



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2017

President's Report by Peter Bille

Dear Members,

I would like to start off with a thank you to our staff and volunteers, without their hard work and dedication the WIA would not be where we are today. First item of business is that the WIA will not be raising dues next year. The WIA is financially strong, and we strive to keep a balanced budget.

The WIA is an association of home owners in our community. We are all equal members of this association. With that come responsibilities (and rights). All too often our board and staff are approached by residents with complaints regarding a wide range of issues that do not fall within the jurisdiction of the WIA. Please take the time to read our Covenants along with our Project Design Standards Manual (PDSM), located on our website. This will provide you a good outline of what the WIA monitors and administers.

With the winter months approaching, and the soon to follow snow, I would like to remind our residents that the WIA is not responsible for snow removal or road conditions in Woodmoor. Roads in Woodmoor are owned by and are the responsibility of El Paso County. If you have an issue with snow removal and or road conditions in your neighborhood, please contact the El Paso County Service Request/Road Issues Department at 719-520-6890. The County's main priority is to provide plowed roads for emergency vehicles to respond to emergencies involving human life and safety. With that said, roads are prioritized 1-3 (for more information on the prioritization of roads, please see the article from Woodmoor Public Safety). You can go on the El Paso County website for more details on the County's policy along with a list of streets (including those in Woodmoor) with their priority (the list is also available on the WIA website under the Public Safety tab, about $\frac{3}{4}$ of the way down the page).

In closing, as always, I request that our residents please take the time to check out the WIA website at www.woodmoor.org. There you can find information concerning our community. I also ask that our members please update their contact info, this will allow us to reach you in case of an emergency and/or issue with your property. As always, our WIA staff and Woodmoor Public Safety (WPS) are here to serve you.

Thank you for your time.



Inside this issue:

2018 Board Candidates	2
Mandatory Disclosures	3
Good Neighbor Award	3
Public Safety Information	4
Plowing and From the Treasurer	5
Forestry and Covenants	6
Winter Phone Numbers	7
Important Dates	8



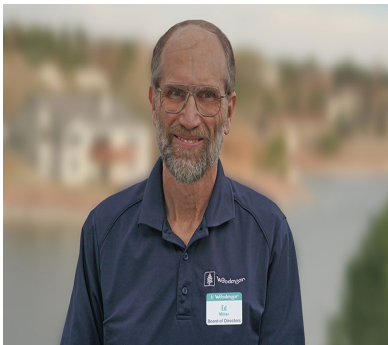
Meet the 2018 Board Candidates



Peter Bille is the current Board President. He has over 25 years of experience in Information Technology Consulting and Sales. He is a father of 4 and was a hockey coach. He would like to continue serving the WIA.



Kayla Dixon is a software engineer lead at Oracle. She has two years experience on a previous board through MSI. Her volunteer activities include being an HOA board member, as well as volunteering with her church and assisting with kids and young adults. She would like to make sure things are fair and that Woodmoor remains a great place to live.



Edwards Miller is a Computer Scientist and current Director of Forestry. He has worked with mainframe software, as well as managing major computer hardware and software issues. Ed is also a current member of the Architectural Control Committee (ACC). He has served on the ACC for many years. He believes that being a Board member allows him to better serve the community and the residents. Ed has a Bachelor's Degree in Computer Science and Forestry Science from Penn State University and a Masters in Computer Science from Florida Institute of Technology.



Tammie Oatney has worked in banking, the deregulated energy sector, in payment management solutions, and is now a stay-at-home mom. She also owns a small health/wellness business. She volunteers on several D38 committees, is involved in her children's schools, the Safe Routes to Schools Committee, and the Tri-Lakes Chamber of Commerce. Tammie is actively involved in other community groups, and she would like to serve on the WIA Board and continue the excellence in preserving the uniqueness in this highly desirable Monument area.

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
2018 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 “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 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 12, 2018.

Woodmoor Board of Directors & Staff

Peter Bille, President
Brian Bush, Vice-President
Lee Hanson, Treasurer
Jennifer Cunningham,
Secretary/
Dir Community
Outreach

Robert Benjamin, Director of ACC
Rich Wretschko, Dir of Common Areas
Per Suhr, Dir of Covenants
Brad Gleason, Dir of Public Safety
Ed Miller, Dir of Forestry

Kevin Nielsen, Chief of Public Safety
Denise Cagliari, HOA Administrator
Sherrie Storey, Covenants/Forestry
Bob Pearsall, Architectural Control/Common
Areas
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

Annual Meeting

Join us for the WIA Annual Meeting on January 29, 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.



Protecting your Mail

The U.S. Postal Service reaches every home and business in the country. The vast majority of the mail it delivers arrives intact, but thieves persist in their efforts to steal it. Postal Inspectors use proven remedies to address the problem. They team with the Postal Service to devise new security strategies that thwart thieves. You can help by reporting suspected mail theft or identity theft.

Here's what you can do to protect your mail from thieves:

Use the letter slots inside your Post Office for your outgoing mail, or hand it to a letter carrier.

Pick up your mail promptly after delivery. Don't leave it in your mailbox overnight.

If you're expecting checks, credit cards, or other negotiable items, ask a trusted friend or neighbor to pick up your mail.

If you don't receive a check or other valuable mail you're expecting, contact the issuing agency immediately.

If you change your address, immediately notify your Post Office and anyone with whom you do business via the mail.

Don't send cash in the mail.

Tell your Post Office when you'll be out of town, so they can hold your mail until you return.

Report all suspected mail theft to a Postal Inspector.

Ask your bank for "secure" checks that can't be altered.



If you see a mail thief at work or if you believe your mail was stolen, call EPSO immediately and then call Postal Inspectors at 877-876-2455 (press 3).

From the Treasurer by Lee Hanson

The chart below outlines the primary budgeted revenue and expense categories for 2018. 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)	\$842,293.80
Architectural Control	39,000.00
Community Center	44,280.00
Public Safety	<u>43,540.00</u>
Total Revenue	\$969,133.80

Expense Summary

Administrative	\$335,480.25
Community Center	17,000.00
Forestry/Common Areas	126,425.00
Public Safety	453,062.00
Reserve Study Contribution	<u>37,146.55</u>
Total Expense	\$969,113.80

Winter Information

Motorized vehicles of any kind including snowmobiles are not permitted on any WIA Common Area. If you're caught operating a snowmobile or any other vehicle on WIA Common Area, you will be issued a violation notice and could be fined.

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.

We at WPS and the WIA often get asked who is responsible for the roads in Woodmoor. The answer is the El Paso County Department of Transportation (EPCDOT). They are responsible for the paving, repair, maintenance, and snow removal. With winter fast approaching, I'd like to explain how the county determines what roads are plowed and when. Basically, EPCDOT plow the roads based on a priority system with each road classified as a priority one, two, or three. The resources are allocated throughout the County where needed and when. Their goal is to get all priority one roads in the County plowed first before going onto priority two and then to three.



****Priority One Roads** are defined as all paved roads that are identified on the El Paso County Major Transportation Corridor map as major arterials. Priority one roads in Woodmoor are: County Line Road, Furrow Road, Higby Road, and Highway 105. Although Woodmoor Drive is listed as a priority two, EPCDOT treats it as a priority one in regards to snow removal.

****Priority Two Roads** are defined as roads that collect traffic from subdivision roads and allow traffic circulation within residential areas, while providing channels to the major arterial system. Common priority two roads in Woodmoor would be, but are not limited to: Augusta Drive, Bowstring Road, Caribou Drive, Fairplay Drive, Knollwood Blvd, Lake Woodmoor Drive, Old Antlers Way, Top O' the Moor E and W, White Fawn Drive, and other similar roads not listed.

****Priority Three Roads** are roads that are residential in nature. These roads will be plowed when time, equipment, and available funds permit snow removal.

Please keep in mind that roads do not get a higher priority because of school bus routes, politicians, or physicians that may need to respond in an emergency.

For a complete list of the roads and their respective priorities please visit: <http://adm.elpasoco.com/transportation/Pages/SnowRemoval.aspx>

****From EPCDOT**

If you have a problem or concern with your street, you can call EPCDOT at 520-6890. The WIA or WPS will not know when the roads will be plowed.

WPS officers carry tow straps and jumper cables in case of a minor incident. If the vehicle can be removed without causing damage to your vehicle, WPS vehicle, or the property of another, we can attempt to pull a vehicle out of the snow. 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.

Please do not leave any vehicles running unattended, as this is an invitation for the vehicle to be stolen. Numerous cases are reported each year in El Paso County of a vehicle stolen out of a driveway while left running unattended to warm. It is also illegal to leave your car unattended while running.

Fire Danger

We've seen record high temperatures this fall and almost summer like conditions through Thanksgiving. Needless to say this is good to walk off the turkey, not at all good for the fire danger. The weeds and grasses are very dry and can ignite very easily. **All types of fireworks are strictly forbidden in Woodmoor at all times. "Campfires" or the burning of slash, leaves, pine needles, or any yard waste are never allowed in Woodmoor.** A warming fire can be used if it uses propane gas or a commercially purchased fire pit that has a spark arrestor screen with no more than 1/4" holes. If you build your own fire pit, it must be inspected and approved by the Tri-Lakes Fire Inspector and also must have a spark arrestor screen. Make sure the area around a fire pit is cleared of all debris and have a water source nearby if a spark should ignite debris nearby.

Winter Phone Numbers

Snow Plow Dispatch
(719) 520-6890

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

Woodmoor Public Safety
(719) 499-9771

2018 Annual Assessment Information

- * The 2018 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, 2018. 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**.

Vice Presidents Thoughts by Brian Bush

The WIA Board of Directors recently approved an increase in the fine schedule for the first time in more than 15 years. However, the Board wishes to emphasize that we do NOT see covenant enforcement as a revenue generating activity and we would much prefer to never have to impose a fine for a covenant violation. This is why our procedures call for a resident or owner to be personally notified concerning the potential violation and invited to either rectify the violation or explain why it should not be considered a violation in the first place. The Board has directed that our staff member responsible for covenant enforcement make every attempt to work with the resident or owner to prevent them from having to appear before the Board and face a potential fine for non-compliance. It should be emphasized that avoiding a hearing and fines is, in the vast majority of cases, the simplest solution.

The Board is mindful, however, that covenants are critical to maintaining the appearance and enjoyment of the community in which we live. The Board appreciates that the vast majority of our residents and owners comply with our covenants or, if a violation occurs, works with our staff to resolve the violation before it ever comes to the attention of the Board. As an aide to your understanding of why everyone in Woodmoor should consider covenants important, I invite you to read a two page summary about our covenants posted on our web page.

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 LWVPPR, the League of Women Voters of the Pikes Peak Region. WIA uses them to be very public and transparent. Our annual meeting will be on January 29, 2018, 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 LWVPPR will tally the votes the following day (January 30th) and the results will be posted on our website, www.woodmoor.org.



Received a Covenant Violation letter?

Here are a few simple steps to follow if you receive a covenant violation letter.

- * Don't panic
- * Read the entire letter
- * Communicate with the covenants administrator
- * Resolve the issue in the time-frame given or ask for additional time, if needed

Just because you receive a letter does not mean you are getting fined. It is the goal of the WIA staff to resolve issues so no fine are assessed.

- * WPS does not turn in covenant violations
- * Don't automatically assume it is a neighbor that has turned you in

Dog Poop

Once again we are writing to ask residents to please pick up after your dogs. The WIA Office Staff receives numerous calls each month complaining about residents walking their dogs along the roads and just letting them poop on the side of the road, in peoples yards, or in the Woodmoor Common Areas. If WPS sees this happening, they can issue a violation on the spot. This would be justification for an immediate hearing and possible fines. Please be respectful of everyone and clean up after your dog.



No Open Fires or Fireworks Permitted



We are experiencing very dry conditions this year. Please remember that open fires and fireworks are prohibited in Woodmoor. If an open fire is verified, an immediate hearing will be scheduled, with a possible fine starting at \$5,000. The starting fine for a fireworks violation is \$250. Be safe and help preserve Woodmoor as a great place to live.

Banner Displays

Please watch the Banner Displays placed around the Woodmoor area for important messages about upcoming events or news. Woodmoor does allow certain non-profit organizations to post their events as well, once they have received permission from the WIA Office. These displays are not meant for lost pet or yard sale signs, and these types of signs will be removed. If you have a non-profit organization that would like to use any or all of the banner displays, please contact Amy or Denise at the WIA Office for available dates and locations.

2018 Dues

As noted previously in the President's Report, the 2018 dues will remain the same as 2017, at \$255.70. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2018. 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 by January 31st, and WIA must have received your first payment. For further information contact Denise at denise@woodmoor.org or Amy at amy@woodmoor.org or by calling or stopping by the WIA Office.

Important Dates

January 1 — New Year's Day - WIA Office Closed
January 9 — ACC Meeting, 7pm
January 10 — Covenant Hearings, 6:30pm
January 15 — Martin Luther King, Jr Day - WIA Office Closed
January 23 — ACC Meeting, 7pm
January 24 — WIA Board Meeting, 7pm
January 29 — WIA Annual Meeting, 7pm - Lewis-Palmer Middle School
January 31 — WIA Board Reorganization Meeting, 7pm



February 13 — ACC Meeting, 7pm
February 14 — Covenant Hearings, 6:30pm
February 19 — President's Day - WIA Office Closed
February 27 — ACC Meeting, 7pm
February 28 — WIA Board Meeting, 7pm

March 13 — ACC Meeting, 7pm
March 14 — Covenant Hearings, 6:30pm
March 27 — ACC Meeting, 7pm
March 28 — WIA Board Meeting, 7pm



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