicle parked outside at any time; **LOCK THE DOORS AND NEVER LEAVE ITEMS IN PLAIN VIEW** even if the vehicle is locked. In most cases the vehicles that have been entered were parked in the driveway with the doors unlocked. Don't make it easy for someone to steal items or your vehicle by leaving the vehicle unlocked in the driveway.

With spring and summer we see an increase in barking dog complaints and dogs running loose. The WIA can and will enforce dog complaints. If a barking dog complaint is received **and** verified, fines for a first offense can be \$100 with \$200 for a second offense. If the violation persists, the fine can increase at the discretion of the Board of Directors. Fines for loose/unrestrained dogs are the same as barking dogs; however, if the dog is loose and aggressive or bites another dog or person, fines can be much higher. Please keep your dog contained on your lot and ensure excessive barking is limited.

Another issue that is very common in Woodmoor is address signage not visible. Can emergency personnel see your address in the day and night? If we can't find your house, we (WPS, Monument Fire, and other law enforcement agencies) can't help you in an emergency. In an emergency it's crucial that emergency personnel can find your house in the most efficient manner and looking for your address can waste precious seconds. Place address numbers next to your driveway, on your mailbox, or on a separate post if you do not have a mailbox or if the mailbox is somewhere else other than next to your driveway (we have some mailboxes that are across the street from the actual home). On most homes in Woodmoor it's impossible to see house numbers placed on the house itself.



REMINDERS

Here are a few reminders about common violations within Woodmoor:

- **Trailers, RVs, Boats, ATVs**, etc. must be stored in your enclosed garage or off-site. We can issue a permit for up to 10 days if you need to work on them or if you are having visitors from out of town. They are allowed on the property for a total of up to 20 overnights per year. Please stop by the WIA for the permit during regular business hours (Monday through Thursday 8am to 4pm and Friday 8am to noon, excluding major holidays).
- **Tall grass and/or weeds** (native or not) are required to be mowed if they are taller than 9" per El Paso County Ordinance.
- **Any exterior project** should be approved by the Architectural Control Administrator or Committee. This includes re-painting (even if it is the same color), re-roofs, window and/or door changes/replacements, deck rebuilds or additions, driveway resurfacing, etc. You may email Bob Pearsall at bob@woodmoor.org if you are not sure whether or not your project needs to be approved. Most projects, unless it is a major modification, new build, or fence, do not require any fees. There is a form on the WIA website (www.woodmoor.org) to apply for these types of projects and many more.
- If you are doing **interior work** that requires a dumpster or POD, please get approval prior to having them delivered. Contact Bob at bob@woodmoor.org or complete the online form on the WIA website (www.woodmoor.org).
- **Burning of slash** is absolutely prohibited and may be subject to a \$5,000 fine.
- Please be aware of **Red Flag Warnings and Fire Bans**. WIA posts banners on banner boards around the Association when there is a Red Flag Warning issued by the National Weather Service. WIA also sends an email blast when the El Paso County Sheriff issues any type of fire ban.
- Although **fireworks** may be allowed in El Paso County or Monument, they are **NEVER** allowed in Woodmoor. If caught, you will be subject to a Covenant Hearing and a possible \$5,000 fine.
- **Bears** are out and about, so please keep bird feeders out of reach or put away at night, do not leave pet food out, and please store your trash cans in your garage or an ACC-approved enclosure.

Forestry by Justin Gates

A question has come up recently regarding tree cutting in Woodmoor and our attempts at creating a safer community and healthier forest through our mitigation efforts. I would like to share with you how we administer our forestry programs.

The question of how we decide what trees are removed from the community comes from a conscious and mindful balancing of a few primary factors;

- WIA Covenants and the Rules and Regulations,
- Wildfire risk reduction and forest health,
- Insurability of a home/lot, and
- Desired look and function.

The covenants provide that residents must seek permission before cutting Ponderosa Pine trees from their Lot and to remove the slash in a timely manner. We believe the spirit of this covenant was to provide protection to our native forest, preserve the natural beauty and health of our forest, to prevent clear cutting, and to maintain property values through thoughtful and purposeful stewardship.

In being good stewards of our forest and the thousands of residents that live here, we also are very keen on promoting and encouraging smart fire fuel and forest health mitigation. The primary standards we use in Woodmoor for fire safety and forest health come from two primary sources: Firewise USA (which we have been involved with since 2007) and the Colorado State Forest Service. Both of these invaluable resources provide us with proven and peer-reviewed strategies for dealing with forest health (pest and disease prevention, general tree and soil health, tree thinning for forest health etc.), and wildfire prevention and mitigation (home hardening, ladder fuel mitigation, tree thinning for fire and pest reduction, etc.).

I would like to share with you what our State Forester prescribed for our community a little over a year ago for the federal/state grant we were administering...

“The Woodmoor neighborhood has a dense closed canopy Ponderosa Pine dominant forest. Peer reviewed studies have shown that Ponderosa Pine forests have been historically open canopy forests with a clear understory due to being shaped by frequent fires. Historically prior to western settlement the Ponderosa forests of the Colorado Front Range were much more open than they are now. Ponderosa Pine forests have evolved to benefit from disturbance that creates an open canopy and healthy residual trees post disturbance. 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 wild fire 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. The goal of this prescription is to restore Woodmoor’s forest back to a natural historic open canopy forest.”

He went on to prescribe a very aggressive mitigation strategy for the grant that, if followed to the letter, would have seen a very large number of trees removed from the area (leaving only approximately 10-15 trees per acre). We instead applied the prescription in a way that took into account all of the four areas I describe at the beginning of this article, allowing for good mitigation but also retaining the desired look and beauty of our community.

Lately, we have seen a more recent phenomenon involving homeowners losing or being threatened with losing their homeowners insurance. This is not just happening here but in most areas of the country where we have neighborhoods co-existing with a forest. This has affected several houses in Woodmoor so far and that number will continue to grow over time. Our mitigation outreach and efforts are helping people retain their homeowners insurance.

I want to assure you that we take all of the factors that go into removing trees very seriously and thoughtfully. We understand that retaining the natural beauty of Woodmoor is one of biggest reasons why people love to live here, and we will continue to do everything in our power to balance the need for wildfire safety and prevention, forest and tree health, and keeping Woodmoor a naturally beautiful place to live.



FIREWISE USA®
Residents reducing wildfire risks

USFS Prescribed fire planned at Monument Fire Center

Friends of Monument Preserve



The Pike-San Isabel National Forests & Cimarron and Comanche National Grasslands Pikes Peak Ranger District is preparing to conduct a prescribed fire at Monument Fire Center, 1.5 miles west of Monument, Colo., in June 2024.

Ignitions are weather dependent and are expected to take place over three days at Memorial Grove, Monument Rock and the Mt. Herman trailhead. Once the prescribed fire begins, smoke may be present for several days or weeks in the general project area. Prescribed fire smoke may affect your health; please go to <https://cdphe.colorado.gov/wood-smoke-and-your-health> for additional information.

The purpose of the project is to utilize prescribed fire to reduce surface fuel loads and to restore ecosystem health on up to 1,000 acres. Objectives include reducing the amount of pine needles, leaves, small branches, and oak brush, as well as reducing woody debris left over from earlier stages of the project.

Historically, low-elevation Ponderosa Pine ecosystems such as those at Monument, are estimated to have burned every 10 years. Prescribed fire will help mimic the natural fire regime and reduce the risk of catastrophic wildfire.

The Monument Fire Center project is part of an ongoing, collaborative restoration project developed with partners including the Colorado Forest Restoration Institute, The Nature Conservancy, and neighbors. The U.S. Department of Agriculture, Forest Service has been working with the Monument Fire Department, the mayors of Monument and Palmer Lake, and the El Paso County Health Department to share information about this project. The Forest Service has also been communicating with adjacent homeowner associations including Red Rock Ranch, Mt. Herman Road, Shilo Pines and Forest View.

Many organizations have helped prepare for this project, including Team Rubicon, Friends of Monument, El Paso County Wildland Support Module, Colorado Division of Fire Prevention and Control Tava Module, Pike Interagency Hotshot Crew, The Nature Conservancy, Module 9, and Tatanka Hotshots.

Updates on the project will be posted on Facebook and X (formerly twitter) [@PSICC_NF](#).

Media Contact: Shawna Graves
719-466-9122
shawna.graves@usda.gov



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

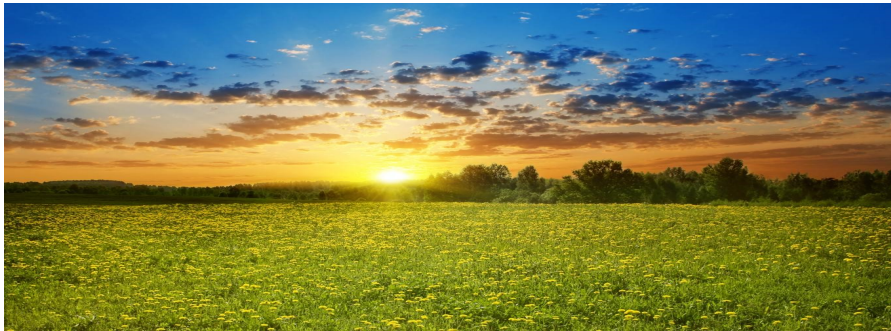
July 4 & 5 — WIA Offices closed
July 9 — ACC Meeting, 7pm
July 11 — Covenant Hearings, 6:30pm
July 23 — ACC Meeting, 7pm
July 24 — WIA Board Meeting, 7pm
July 27 & 28 — Chipping Event at LPHS



August 8 — Covenant Hearings, 6:30pm
August 13 — ACC Meeting, 7pm
August 27 — ACC Meeting, 7pm
August 28 — WIA Board Meeting, 7pm



September 2 — WIA Offices closed
September 10 — ACC Meeting, 7pm
September 12 — Covenant Hearings, 6:30pm
September 24 — ACC Meeting, 7pm
September 25 — WIA Board Meeting, 7pm



Woodmoor Board of Directors & Staff

Brian Bush, President

Peter Bille, Vice-President

Connie Brown, 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 Cagliaro, HOA Manager

Justin Gates, Covenants/Forestry

Bob Pearsall, Architectural Control/
Common Areas

Amber Garner, Bookkeeping/Barn
Rentals

Office hours: Monday—Thursday 8am—4pm Friday 8am-noon

1691 Woodmoor Drive, Monument, CO 80132