



# Woodmoor

IMPROVEMENT ASSOCIATION

## NEWSLETTER

December 2024



### President's Report by Brian Bush

It's been a busy time of year for your Board of Directors. The Board has approved the 2025 budget for the Woodmoor Improvement Association and posted it on the WIA website. You will note that projected revenue and expenditures are equal, with an overall budget is just over \$1.2M. This includes a just under 3% (as limited by our covenants) dues increase from \$291 to \$299.50 annually. The reason the Board adopted this increase is twofold: the continuing effects of inflation, particularly in prior years, which impacted both our operations and our employees and, as all of you have no doubt been affected by, significant increases in our insurance costs. In both cases, while mindful of the impact on our 3196 homeowners, the Board felt that to continue our outstanding services to the community, including increased Common Area with the South Woodmoor Preserve, this modest increase was required. Your Board continues to challenge all of your staff to aggressively monitor expenditures for reasonableness and necessity. Denise, Kevin and their staff continue to do an excellent job in meeting this challenge.

WIA also continues to seek ways to increase the effectiveness and cost of our programs. After an extremely successful forestry mitigation grant administration of Colorado State funds (\$275K in matching funds), we have applied for additional matching funds to continue this important work. Additionally, after securing and using a noxious weed grant from the State (\$7200) to offset noxious weed spraying in our Common Areas, WIA will seek additional grant money to continue this work.

I would also like to report that, although with some controversy, eradication of prairie dogs in a significant portion of the South Woodmoor Preserve using carbon monoxide appears to have been very successful. It helped greatly that neighbors with adjacent property to our Common Area joined in this effort at their expense.

Finally, I would like to take a moment to thank our Woodmoor Public Safety Officers for their professionalism and help in making Woodmoor a safer and better place for all of us to live in. Working 24/7, in all weather conditions, they monitor and improve the health of our community by patrolling, performing commercial and vacation checks and responding to emergencies. I think sometimes they go unnoticed by us residents, but not by persons who might have nefarious motives. Your Board and WPS appreciate your unrequired donations for vacation checks, and I'm sure that WPS appreciates a friendly wave or kind word recognizing the service they provide to our community. In particular, we are incredibly lucky to have Chief Kevin Nielsen leading this group as he has done for over 30 years. A job well done.

In closing, I urge all homeowners to pay their dues on time, vote for 3 new board members when you receive your ballots and consider attending our annual meeting at the end of January (it seems to guarantee a snowstorm). And thanks to all of our members who take great care of their properties, comply with our covenants and **remember that El Paso County is responsible for snow removal on our roads.**

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# Mandatory Disclosure for Homeowner Associations

Colorado SB 100

§38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association  
Registered Agent: Denise Cagliari, HOA Administrator  
Address: 1691 Woodmoor Drive  
Monument, Colorado 80132  
Phone: 719.488.2693  
Fax: 719.481.8461  
E-mail: [wia@woodmoor.org](mailto:wia@woodmoor.org)  
Website: [www.woodmoor.org](http://www.woodmoor.org)  
Community Name: Woodmoor  
Fiscal Year: January 1 thru December 31  
2025 Annual Assessment: \$299.50

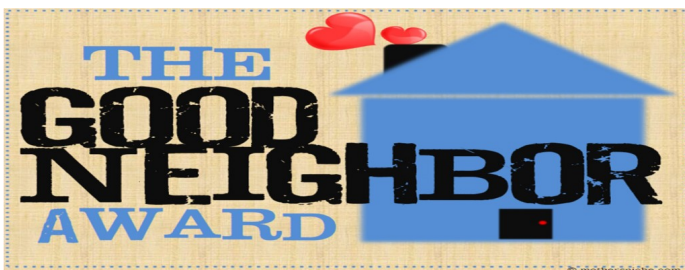
Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Project Design Standards Manual, WIA governing documents, as well as current information regarding association business, and meeting minutes are posted on our website and can be downloaded free of charge.

Go to [www.woodmoor.org](http://www.woodmoor.org) and click on the home page menu item labeled “Covenants” located on the top of the home page. There you will find all of Woodmoor’s governing documents, as well as Board minutes, financials, and the annual budget available as PDF files.

Should you have questions, any member of the WIA on-site management staff will be happy to assist you. Except for observed legal holidays, the Office staff is open from 8 a.m. to 4 p.m. Monday through Thursday and 8:00 a.m. to noon on Friday.

Woodmoor Public Safety (WPS) is available twenty-four hours a day, seven days a week. Their mobile phone number is (719) 499-9771 Office: (719) 488-3600 E-mail: [wps@woodmoor.org](mailto:wps@woodmoor.org).

## Good Neighbor Award



The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. Nominations for the *Good Neighbor Award* should be delivered to Denise at [denise@woodmoor.org](mailto:denise@woodmoor.org) by January 15, 2025.

## 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 through Thursday 8am to 4 pm, Friday 8am to noon

## Common Areas by Steven Cutler

With our first true snow of the season bringing over 2 feet of snow and the temperatures dropping, I would like to remind anyone that uses WIA Common Areas (for activities such as sledding on Toboggan Hill) that all persons using WIA Common Areas are responsible for their own and their guests' safety. Please keep safety at the top of your mind for yourself, your family, and any guests. To assist in safety at Toboggan Hill, WIA has placed snow fencing on areas we ask that people avoid and respect. If you choose to sled on any Common Areas, please be safe, as WIA is not responsible for any injuries to persons or property that occurs while visiting any Common Areas. Children under the age of 12 must be supervised by an adult at all times. Specifically at Toboggan Hill Common Area, please be mindful of parking on the streets legally and do not block/obstruct the local traffic. In addition, ice skating or ice fishing on the ponds is not allowed for safety reasons.

WIA Common Areas are a big asset to our community, and we will continue to make small improvements and do fire mitigation as the budget allows for our residents to enjoy and stay safe. With the year coming to an end, I would like to thank the staff and the Board members that do so much behind the scenes to make Woodmoor a very desirable community to live in. Best wishes to everyone for a Special and Safe Holiday.



## From the Secretary Rick DePaiva

The ballots will be sent out at the beginning of January, and we ask you to please get those filled out and sent back as soon as possible. We need your votes to meet quorum. The ballots will come with a self-addressed envelope or they can be dropped off at the WIA Office. The results will be posted on the WIA website, [www.woodmoor.org](http://www.woodmoor.org).



The WIA Annual Meeting will be on January 27, 2025, at 7pm in The Barn. Sign-in will start at 6:30pm.

## 2025 Dues

As noted previously in the President's Report, the 2025 dues will go up slightly to \$299.50, which is a 2.9% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2025. We encourage full payment, but if you are having some financial difficulties, WIA does offer a 6-month payment plan. By signing up for a payment plan, you will not be charged the \$50 late fee (provided you make **all payments as scheduled**); however, you must still pay the interest that accrues. Approved payment plans must be in place and WIA must have received your first payment by January 31st. For further information contact Denise at [denise@woodmoor.org](mailto:denise@woodmoor.org) or Amber at [amber@woodmoor.org](mailto:amber@woodmoor.org).



## Important: Email Notifications

The easiest and cheapest way for Woodmoor to communicate with the residents is by email blast. We encourage residents to sign up on the Woodmoor website ([www.woodmoor.org](http://www.woodmoor.org)), scroll to the bottom of any page to sign up. You can sign up for WIA email blasts, as well as WPS email blasts; however, you must subscribe to each separately. We DO NOT sell the lists, and it is an opt-in system. In other words, you must sign up for the notifications. We send out four electronic newsletters (to save on printing and mailing costs), as well as posting them on the website, along with periodic items of community interest, such as fire bans issued by the Sheriff's Office and crime alerts, etc. Chief Nielsen sends out a monthly Woodmoor Public Safety report of the previous month's calls for service.



# Woodmoor Public Safety

Motorized vehicles of any kind, including snowmobiles and ATV's, are not permitted on roadways or in any Common Areas of Woodmoor. If you're caught operating a snowmobile or any other motorized equipment in a Woodmoor Common Area, you will be issued a violation notice and could be fined. Use of this equipment on public roadways is also illegal and enforced by the Sheriff's Office.

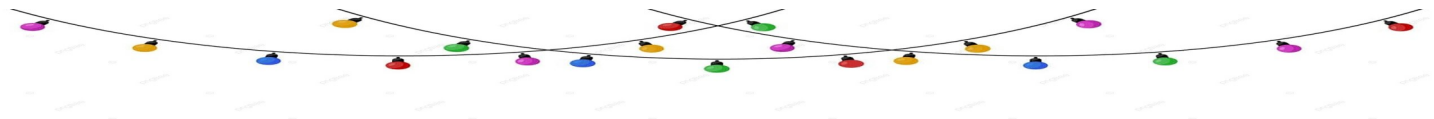


As a reminder, all use of Woodmoor Common Areas (which includes sledding) is done AT YOUR OWN RISK. Please be mindful of your safety as you enjoy the many benefits of living in Woodmoor. Watch for trees and other stationary objects when sledding, and please be mindful of where you park to ensure you are not obstructing traffic. Also, there are several ponds in Woodmoor which may appear frozen during the winter. Since ice thickness is not monitored, frozen ponds should never be walked upon. Ice fishing and skating are not permitted for this reason. If a pet wanders onto the ice, do not chase after it and instead call it back to you from the shore.

We at WPS and the WIA often get asked who is responsible for the road maintenance in Woodmoor. The answer is the El Paso County Department of Public Works (EPCDPW). This includes paving, repair, maintenance, and snow removal of all roads in Woodmoor. If you have a problem or concern with your street, you can call EPCDPW at 719-520-6460 or fill out a request online through the Citizen Connect portal (<https://citizenconnect.elpasoco.com/>). You can also view real-time snow and ice mitigation operations through the Active Winter Weather Event Dashboard located at <https://publicworks.elpasoco.com/snow-removal/>.

Winter weather means the potential for snow and ice on roads, which may last for days or even weeks in areas shaded from the sun. WPS patrol vehicles are equipped with tow straps and jumper cables in case of a minor winter driving incident. If a stuck vehicle can be moved without causing damage to the vehicle, WPS vehicle, or the property of another, our officers can often provide assistance. If the vehicle is too large or is buried too deep, we can assist you in getting a tow truck. In emergency situations, the officers will do their best to get you or a family member home or to a shelter.

On cold mornings, it is often tempting to start a vehicle and allow it to warm up before leaving the house. Not only is this illegal, but it is also likely to result in your vehicle being stolen. **Please do not leave any vehicles running unattended as this is an invitation for criminal activity.** Numerous cases of this type of theft are reported each year in El Paso County, with many vehicles not being recovered. Only vehicles with a remote start option and an automatic ignition shut-off are permitted to be left unattended while running, but never with the keys in the vehicle.



## From the Treasurer Pete Giusti

The chart below outlines the primary budgeted revenue and expense categories for 2025. The full budget is posted on the WIA website ([www.woodmoor.org](http://www.woodmoor.org)).

### 2025 Annual Budget

<u>Revenue Summary</u>		<u>Expense Summary</u>	
Administrative (dues, interest)	\$1,045,702.00	Administrative	\$ 392,029.61
Architectural Control	70,000.00	Community Center	14,000.00
Community Center	42,200.00	Forestry/Common Areas	192,300.00
Public Safety	<u>58,268.00</u>	Public Safety	<u>617,840.39</u>
<b>Total Revenue</b>	<b>\$1,216,170.00</b>	<b>Total Expense</b>	<b>\$1,216,170.00</b>

## Winter Phone Numbers

Snow Plow Dispatch  
(719) 520-6460

Property Damage/Hit Mailboxes from  
Snow Plows

<https://citizenconnect.elpasoco.com>

Woodmoor Public Safety  
(719) 499-9771

# The Myth of Fire Season

Winter in northern El Paso County, Colorado, brings its fair share of seasonal beauty and challenges, from snow-covered peaks to freezing temperatures. Yet, amidst the wintry charm, a less obvious danger looms—wildfires. While many of us associate wildfires with the scorching days of summer, the reality is that fire risk persists year-round. This misconception of a "safe" fire season often leads to relaxed attitudes and delayed preventative measures, leaving communities, homes, and natural landscapes at risk. For decades, the term "wildfire season" has been used to describe the late spring through early autumn period when hot, dry conditions create an elevated risk for wildfires. In Woodmoor, this traditional view of fire risk is becoming increasingly outdated year after year.

By recognizing that wildfire risk is no longer seasonal, we can take proactive measures to safeguard our homes and community year-round.

Our community's unique climate and geography make it particularly susceptible to wildfires, even during winter. Several key factors contribute to this year-round risk, transforming what many perceive as a "low-risk" season into a critical period for vigilance.

## **1. Persistent Drought Conditions**

Despite the colder temperatures, much of Colorado, including Woodmoor, experiences persistent drought or near-drought conditions. This long-term dryness leaves grasses, shrubs, and other vegetation primed to ignite. Even during a typical winter, when snow might temporarily blanket the area, it often melts quickly or fails to penetrate deeper layers of vegetation, leaving them vulnerable.

## **2. High Winds**

Winter months in northern El Paso County are notorious for powerful winds that roar down the eastern slopes of the Rocky Mountains. These winds can gust at over 60 miles per hour, drying out vegetation and fanning the flames of even a small spark. The combination of dry fuels and high winds is a recipe for disaster, allowing fires to spread rapidly across vast areas.

## **3. Reduced Snowpack and Warmer Winters**

Our ever-changing climate and weather patterns have altered winter precipitation patterns, leading to reduced snowpack and shorter periods of snow cover. With less moisture seeping into the soil and vegetation, these fuels remain dry and fire-prone. Moreover, warmer winters mean more days where temperatures rise above freezing, creating conditions more favorable to ignition.

## **4. Human Activity in Winter**

Winter activities, often seen as harmless, can inadvertently spark fires. Improper disposal of fireplace ashes is a leading cause of wintertime wildfires. Outdoor burning, including campfires and bonfires (these are banned in Woodmoor), is another common culprit, especially during celebrations or holiday gatherings. Unchecked electrical issues, such as frayed holiday lights or overloaded circuits, can ignite fires that spread quickly to nearby wildlands. Remember, open burning is NEVER allowed in Woodmoor!

Northern El Paso County has one of the highest concentrations of homes at risk of wildfire damage in Colorado as much of it is situated in the Wildland-Urban Interface. Much of Woodmoor is currently classified as "high" or "extreme" for fire danger. Most of our homes are situated near or within forests, grasslands, or other natural areas where human activity can introduce fire. The winter months do not reduce this risk; they simply mask it. Human activity is one of the most controllable aspects of wildfire risk, even in the winter. By adopting simple but effective safety practices, we play a significant role in reducing the likelihood of a devastating fire.

Wildfire prevention is a year-round responsibility, especially in a high-risk area like Woodmoor. Even during the winter months, homeowners can take proactive steps to mitigate the risk of fire and protect their homes, families, and community. Here's how to stay vigilant no matter the season:

## **1. Maintain Defensible Space Around Your Home**

Clear leaves, pine needles, and other debris from roofs, gutters, and at least 5 feet around your property. These materials can

# The Myth of Fire Season (continued)

ignite from a stray ember. Trim tree branches to keep them at least 10 feet away from your home and any structures. Remove or trim dry or dead vegetation within at least 30 feet of your home. Consider extending this zone in areas with significant wildfire risk.

## **2. Prepare Your Home for Fire**

Use fire-resistant materials for roofing, siding, and decking wherever possible. Install metal mesh screens over vents to prevent embers from entering your home. Store firewood and other flammable materials at least 30 feet away from your home or garage.

## **3. Practice Safe Fire Use**

Dispose of fireplace ashes and outdoor fire pit remnants in a metal container with a lid, ensuring they are completely cool before disposal. Only burn wood (no slash or needles are allowed in fire pits) in an approved fire pit when conditions are calm and safe. Follow El Paso County and Red flag fire restrictions, which are in place to reduce risk during high-danger periods. Avoid burning during high winds, even if fire restrictions are not in effect.

## **4. Stay Informed About Local Fire Conditions**

Sign up for emergency alerts through El Paso County's Emergency Notification System (ENS). Regularly check the El Paso County Sheriff's Office website for updates on fire restrictions and safety tips. Familiarize yourself with local evacuation routes and create a family emergency plan.

## **5. Equip Yourself for Fire Preparedness**

Keep a fire extinguisher in your home and ensure everyone knows how to use it. Maintain a "go bag" with essentials such as water, non-perishable food, medications, important documents, and clothing in case you need to evacuate quickly. Invest in smoke detectors and carbon monoxide detectors, ensuring they are tested and functional.

Wildfires don't follow a calendar, and neither should our efforts to prevent them. In Woodmoor, the risks remain present every month of the year, even during the colder, quieter days of winter. By staying informed, prepared, and vigilant, we can significantly reduce the threat of devastating fires.

# Holiday Lighting Contest

Woodmoor is once again partnering with Mountain View Electric Association to sponsor a Holiday Lighting Contest. The Board of Directors will choose the winners. The winner of each category will receive a credit on their electric bill from Mountain View Electric Association in the amount of \$100.

Here are the categories:



Traditional



Frosty's Recognition (Inflatables)



Griswold

The WPS Officers will compile a list of homes that fit in each category. The Board will be presented with the list of properties, and they will then drive around and submit their votes for the winner of each category. Mountain View Electric Association will be notified of the winners before Christmas. The winners will be announced at the Annual meeting in January.

## Important Dates

January 1 — New Year's Day - WIA Office Closed  
January 9 — Covenant Hearings, 6:30 pm  
January 14 — ACC Meeting, 7 pm  
January 20 — Martin Luther King, Jr Day - WIA Office Closed  
January 27 — WIA Annual Meeting, 7 pm  
January 28 — ACC Meeting, 7 pm  
January 29 — WIA Board/Reorganization Meeting, 7 pm  
January 31 — Dues deadline



February 11 — ACC Meeting, 7 pm  
February 13 — Covenant Hearings, 6:30 pm  
February 17 — President's Day - WIA Office Closed  
February 25 — ACC Meeting, 7 pm  
February 26 — WIA Board Meeting, 7 pm



March 11 — ACC Meeting, 7 pm  
March 13 — Covenant Hearings, 7 pm  
March 25 — ACC Meeting, 7 pm  
March 26 — WIA Board Meeting, 7 pm

## Reminders

**Please be on the lookout for your dues invoice, either in the mail or in your email between December 15th and 20th.**

**Please watch for your ballots to arrive around the first week of January**

