



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

March 2017

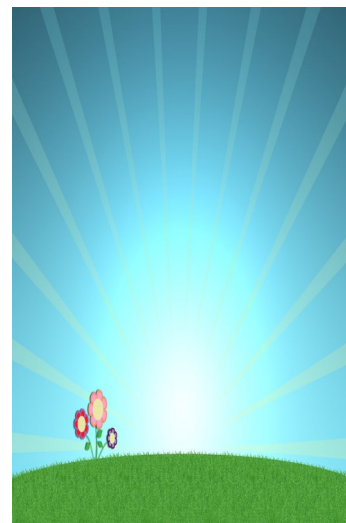
President's Report by Peter Bille

First off, I want to thank all the residents that participated in our annual elections. The Woodmoor Improvement Association (WIA) was formed back in 1971 for the "purpose of protecting the value and desirability" of our community. With just over 3000 lots, Woodmoor is the second largest HOA governed development in Colorado. It is important that we get participation and feedback from our residents.

As is typical in Colorado, we have seen a wide range of weather the past several weeks. As a reminder to our residents, especially those new to the area, we have not seen the end of our winter yet. As we move into our snow months, I want to clear up a question we get at the WIA office this time of year. 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 719-520-6891. 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. 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, or visit the WIA website, go to the Public Safety tab, and scroll about three-quarters of the way down the page to the El Paso County Snowplow Priority List.

For those of you that attended our annual meeting on January 30th, there was some discussion on wildlife sightings. As you can understand, we live in a wildlife inhabited area. WIA follows and adheres to the Colorado Parks and Wildlife laws, rules and policies. Amongst these is a law that prohibits the feeding of wildlife. I encourage our residents to go onto the Colorado Parks & Wildlife website for information on Living with Wildlife.

In closing, please take the time to check out the WIA website at www.woodmoor.org. There you can update your contact info, which allows 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.



Inside this issue:

President's Report 1

Annual Meeting Recap 2

Board Reorganization 3

*Country Club at
Woodmoor* 3

Exterior Projects 3

Common Areas 4

Public Safety 5

Important Dates 6



Annual Meeting Recap

The 2017 Annual Meeting was held at Lewis-Palmer Middle School on Monday, January 30th. For the first time in many years it was not snowing!! We had an excellent turnout, with 144 residents attending.

The election results were as follows:

Rich Wretschko	451
Ed Miller	325
Lee Hanson	359
Brad Gleason	432

Good food was enjoyed by all. There was a great discussion regarding coyotes in the area. Residents were encouraged to go to the WIA website to view the Coyote Wildlife Plan and to call WPS if they experience aggressive behavior by coyotes.

Erik Stensland also announced the vacancy of Alan Bassett's position, due to him selling his home and moving out of Woodmoor. *The announcement was sent out as an email blast, asking anyone interested in serving the remainder of Alan's term (one year).

*From the five candidates that submitted their intent, Ed Miller was appointed at the February 22nd Board meeting.

Door Prize Donors

Integrity Bank & Trust - \$350 (WIA purchased a big screen television & 2 Texas Roadhouse gift cards)

Carnival Cat & Canine Care LLC, Dayna Carnival, www.petcarebycarnival.com / carnival@divide.net (719) 488-0125 - \$50 Gift Certificate for pet care

Deb's Travel, Debbie Cheeseman, debstravel1@comcast.net - \$50 on board credit for booking cruise, plus a goodie bag

Monument Computers, 325 2nd Street, Suite R, Monument, contact@Monument-Computers.com - 2 - \$40 Gift Certificates

LifeVantage, Sherry and Bob MacDonald, sherryandbobmacdonald.lifevantage.com - 25% off any one product in the LifeVantage line

Be Present Yoga, Lanny Cabrara, lanny.yoga@gmail.com - 12 – 1 Free Yoga Class

Please support these businesses that so generously support WIA!!!

Good Neighbor Award Winners



Jim and Gina Hagglof

Julie and Doug Banker

The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winners were presented with a \$30 gift card which was purchased with the generous donation from Integrity Bank & Trust.

Board Reorganization Meeting

At the February 1st Special Board meeting, the officer and director positions were nominated and filled as follows for 2017:

Peter Bille	President
Brian Bush	Vice-President
Jennifer Cunningham	Secretary/Community Outreach
Lee Hanson	Treasurer
Robert Benjamin	Director of the Architectural Control Committee
Rich Wretschko	Director of Common Areas
Per Suhr	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety

After hearing from four of the five candidates who submitted their names for the vacant Board position, the Board voted in Executive Session to appoint Ed Miller as the Director of Forestry. He will fill the remainder of Alan Bassett's term.

Country Club at Woodmoor

The WIA would like to make its residents aware of the following information from the Woodmoor Country Club. The new owners of the CC are offering the most dynamic membership program in recent club history. Any interested resident, whether new to the area or a long-term resident, may participate in the "*Discover The Country Club at Woodmoor*" Preview Membership Initiative, giving potential members the opportunity to preview the club and experience the club first hand. New membership offerings include a new lower dues structure for Full Membership. Any interested resident or potential member is invited to contact Debbie Zamprilli, Director of Membership and Marketing at 719-884-7241 or debbie@ccwoodmoor.com or visit the club's website at www.ccwoodmoor.com to take a video tour of club facilities.

Reminder for Exterior Projects



Please remember that **anything** you do to the exterior of your home or lot must have prior approval of the Architectural Control Committee (ACC). Most projects, such as re-paint or color change, window changes, door changes, reroof, etc. can be approved in the WIA office or submitted online with no fees. If your project requires ACC committee approval, they meet twice a month on the second and fourth Tuesday. So please plan ahead.

If you proceed with a project without ACC approval, this becomes a covenant violation, and there is an automatic \$50 fine. If you don't submit the required application after being notified, you can go to a hearing, be subject to an additional flat fine, and be subject to a \$25 per day fine until the violation is resolved. The WIA can and does enforce these fines with a lien against your property.

Common Areas

Woodmoor IMPROVEMENT Association is exactly that. We are constantly striving to improve. We have many beautiful common areas that were originally designed to be used by the families of Woodmoor. We are always looking for input on how best to use these areas. Last year we surveyed Woodmoor residents to find out how they felt about improving the safety of the Toboggan Hill area by increasing the size of the parking lot - 78% of the people responding supported that project. Work has already started, with the paving starting in March as weather permits. We will also be replanting more trees than were taken out to allow for this parking expansion. We will advertise when we plant, so interested residents can come learn some tips and tricks from the pros. We are also looking at building trails in a few areas of our beautiful neighborhood. One such project is working with the school district to provide safer walking trails to our highly-rated schools. Another area we are looking to place trails is along Fairplay, making it safer for all those people who walk along the road. How about a play-ground for our younger families? A demographic that is on the rise here in Woodmoor.

An important note, we will always try to be respectful to our neighbors that live adjacent to our fine common areas. We realize the natural beauty of these areas is amazing and needs to be protected, but it also needs to be shared.

As the WIA Director of Common Areas, I look forward to serving our beloved neighborhood. Let us know how we can make it the best it can be.



We would like to remind our residents that there is no open burning, fire-works of any kind, campfires, or unapproved fire pits allowed in Woodmoor. Trees, tree limbs, slash, and pine needles can NOT be burned.

**NO OPEN BURNING.
EVER!**



***Stay up to date on
community events,
announcements and
special alerts.***

Like us on
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**Woodmoor Improvement
Association**

Public Safety

Would you like to know firsthand what types of situations Woodmoor Public Safety (WPS) responds to each month? Would you like to receive crime alerts for Woodmoor? If so, please visit www.woodmoor.org and signup to receive the WPS emails (bottom of main page, under “Email Updates”). You can also signup to receive email updates from the WIA, including the newsletter.

Everyone is well aware of the devastating effects of forest fires. The WIA has increased the amount of fines that can be levied against homeowners if they choose to ignore the rules for open pit fires (campfires), burning slash, or any illegal burning. The WIA has now made a minimum fine of \$500, and amounts could go up from there. Additionally, if you start a forest fire (even accidentally), you can be held liable for damages which can easily reach into the millions of dollars. Let’s all do our part to avoid any of these issues by remaining conscious of the dry climate and fire conditions in our neighborhood.

We are often asked what role WPS officers play in the WIA covenant enforcement process. Although we are asked to “verify” complaints that have been received by the WIA, WPS officers only initiate violations that are “public safety” in nature. These would include open pit fires, fireworks, and loose and aggressive domestic pets. WPS will also respond and attempt to verify noise complaints such as barking dogs, loud parties, and music. Once a complaint is received, a WPS Officer will respond and attempt to verify the complaint at a distance. If the complaint is verified and considered excessive, the Officer will attempt to contact the resident, and a violation notice could be issued. Once a violation notice is issued, it becomes a complaint of the Association, and not a complaint from a neighbor. This practice avoids the concern of neighbors “testifying” against neighbors, which usually does not lend to good neighbor relations. Also, the WIA does not take complaints from non-Woodmoor residents.

Residents can now report wildlife sightings on the WIA website. Residents can report sightings of bears, coyotes, mountain lions, and bobcats. This reporting is for sightings only, and WPS will not respond to a report made on the website. WPS will log the information in its reporting database for record keeping. If the wildlife is showing aggressive behavior, please call WPS at 719-499-9771 for a response.

Selling your home?

If you are selling your home please contact the WIA office at 719-488-2693 extension 4. We will go out and perform a pre-HOA check for you, which will alert you if there are any issues on your lot. We look for dead trees and slash, as well as any sheds and/or fences (to make sure they are approved), and for any exterior maintenance that needs to be done. If you request this ahead of receiving any contracts on your home, we can help you make sure that there will not be any issues that could hold up the sale of your home.



Important Dates

April 11 — ACC Meeting, 7pm
April 12 — Covenant Hearings, 6:30pm
April 25 — ACC Meeting, 7pm
April 26 — WIA Board Meeting, 7pm

May 9 — ACC Meeting, 7pm
May 10 — Covenant Hearings, 6:30pm
May 23 — ACC Meeting, 7pm
May 25 — WIA Board Meeting, 7pm (note this is a Thursday meeting)
May 29 — Memorial Day— WIA Office closed



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

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 Cagliaro, 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