



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER



April 2015

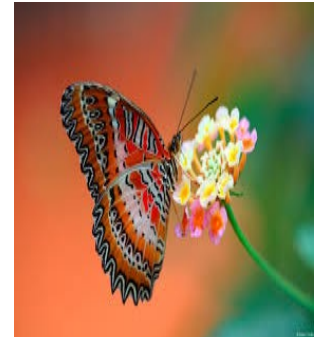
President's Report

Matt Beseau, the WIA HOA Manager resigned effective April 10, 2015. Matt served Woodmoor for 12 years and we thank him for his service and wish him well in his future endeavors. The Board of Directors is in the process of finding a replacement for Matt. The Board appointed Denise Cagliariro to serve as Interim HOA Manager until we hire a new manager. Board members will be available as needed to ensure nothing is overlooked. We will soon advertise for the position and begin the interview and selection process. Colorado Law requires WIA to have a licensed HOA manager by July 15, 2015 and we will try to meet that deadline. Please support Denise, Bob, and Sherrie as we continue to provide quality service to our Woodmoor community.

The Board appointed Jennifer Cunningham to fill the vacant Board term after Dick Green moved out of Woodmoor and had to resign. Jennifer will serve as Director of Community Outreach, a new position created to look outward from Woodmoor and insure we know what is going on in the Town of Monument, El Paso County and the NEPCO communities in the Tri-Lakes region.

Jennifer Cunningham and her husband, Jim, moved to Woodmoor in 2009 from Washington DC. They are both retired Air Force Lieutenant Colonels. Jennifer has enjoyed becoming involved in the community through volunteering and being a member and Ambassador of the Tri-Lakes Chamber of Commerce. Her two children, Lilly (14), and Harris (12), both attend Monument Academy. Jim is a school counselor at Monument Academy.

Jennifer is a contributing writer for the Tri-Lakes Tribune, and has interviewed the Town of Monument's trustees and key staff, as well as various persons of interest in the community. She also serves on the Tri-Lakes Cares Public Relations committee. Jennifer's reasons for wanting to become part of the WIA Board of Directors is to establish a solid line of communication between our community and the Town of Monument. She understands planning and development will impact Woodmoor residents and wants to ensure we understand the issues and have a voice.



Inside this issue:

<i>Woodmoor Garage Sale, Black Forest Slash Site</i>	2
<i>WPS</i>	2
<i>Covenants, Volunteers</i>	3
<i>Cleaning up around Woodmoor</i>	3
<i>Important Dates</i>	4
<i>Split rail fences</i>	4
<i>Please be a responsible dog owner</i>	4

Please register for Reverse 911 Notifications

Please go to www.elpasoteller911.org and click on the Register link. If you don't have a computer, you can dial 719-785-1971 and a staff member from their organization will return your call and assist you with the registration process. This is im-

portant, not only in the case of a fire, but any type of emergency where it is critical to get the information out to the public.



Annual Woodmoor Garage Sale

The Annual Woodmoor Garage Sale is going to be held on Friday, June 26 and Saturday, June 27, 2016 from 8 am to 3 pm. The cost year is \$5. Please register online at agesale.com or call Wesley Owens Coffee at 719-271-8598. The deadline for registration is June 19th, if you want to be included on the maps.



Black Forest Slash Drop-off

The Black Forest Slash Drop-off site opens May 2, 2015. They are open on Tuesday and Thursday evenings from 5:00 pm to 7:30 pm, Saturdays from 7:00 am to 4:00 pm, and Sundays from 12 noon to 4:00 pm. They are located on Herring Road just south of Shoup. They will be charging a \$2 per load fee for slash.



For any questions, please call: Carolyn at 495-3127, Chuck at 495-8675 or Jeff at 495-8024. You can also contact the El Paso County Environmental Division at 520-7878.

Please visit their website at: bfslash.org.

Woodmoor Public Safety

Are you concerned when arranging to sell or view an item for sale from sites such as Craigslist? WPS can now provide a "Safe Zone" for Woodmoor residents at the WPS office or parking lot. The goal of this program is to provide physical safety of residents during contacts for internet purchases/negotiations and to deter fraud and scams from ever occurring. Scammers are unlikely to show up when business is to be conducted at our office. You must be a Woodmoor resident and give a WPS Officer a minimum of 30 minutes notice of the appointment. Appointments must be made between the hours of 12:00 noon and 7:00 pm and be conducted at the WIA/WPS office or property. WPS will not verify any goods, services, or payments. We cannot be involved in any civil disputes and will not take possession of any goods or payments. If you would like this service, please call 499-9771.

With Spring and Summer, we can see an increase in barking dog complaints and dogs running loose. The WIA will enforce these complaints including not picking up after your pet. If a

complaint is received and verified, fines can be \$50-\$100-\$200. If a dog is showing threatening behavior the fines can be much higher. If your dog is barking or is allowed to run loose, please take corrective action before it escalates into a covenant violation. If the WIA verifies that you do not pick up waste, you can also receive a violation notice.



One of our most common concerns is for speeding traffic. The El Paso County Sheriff's Office (EPSO) has stepped up enforcement this year. Please watch your speed, obey all traffic laws, and not only do you make everyone in the area safer, you could save a few dollars avoiding a ticket.

Woodmoor Board of Directors & Staff

Jim Hale , President	Mark Ponti , Director of ACC	Kevin Nielsen , Chief of Public Safety
Erik Stensland , Vice-President	Rich Wretschko , Director of Covenants	Denise Cagliaro , Interim HOA Manager
Peter Bille , Secretary	Alan Bassett , Director of Common Areas	Sherrie Storey , Covenants/Forestry
Tom Schoemaker , Treasurer	Per Suhr , Director of Public Safety	Bob Pearsall , Architectural Control/Common Areas
	Jennifer Cunningham , Director of Community Outreach	

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

What to do if you receive a covenant violation notice

So you're minding your own business and all of a sudden you receive a violation notice (aka nasty gram) in the mail. What should you do? Fear not! Contrary to popular belief, your WIA staff is here to help you. You have not been branded with a scarlet letter upon your chest. Our duty is to help you achieve your goals, while maintaining HOA compliance. We do understand that you have better things to do than memorize all the "dos" and "don'ts" of living in Woodmoor; your understanding of the Covenants, Rules and Regulations is not as solid as ours. We do not judge, but please read your violation notice thoroughly. Your notice will include four key pieces of information. 1. What is the alleged violation; 2. Where in the Covenants, Rules and Regulations you can find where it states the issue is a violation; 3. What you can do to resolve the issue; and 4. A date in which you should resolve the issue.

If you are confused or have questions and concerns, please reach out to us (phone—719-488-2693 ext 2, email—

covenants@woodmoor.org, office visit—1691 Woodmoor Drive). If you are understandably upset, please wait until you have calmed down before reaching out to us. Once again, the office staff is here to help you. The worst thing you can do with your violation notice is to ignore it, because it will not go away. We try to be as approachable and accommodating as possible, so please do not disregard your violation notice without resolving the issue or communicating with us.

PS, if you stop by the office, we may have a batch of popcorn going or at the very least, we can provide you with a refreshing glass of water or a fresh cup of coffee.



Volunteers



WE WANT YOU!

When it comes to special events such as processing a grant, providing forestry lot evaluations, managing common area concerns (i.e. The Great American Clean Up), hosting community events (i.e. Firewise and Slash/Chipping Days), we depend on our volunteers. Your Board of Directors are all volunteers, as are your Forestry Advisors and Architectural Control Committee members. In essence, we need you to help keep WIA beautiful and firewise. Without your support we will not be able to continue programs that benefit the community. Our success depends on support from our residents! Please call us today to learn how you can make a difference! We have a plethora of needs; if you're not that into trees it's okay, we have other tasks that will accommodate your talents!

Cleaning up around Woodmoor

Boy Scouts perform clean up in Woodmoor to earn Merit Badges

Boy Scouts from Troop 514 performed over three hours of volunteer work picking up litter and trash along Furrow Road on Saturday April 18, 2015. The Scouts cleaned up Furrow Road from Highway 105 to Estrella Lane. WIA provided the Scouts with orange safety vests, garbage bags, and maps of the area. A big Thank You goes out to the Boy Scouts and their troop leader Ben Dickinson for their willingness to volunteer in our community and help keep Woodmoor the beautiful place that it is.

Classical Academy students perform volunteer work cleaning up Woodmoor

For the past 8 years, The Classical Academy (TCA) has dedicated a school day to community service. TCA has 40 high

school teams that pick a project to focus on for their community service day. Each Titan Team, as they are called, consists of 12 to 15 students that meet weekly. On Wednesday, April 22, 2015, one of TCA's Titan Teams performed clean-up work around various common areas and roadways in the Woodmoor community. The students worked from 9am-3pm. The students were very enthusiastic to help the residents of Woodmoor and giving back to their Community. Woodmoor provided orange safety vests, garbage bags, maps, and drinks to the students. Last year the TCA students collected over 40 bags of trash in Woodmoor. Woodmoor gives a big thank you to Jeremiah Hamer and his Titan Team students for helping to keep Woodmoor beautiful!

IMPORTANT DATES

May 12—ACC Meeting, 7:00 pm
May 13—Covenant Hearings, 6:30 pm
May 25—Memorial Day— WIA Office closed
May 26—ACC Meeting, 7:00 pm
May 27—WIA Board Meeting, 7:00 pm

June 9—ACC Meeting, 7:00 pm
June 10—Covenant Hearings, 6:30 pm
June 23—ACC Meeting, 7:00 pm
June 24—WIA Board Meeting, 7:00 pm



July 3—Independence Day—WIA Office closed
July 8—Covenant Hearings, 6:30 pm
July 14—ACC Meeting, 7:00 pm
July 22—WIA Board Meeting, 7:00 pm
July 28—ACC Meeting, 7:00 pm

Split rail fences in Woodmoor

As most residents are aware, Woodmoor only allows split rail or dowel fences within Woodmoor. Our Project Design Standards Manual (PDSM) delineates these details. On a recent drive around the community, we've noticed that some of the fences are not in compliance with ACC guidelines. Some of the most common violations:



- Fencing may not extend beyond the front facade of the house or between the house and the front of the lot defined by your front setback.
- Approved 14 or 16 gauge galvanized wire is not permitted to extend above or beyond the top rail of the fence.

- The wood shall not be painted or stained, and must remain a natural color. It may be protected by a clear sealant.
- Fencing cannot be erected on any property in Woodmoor without prior approval of the ACC.
- Fencing is prohibited in any easement. This rule is defined in the covenants.

Most fencing violations are noted when a property changes hands. Per Colorado law, Woodmoor is required to disclose property violations to the title company prior to closing. Unfortunately, this is when most homeowners first become aware that their fence is non-compliant. Don't hold up the closing of your home because of a fencing violation. Pre-HOA checks are available upon request. A comprehensive guideline for fencing called "Fencing in Woodmoor" is available at the WIA office or from the ACC Administrator Bob Pearsall via email. Contact Bob at (719) 488-2693, Ext 1 or ACC@Woodmoor.org if you have questions about your fencing.

PLEASE BE A RESPONSIBLE DOG OWNER

We know that many of you are probably tired of reading this; however WIA receives numerous complaints each month from residents regarding dog feces in the our Common Areas. It can be a ground water, which is regulated by WIA in conjunction with WW&S responsible and pick up after their right-of-ways and people's private individual that the community con-



road easements, in their yards, and on health hazard, as it can get into the Woodmoor Water & Sanitation (WW&S). have posted signs asking people to be dogs. Please be respectful of all public property. It is the responsibility of the tinues to be a place for all to enjoy.

Since your dog can't do this....