



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2016

President's Report by Erik Stensland

As my term comes to an end, I look back over the last three years as a Board member and know that WIA is in a better place. I feel my biggest impact was on our covenants enforcement. I joined the Board to help change the way covenants were enforced, and I take pride in the fact that we went from having 10 - 15 violations at the Covenants hearing every month to an average of only five per month. This is a testament to our great Covenants and ACC administrators and how hard they work with our residents to resolve issues before they come to hearing.

As I leave there is one very important topic I want to remind everyone about. Wildfires are a very real danger during the winter months. This summer we had a huge increase in fire violations and due to that, the Board voted unanimously to change the violation fee "to a minimum of \$500". That means based on the severity of the violation the Board is no longer limited to only a \$500 fine, but they can fine the violator as much as they see fit. Burning pine needles, trash, tree stumps or the use of fireworks are **banned** in Woodmoor. Even something as simply parking your vehicle on grass can start a fire due to the hot engine igniting the dry grass on fire. We all share this wonderful woodland area, but we all must be diligent in our safety of our neighborhood.

Finally, I want to take this opportunity to thank all of the great Board members I have served with, and a special thanks to all of our WIA employees. If it wasn't for our staff or the wonderful volunteers that serve our community, WIA would not function as smoothly as it does.



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Meet the 2017 Board Candidates

Rich Wretschko

After living in Colorado Springs for 31 years, Rich decided the crime and crowding was getting to be too much and moved to Woodmoor. Rich joined the ACC and has been impressed with the compassion and professionalism of all the staff of the WIA. After being appointed to fill a vacancy on the Board, Rich wants to continue his work to maintain and enhance the many services available to our residents. He wants to listen to the community and represent their concerns with responsible actions and decisions.

Ed Miller

Ed has lived in Woodmoor for 23 years. He is semi-retired from the IT industry. He has served on the ACC for 20 years, and briefly served as a FireWise volunteer. Ed would like to add to his years of dedicated service to the community.

Lee Hanson

Lee and his wife Shirley have lived in Woodmoor since April 2003. He has worked in the electronics industry since 1972, and he is currently Chairman and Chief Operating Officer for FirstPass Engineering, a design services firm with corporate headquarters in Castle Rock. Lee is originally from North Dakota, received a BSEE from North Dakota State University and MSEE from San Diego State University. They moved to Colorado in 2000 after living and working in California and Huntsville, Alabama.

Brad Gleason

Brad and his family recently moved to Woodmoor and built a new home. For the past 13 years, he has worked in the public safety field. In 2015, Brad started working for South Metro Fire Rescue, where he serves as the Public Information Officer, amongst many other duties. Brad has done a lot of volunteer work in his children's schools, and he continues to volunteer in the classroom and with school fundraisers/events. Brad's desire to serve on the WIA Board ultimately stems from his passion for the community in which he plans to reside for years to come. The beauty, safety and overall appeal of Woodmoor makes this a very desirable place to raise a family, and he would like to be part of the process to keep it that way. Furthermore, he believes that the best way to make a difference is by being personally involved. Brad believes that there are always things we can improve upon or be better at, and he would like the opportunity to work with other passionate people to ensure Woodmoor continues to be a highly sought-after place to call home.

Look for your mail-in ballots to arrive during the first week of January!

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
Website: www.woodmoor.org
Community Name: Woodmoor
Fiscal Year: January 1 thru December 31
2017 Annual Assessment: \$255.70

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 and click on the home page menu item labeled “Governance” 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 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.

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 the WIA office by January 15, 2017.

Woodmoor Board of Directors & Staff

Erik Stensland , President	Mark Ponti , Director of ACC	Kevin Nielsen , Chief of Public Safety
Peter Bille , Vice-President	Rich Wretschko , Dir of Common Areas	Denise Cagliari , HOA Administrator
Brian Bush , Treasurer	Alan Bassett , Dir of Covenants	Sherrie Storey , Covenants/Forestry
Jennifer Cunningham , Secretary/Dir Community Outreach	Per Suhr , Dir of Public Safety	Bob Pearsall , Architectural Control/Common Areas
	Robert Benjamin , Dir of Forestry	Amy Mast , Bookkeeping/Barn Rentals

Office hours: Monday through Thursday 8 am to 4 pm, Friday 8 am to noon.
1691 Woodmoor Drive, Monument, CO 80132

Notes from Woodmoor Public Safety by Chief Kevin Nielsen

Toboggan Hill Sledding!



With the onset of snow I would like to remind people who use Toboggan Hill that children sledding under 12 years old must be supervised by an adult. Skiing and snowboarding is never allowed on any Woodmoor Common Area to include Toboggan Hill.

The parking area for Toboggan Hill can accommodate up to 9 cars so please, when parking in the lot, try to limit the space between the vehicles to fit as many as possible. The WIA will be expanding the lot to accommodate up to 18 vehicles. All roads surrounding Toboggan Hill are posted “No Parking” due to the hazardous conditions that may exist. If a WPS officer sees a vehicle illegally parked, we will call the Sheriff’s

Office and the vehicle could be ticketed.

Pond safety in winter is another concern. WIA/WPS does not maintain or monitor ice conditions and ice skating or ice fishing is never allowed. Motorized vehicles of any kind, including snowmobiles, are not permitted on any Common Area. If you’re caught operating a motorized vehicle in a Common Area, you will be issued a violation notice and could be fined.

All use of a Woodmoor Common Area, which includes sledding, is done at your own risk.

Crime Alert!!

On November 21st, a man dressed in black claiming to be from Woodmoor Water and Sanitation came to a resident’s door. He said they repaired a waterline next door and would like to place dye in the line to ensure there were no leaks in the system. While the owners were distracted, we believe another person entered the house removing a safe from the bedroom. It’s possible the location of the safe was gained by information from a carpet cleaner that was in the home a few days earlier. Woodmoor Water was notified. The incident was also reported to EPSO and is being investigated.

WPS wants to remind all residents that any utility worker should be in uniform and should be driving a marked vehicle. If someone comes to your house and you are not sure who they are or who they work for please contact Woodmoor Public Safety at 719-499-9771. You can also call the company to verify their presents. However, do not get the phone number from the person in question.

If you ever feel uncomfortable with a person at your door you can ask them to leave the property and then verify who they are after they leave and schedule a time for them to return.

Package and Mail Thefts

The Sheriff’s Office has seen a rise in delivered package thefts prior to the start of the busy holiday season. Thieves can follow delivery trucks, watching for deliveries or if packages are visible from the street, they can strike. Have packages delivered to a location where they can be received in person, such as a neighbor’s or relative’s house. If the retailer provides the option, choose a specific delivery time or consider having your package delivered to a local store for pick-up. Take advantage of delivery alerts so you can be notified when a package arrives at your home. When possible, request the delivery company to hold your package at their closest pick-up facility until you can pick it up or request a signature confirmation of delivery in order to prevent packages being left.

We are entering the season when we see an increase in mail thefts. The thieves are looking for gift cards, cash, and checks. Thieves can also use stolen mail for identity theft.

The IRS or law enforcement will **never** call and request credit card or wire transfer information and will **never** ask you to buy prepaid or gift cards. They will **never** attempt to collect fines or outstanding debt from citizens by phone. Anytime someone you don’t personally know asks for funds of any type, IT IS A SCAM!



Special promotion for Woodmoor & Monument Residents

Ring doorbells and wireless cameras allow you to see, hear and speak to anyone at your door or on your property from wherever you are. Motion-activated and effective day and night with IR technology.
Always be home with Ring.

Visit Ring.com for more info and use code **3monument** to receive:

\$25 off any Ring doorbell or camera
1 Year of FREE cloud storage
FREE illuminated yard warning sign

Can be used multiple times. Valid through 1/31/17.

Annual Meeting

Join us for the WIA Annual Meeting on January 30, 2017. Sign-in at 6:30pm with the meeting starting at 7pm at Lewis Palmer Middle School. Find out what's been happening in your community. Thanks in large part to local sponsors, there will be DOOR PRIZES and FOOD! Only one ticket per lot is given to lot owners and you must be present to win!

Forestry by Sherrie Storey

This year the WIA Forestry Administrator participated in the Colorado Master Volunteer Forest Steward training, which included five weeks of classroom instruction and one hands-on workshop day. This education, combined with new forestry tools to measure forest density (evaluate wildfire hazard rating) and take tree core samples (evaluate tree health) have greatly enhanced the complimentary forestry lot evaluation service provided to residents and our ability to manage and mitigate the 150 acres of common area.

In addition to the complimentary forestry lot evaluations, we receive requests for grant funds. Although there are grants available, the WIA depends on the time, resources, and skills of volunteers (Forestry Committee) to execute large projects such as a government funded grant program. We are currently unable to pursue and complete a grant at this time due to a shortage of volunteers. We are always looking for residents to volunteer in the community.

Plowing in Woodmoor



When the snow starts to fly we receive many calls asking when the streets will be plowed. WIA does not plow any roads, and in fact, it is illegal for them to do so. El Paso County Department of Public Services is responsible for plowing and road maintenance. You can call 719-520-6891 for your concerns or visit <http://adm.elpasoco.com/publicservices/transportation/Pages/default.aspx> for snow removal policies and priorities.

From the Treasurer by Brian Bush

The chart below outlines the primary budgeted revenue and expense categories for 2017. The full budget is posted on the WIA website (www.woodmoor.org) or you can pick up copies in the office at 1691 Woodmoor Drive.

2017 Annual Budget

Revenue Summary

Administrative (dues, interest)	\$826,218.80
Architectural Control	21,500.00
Community Center	44,280.00
Public Safety	<u>43,540.00</u>
Total Revenue	\$935,538.80

Expense Summary

Administrative	\$335,683.76
Community Center	17,000.00
Forestry/Common Areas	98,807.44
Public Safety	439,480.00
Reserve Study Contribution	<u>44,567.60</u>
Total Expense	\$935,538.80

Importance of Forestry Volunteers by Sherrie Storey

Forestry Committee volunteers provide a huge value to the Woodmoor Improvement Association (WIA). Year-to-date, the Forestry Committee invested a value of \$40,015 on firewise education and wildfire mitigation. Forestry Committee volunteers help the WIA save money by: providing better customer service to residents, increasing contact with the greater community, making better expertise available, and reducing the costs of services. As a not-for-profit organization, our volunteers are the lifeblood of the WIA. The Forestry Committee is the result of civic rallying around the cause of improving forest health, and wildfire safety, thus preserving the essence of Woodmoor and improving property values. Volunteers on the Forestry Committee perform complementary forestry lot evaluations addressing residents' questions and concerns, such as confirming the presence of devastating Mountain Pine Beetles or providing recommendations to improve wildfire safety. Volunteers coalesce in meetings providing direction to the WIA Forestry Administrator and Forestry Director, on topics such as chipping day and firewise day events. Volunteers are the foundation that make mitigation grants possible within the community, establishing firewise goals, evaluating progress towards reaching those goals, and facilitating paper work.

Forestry Committee volunteers are WIA residents, your friends, and your neighbors, who commit their time and energy addressing civic concerns in relation to the Black Forest, in which we live. Volunteers are specially trained by the WIA with assistance from government entities, such as Colorado State Forest Service, Colorado State University Extension Office, and the Tri-Lakes Monument Fire Protection District. Individual training occurs at the volunteer's pace. Once a volunteer has been sufficiently trained, they assist the WIA on their own schedule. If you are interested in joining the Forestry Committee please call Sherrie Storey at (719) 488-2693 ext. 4 or email her at sherrie@woodmoor.org.

Covenants: Open Fires by Sherrie Storey



This year there was a significant increase in the number of covenant violations pertaining to “Open Fires, Fireworks or Unapproved Fire Devices”. Due to this increase, there were more open fire hearings and fines than in the previous ten years. As we are sure you know by the current fires in Colorado, constant red flag warnings, and our recent experience with the Black Forest Fire which destroyed hundreds of homes, the prohibition against open fires and fireworks in Woodmoor is one of our most important rules for the protection of our community. The result of violation of these rules in one case resulted in a grass fire which could have easily spread out of control and is concrete evidence of the seriousness of these types of violations. Please remember that Woodmoor always follows El Paso County Stage 1 Fire Restrictions, regardless of current season or weather conditions. This means that open fires are strictly prohibited, including the burning of yard waste (pine needles) or slash (logs, limbs, stumps and branches). These violations are immediately scheduled for a hearing in which a fine starting at \$500 may be imposed. Due to the danger to property, these fines are higher, and if warranted, founded cases may be forwarded to the El Paso County Fire Marshal for prosecution.

According to the National Interagency Coordination Center Incident Management Situation Report Tuesday, November 29, 2016 – 0800 MT National Preparedness Level 1: Fire and Acres Year-to-Date (by Protection):

Rocky Mountain Area	Fires Total:	3,406
	Acres Total	679,837

According to the InciWeb Incident Information System, these are the current active wildfires in the State of Colorado:

Incident	Unit	Acres
Gore Ridge Gorewood Fire	Grand County	9
Beulah Hill Fire	Pike and San Isabel National Forests	5,232
Freeman Fire	White River National Forest	348
Beaver Creek Fire	Routt National Forest	38,380
Silver Creek Fire	Routt National Forest	469

Common Area Mitigation by Bob Pearsall

The WIA Common Areas were mitigated for dead trees and excess growth/ladder fuels during the months of September, October, and early November. The areas chosen are determined by evaluations performed by the Forestry volunteers and obvious need (i.e., dead trees). More than \$12,000 of mitigation was performed in the following areas; The Point, Wild Duck Pond, North Park, Fairplay Drive, Hidden Pond/Toboggan Hill, The Barn/WIA Offices, and Lake Woodmoor subdivision which includes, Masthead Way, Spinnaker Trail, Regatta Lane, Lake Forest Lane, Meadowlake Drive, and Autumn Way. The total amount of biomass removed from the common areas was over 180 cubic yards. If you spot a dead or downed tree on a WIA common area or have a question about an area of concern on a common area, please contact the Common Area Administrator, Bob Pearsall, at (719) 488-2693, ext. 3.

Winter Phone Numbers

Snow Plow Dispatch
(719) 520-6891

Property Damage/Hit Mailboxes from
Snow Plows
(719) 520-7485

Woodmoor Public Safety
(719) 499-9771

2017 Annual Assessment Information

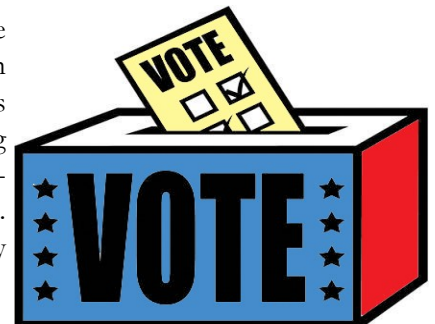
- * The 2017 Assessment, set by the Board of Directors, will be \$255.70.
- * Don't forget to update your contact information. We can email your invoice to you but you must notify us of this preference. You can call the WIA office at 719-488-2693 extension 6 or send an email to: amy@woodmoor.org.
- * Please be aware that a \$50 late fee will be applied to your account if your dues are not paid in full by January 31, 2017. Per our By-Laws, interest will begin accruing February 1st at 8%. A \$20 fee will be applied to any returned checks.
- * Payment plans must be submitted in writing and approved prior to January 31st and your account must be paid in full within 6 months. Per Colorado State Law, payment plans are issued on a **one-time only basis**.

Notice to Woodmoor Homeowners

WIA would like to make our members aware that there are only a few weeks left to take advantage of significantly discounted initiation fees for WIA Homeowners to the Country Club at Woodmoor. Facilities at the CC include: Championship Golf, Indoor Tennis Courts, Indoor and Outdoor Pools, a Fitness Center, Nordic Skiing on groomed trails in the winter, as well as Fine Dining in a mountain chalet setting. New owners have worked over the last year to improve the CC, including cart paths poured throughout the course, greens have been restored to their original size and remodeling of The Grille. Contact Debbie Zamprelli at 719.884.7241 or email debbie@ccwoodmoor.com to set up your tour of The Country Club at Woodmoor or visit their website for more information or to take a video tour www.ccwoodmoor.com.

From the Secretary

The election packets will be sent out at the end of December and we ask you to please get those filled out and sent back as soon as possible. You will notice that the address on the return envelope is to the WLVPFR, the Women's League of Voters of the Pikes Peak Region. WIA uses them to be very public and transparent. Our annual meeting will be on January 30, 2017, where candidates will each have the floor to introduce themselves. Then voting will be open to residents in attendance who have not yet voted. Once voting is declared closed, the WLVPFR will tally the votes the following day (January 31st) and the results will be posted on our website, www.woodmoor.org.



Important Dates

January 10 — ACC Meeting, 7pm
January 11 — Covenant Hearings, 6:30pm
January 16 — Martin Luther King, Jr Day – WIA Office Closed
January 24 — ACC Meeting, 7pm
January 25 — WIA Board Meeting, 7pm
January 30 — WIA Annual Meeting, 7pm – Lewis-Palmer Middle School



February 1 — WIA Board Reorganization Meeting, 7pm
February 8 — Covenant Hearings, 6:30pm
February 14 — ACC Meeting, 7pm
February 20 — President's Day – WIA Office Closed
February 22 — WIA Board Meeting, 7pm
February 28 — ACC Meeting, 7pm



March 8 — Covenant Hearings, 6:30pm
March 14 — ACC Meeting, 7pm
March 22 — WIA Board Meeting, 7pm
March 28 — ACC Meeting, 7pm



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