



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

September 2016

President's Report by Erik Stensland

I can't believe summer is coming to a close. I find myself wondering, with the cooler temperatures, if mother nature is preparing us for the Farmer's Almanac prediction of a rough winter. Growing up in a mid-western farming community, the farmers always referenced the almanac. However, I've lived in Woodmoor long enough to know that our weather is very unpredictable, so I just enjoy whatever the weather brings.

With many new home owners in Woodmoor, I thought I would take this opportunity to remind everyone of a few winter-related items. First, bear activity will start picking up in the coming weeks, so please make sure you keep your garbage cans inside or locked and only put them out the morning of trash pick-up. Once bears find a source of food, they will come back the next year looking for it.

Second, we are not out of fire season yet. It only takes a couple hot days to dry out the brush and trees. Lightening poses a natural threat, as we just experienced. Man-made fires have also been a concern recently. We take fire safety very seriously, with fines beginning at \$500 for improper open burns. Stay vigilant and if you have any questions about the rules, please do not hesitate to contact the staff.

Finally, as we begin preparing for snow, please remember WIA is not responsible for plowing our roads. All of our roads are owned and maintained by El Paso County. There is county contact information on our website and Facebook page if you are having issues with snow plowing. Also look for a convenient list of numbers in the October issue of Our Community News.

Enjoy what's left of summer, and as always, please consider attending our monthly meetings to hear what's going on and share your thoughts.



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Board of Directors

WIA Open Board Positions

Do you have an interest in and a willingness to serve your community?

The WIA Board of Directors is soliciting candidates to fill three board position terms which expire at the WIA Annual meeting in January. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. Those seats are currently held by Erik Stensland, Mark Ponti, and Rich Wretschko. Nominations or self-nominations are due to the WIA office **on or before November 15, 2016**. Nominations must include a brief biography which will be included in the December newsletter and on the website. All candidates must be Woodmoor property owners listed on the property deed and a member in good standing. If you have any questions, please contact the nominating committee members: Erik Stensland, (President@woodmoor.org) or Jennifer Cunningham, (Secretary@woodmoor.org).

Reminders



- * Don't forget to update your contact information prior to December 1st, as the Annual Assessment notices will be sent out prior to December 15th. 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 there is a \$50 late fee that will be applied to your account if your dues are not paid in full by January 31, 2017. Interest also begins accruing beginning February 1st.
- * Payment plans must be completed 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.
- * Accounts can be pre-paid prior to coming due, especially if you are one of our lucky snowbirds who flies somewhere south of here for the winter months. If we know the exact amount when you contact us, we will tell you, otherwise you can pay this year's amount plus 3% (\$248.25).

We need your help!

When you place a call to the WIA offices, please keep in mind that our staff could be with other residents or out in the field. If you do reach someone's voice mail, **please leave a message** (include your name, address, and phone number or email address), and they will return your call at their earliest convenience. This could be the same day or no later than the following day. Also, the extensions have changed so please listen carefully to the entire greeting.

Community Awareness by Kevin Nielsen

With fall quickly approaching we will see an increase in bear activity. Please keep your trash stowed in the garage until the day of pickup. Also keep BBQ grills clean and don't leave any pet food outside. Never feed any wildlife! Not only is it dangerous for people, it usually results in the wildlife having to be killed. If you are caught feeding wildlife, you will be issued a summons from the Colorado Division of Parks and Wildlife. Remember the slogan; "a fed bear is a dead bear", but this holds true with any wildlife.

School is back in session, so please watch your speed and abide by the 20 mph school zone speed limit. Stop for the school busses when flashing red lights and the stop signals are activated. WPS Officers will assist pedestrians and traffic at numerous schools within Woodmoor, so please slow down when you see the flashing lights of a WPS vehicle. Please keep our kids safe and always be careful of all pedestrians on the roads. Regardless of school zones, we receive many complaints of speeding, and we have been able to confirm through our SMART trailer (speed monitoring radar trailer) that the complaints are valid.

With the start of school winter is just around the corner. I would like to remind all Woodmoor residents that the El Paso County Department of Transportation (EPCDOT) is responsible for all the roads in Woodmoor, including snow removal. EPCDOT will plow the roads based on a priority system with each road classified as a priority one, two, or 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, Highway 105, and Woodmoor Drive.

****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 East and West, 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, available funds, and equipment permit.

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

****From EPCDOT**

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 of Community Outreach

Bob Pearsall, Architectural Control/Common Areas

Per Suhr, Dir of Public Safety

Amy Mast, Bookkeeping/Barn Rentals

Robert Benjamin, Dir of Forestry

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

Creating Community by Jennifer Cunningham

For military families, or those who move frequently, becoming a part of a community can be challenging. Having moved five times in 12 years, my husband and I have encountered people who didn't want to become friends because they knew we'd be leaving. Admittedly, there were also assignments where we knew we'd be gone in less than two years, so we didn't try to reach out.

In the hectic world we live in, reaching out to those around us needs to be intentional. Residents of any duration can certainly live in a bubble and survive, but in a moment of need, it's comforting to know there are others close by you can depend on.

When my family moved here in 2009, we held a few "soup nights" in our home to expedite meeting our neighbors. That was a great catalyst to opening communication between all of us. And when one of those neighbors moved, we welcomed the "newbies" with a plate of cookies. My children now cat-sit for them.

Psychologist Seymour Sarason noted a sense of community is "the perception of similarity to others, an acknowledged interdependence with others, a willingness to maintain this interdependence by giving to or doing for others, and the feeling that one is part of a larger dependable and stable structure."

Here are some ideas to build community on your block, street or cul-de-sac:

Phone/e-mail exchange – Need to start with the basics? Create a roster with contact information and pass it out. Just knowing neighbors are accessible creates a sense of belonging.

Lend a helping hand – Do you have elderly or single-parent neighbors? Band together to help with special projects they may not be able to accomplish on their own. This is also a great way for children and teens to get involved.

Create a game club – Balderdash, Apples to Apples and Quelf are a few games that are easy and bring people out of their shell.

Hold a chili/soup night – Winter is coming (any GoT fans out there?). Send an email or deliver paper invitations. Mix up your best batch or two of chili or soup and ask neighbors to bring sides or dessert.

Establish a Neighborhood Watch group - The holiday season is quickly approaching. If you were here last year, you might remember the rash of mail thefts. Having more eyes collectively looking out for predators will keep everyone safer.

Cookie Exchange – On the positive side of the holidays are sweets. Enlist your neighbors to bake their favorite cookie, equaling 1/2 to a dozen per participant. Then get together to divvy up the bounty.

These are just a few ideas for building community. What others do you have? Share them on the Woodmoor Improvement Association FaceBook page.

Architectural Control by Bob Pearsall

Remember to get project approval prior to starting!

As we approach the fall and winter of 2016, architectural projects tend to taper off for the year. Regardless of the time of year however, all exterior projects require prior approval by the ACC or the ACC Administrator. Last year, the WIA Board of Directors passed a resolution that charges a \$50 non-compliance administrative fee for all projects that are started without prior ACC approval. This fee is in addition to the normal Administrative and Compliance fees that are required for certain projects. Fee requirements are available in the ACC Quick Reference Guide, which outlines all projects and their fee requirements. The Quick Reference Guide is available online at www.woodmoor.org under the Architectural Control tab. If you have any questions about a project that you are thinking about or any of the fee requirements, please contact the ACC Administrator, Bob Pearsall, at (719) 488-2693, Ext. 3 or bob@woodmoor.org.

Pest Infestations by Sherrie Storey

One of the joys of living in a wildland urban interface is sharing our living space with wildlife. However, as we continue to encroach upon wildlife habitat, pests like moles, gophers, and voles can take up residence on our property. Part of the frustration is that we may never actually see them; we only see the damage that has been done by them. We provide an abundance of resources in the form of comfortable living space, surplus food, and fresh water, which soon creates a population explosion that even the best natural predators cannot compete with, causing an infestation. The tasty flavor of our plants and landscaping are responsible for the pest problem. Before we know it, our landscaping is destroyed and our neighbors are not happy with our new guests that are now spreading onto their property. These pests eat what they can, and chew through what they can't including phone, utility, and irrigation lines. They deposit rocks in their dirt piles that may damage lawn maintenance equipment. As if their presence was not enough, they attract weasels, skunks, snakes and other animals (i.e., dogs) that may cause their own special forms of damage. In addition to the usual parasites (lice, fleas, ticks, and mites) these pests are known to carry pathogens such as rabies and monkeypox. A less commonly recognized health risk is injury from stepping into holes, tunnels or voids created by their digging and tunneling habits. It is your responsibility to get rid of them! So please, if you have these pests on your property, take action to eliminate them off of your lot, and do your part to control the infestation.

Hidden Pond and Toboggan Hill Maintenance by Bob Pearsall

Maintenance work was performed at Hidden Pond and Toboggan Hill in early August. This work consisted of trail and parking lot maintenance. New road base materials were added to the existing trail at Hidden Pond, along with some re-grading of the trail and dredging at the base of Hidden Pond to help the drainage of pooling water into the natural drainage basin of Toboggan Hill. Road base was also added to the parking area at Toboggan Hill to fill in pot holes and level the parking area to the adjoining roadway. Rules signs and parking control signs were replaced along with repairs to the split rail fencing surrounding the parking area. Research and planning are ongoing for the parking area expansion at Toboggan Hill, and it is unknown at this time if the new parking area improvements will be implemented in 2016. The work and materials that were added to the parking area help maintain the existing configuration and will be 100% reusable when the parking areas improvements are performed. If you have any questions, concerns, or suggestions for the common areas, please contact the Common Area Administrator, Bob Pearsall, at (719) 488-2693, Ex. 3 or bob@woodmoor.org.



No Trespassing

Recently, we've received numerous complaints of people walking their dogs or letting them run in the vacant land in South Woodmoor near the Woodmoor Park Townhomes and using the fields as a pet bathroom. This land does not belong to Woodmoor Park, is not Woodmoor common area or open space, but is privately owned property. The owners feel this has become the pet bathroom for the area and it must stop.

Please do not allow your pets to go into this area. Woodmoor Park has placed numerous pet waste stations throughout the development so please use these receptacles. Do not trespass or allow your pet to trespass onto this property. If it continues, they could fence these areas off and charge anyone with trespassing even by allowing your pet to access the area.

Important Dates

October 10 — WIA office closed for Columbus Day

October 11— ACC meeting, 7 pm

October 12— Covenant Hearings, 6:15pm

October 25— ACC meeting, 7pm

October 26— WIA Board meeting, 7pm



November 8— ACC meeting, 7pm

November 9— Covenant Hearing, 6:15pm

November 15— Deadline for nominations for the Board

November 16— WIA Board meeting, 7pm

November 22— ACC meeting, 7pm

November 24 & 25— WIA office closed for Thanksgiving



December 7— Covenant Hearings, 6:15

December 13— ACC meeting, 7pm

December 14— WIA Board Meeting, 7pm

December 26— WIA office closed for Christmas

The Country Club at Woodmoor

The Country Club at Woodmoor is an integral part of our community to many Woodmoor residents because of its proximity to many residents, its open spaces and its effect on the property values of many residents. Because of this somewhat unique status, as an exception to our normal policy of refusing to put commercial advertising in the WIA newsletter, the Board of Directors is making the following information available to our residents.

Recently the club changed ownership and the new owners have substantially invested in capital improvements at the Club. Over \$500,000 has been used for new cart paths, updated clubhouse facility, new fitness equipment, new kitchen equipment, software and an interactive website, a new ventilation system for the indoor pool and a new patio behind the pub. Additionally, the club groomed over 12K feet of Nordic ski trails last winter to make the club and the golf course a year round activity.

The new owners have asked the WIA to let our residents know that members of the club can sell their membership with their home and that the club is currently offering Woodmoor residents discounted initiation fees through the end of 2016. Interested residents are invited to contact Debbie Zamprelli, the Director of Membership and Marketing, at 481-2272.