



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

DECEMBER 2015

Woodmoor 2016 Annual Meeting & Election Notice!

The Woodmoor Improvement Association (WIA) Annual Meeting will be held on Monday, January 25, 2016 at Lewis - Palmer Middle School (1776 Woodmoor Drive). Sign-in will start at 6:30 pm with the meeting to start at 7 pm.

WIA Board Election. The main event at the Annual Meeting will be, as usual, the election of new Board members. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. In a Special Board Meeting after the annual election, the specific Board positions (President, Vice-President, etc.) are determined by the new Board.

The Board members whose terms expire in 2016 are Jim Hale, Tom Schoemaker, and Per Suhr. Jim and Tom have decided not to seek re-election. Fortunately, 3 Woodmoor members (including Per) have volunteered to fill the 3 open Board positions. Each Woodmoor owner will soon be sent a ballot for the election, which may be cast either by mail or at the Annual Meeting on January 25, 2016.

Award Nominations. Another important part of the Annual Meeting is the presentation of awards to Woodmoor residents. The WIA is currently seeking nominations for the following:



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 at 1691 Woodmoor Drive by December 31, 2015.

*"A Good
Neighbor Is
A Priceless
Treasure!"*



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Best decorated house at Christmastime!



This year, an award will be given for the best decorated lot in Woodmoor. Please help the WIA Board of Directors to select a winner by voting for your favorite lot at <https://www.woodmoor.org/vote-for-your-favorite-christmas-lights/>.

The winner will receive a prize which will be presented at the Annual Meeting to be held at the Lewis Palmer Middle School on January 25, 2016 at 7:00pm.

- 18595 Augusta Dr.
- 310 Lone Scout LkOt.
- 18830 Augusta Dr.
- 19880 E Top O' Moor
- 18113 Flowered Meadow
- 865 South Park Dr.
- 19930 Glen Hollow Cr.
- 19880 W Top O' Moor
- 85 Kings Deer Pt.





Leaving Town?

If you are planning to move temporarily or permanently away from your Woodmoor residence please notify the WIA Office either by phone at 719-488-2693 or by email at wia@woodmoor.org. Doing so will save Woodmoor mailing costs and prevent delays in you receiving important mailings from Woodmoor. The Post Office will not hold Woodmoor newsletters, etc., even if you have placed your mail on hold.

Mandatory Disclosure for Homeowner Associations

Colorado SB 100

§38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association
Registered Agent: James Hale, WIA President
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
2016 Annual Assessment: \$248.25

Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Design Standards and 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 available as PDF files. For minutes to Board meetings, click on "Governance". Scroll down to WIA Governing Documents and select WIA BOD Meeting Minutes. The annual Budget and our latest financial statement are available in the same location.

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 Management 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 is 719.499.9771. Office: 719.488.3600 E-mail: wps@woodmoor.org.

Woodmoor Board of Directors & Staff

1691 Woodmoor Drive—(719) 488-2693—wia@woodmoor.org—Office Hours: 8-4 Monday-Thursday, 8-12 Friday

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

President's Message

As 2015 fades away, so concludes my term on the WIA Board of Directors. I've truly enjoyed the past 13 years (7 years on the ACC and 6 years on the BOD). It's been a pleasure working with more than 20 other BOD members, committee members and volunteers. I graciously thank the WIA office staff and WPS for the hard work they do every day to make Woodmoor the best HOA in Colorado!

Over the past 6 years, WIA has balanced the budget every year, renovated the Barn, and added amenities to our common areas, such as a parking lot at the Marsh. We've revised some of our governing documents and tried to update our nearly 50-year old Declaration

of Covenants. That effort was not successful as we could not get the required quorum from Woodmoor lot owners, but never fear, next year's BOD will try again with a better plan.

In 2015, we built a new pavilion in front of the Barn. The pavilion will be ready for residents to use by Spring 2016. Have you looked at our newly revised and greatly improved website? We took a new direction with the Board of Directors by appointing Jennifer Cunningham as Director of Community Outreach. We are now actively engaged with the Town of Monument, El Paso County and other HOAs in Northern El Paso County through NEPCO. Because of the rapid growth in the Tri-Lakes area, we need to

keep on top of issues that will ultimately affect our quality of life as Woodmoor residents.

As I "retire" from WIA, I am proud of what we accomplished as a team and look forward to living in Woodmoor for years to come. If there's one thing that frustrates me, it's having to "twist arms" every year to get candidates for the BOD and volunteers for committees. I urge you to really consider being a WIA volunteer. With the high quality staff and WPS taking care of daily business, it's really a rewarding way to give back to Woodmoor with minimal time each month.

Farewell,
Merry Christmas and
Happy New Year
Jim Hale

Architectural Control

Your community volunteers on the Architectural Control Committee (ACC) hope you had a great year! Judging by the number of projects accomplished by our neighbors, it has also been a busy one. Once again the projects submitted and approved by the ACC this year topped 97%. Nearly two-thirds of those approvals were accomplished in our office by our ACC Administrator. This highlights the benefit of giving the WIA office a call and speaking with our staff whenever contemplating a new or renovation project on your property.

We'd also like to take this opportunity to clear up any misunderstandings about a recent Board decision to re-institute a \$50 fee for any project that may have inadvertently been completed without filing an application form. We have had a rise in unapproved projects over the last year. Many of these are

projects that would routinely be approved by our ACC Administrator in the office. This can take as little as 15 minutes. More importantly, there is NO administrative fee on a lot of these projects. Our Woodmoor Project Design Standards Manual (PDSM) lists those projects that can be approved in this manner. The project approval form is simply a way to document your improvement and to protect you or future homeowner should any question arise. Pursuant to WIA Board of Director's Motion dated 6/24/15 a "non-compliance administrative fee" of \$50 will be applied to all unapproved miscellaneous projects, going into effect January 1, 2016.

Now, there is a VERY small minority of our neighbors who are not concerned about our covenants, or claim they didn't realize there are any covenant rules at all! If an unapproved

project is discovered, our ACC Administrator has to do a site-survey of the property to verify it, has to write his report, and either he or our Covenants Administrator has to take time to contact and/or write a letter to the homeowner, respond to questions, then arrange for the project request to be filled out anyway. In cases that cannot be readily resolved, the violation process must be started. You now have a situation where a simple project that could have been approved with a 15 minute visit to our office at no cost to the homeowner has turned into several labor hours for our staff. That means that your HOA dues now went from paying for 15 minutes to 20X that amount.

Thus we have re-established this non-compliance fee. Our ultimate objective is to represent not only the non-compliant homeowner but the other 2,982 owners in Woodmoor.





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. You will notice that the address on the return envelope is to the WLVPFR. That is the Women's League of Voters of the Pikes Peak Region. WIA uses them so as to be very public and transparent. Our annual meeting will be on January 25, 2016, where candidates will each have the floor to tell about themselves, then voting will be open to residents in attendance who

have not voted yet. Once voting is declared closed, the LWVPPR will tally the votes the following day (January 26th). The results will be sent out in an email blast and also will be posted on our website (www.woodmoor.org).



From the Treasurer

The chart below outlines the primary budgeted revenue and expense categories for 2016. Details can be found on the WIA website (www.woodmoor.org) or copies are available in the office at 1691 Woodmoor Drive.

2016 Annual Budget

Revenue Summary

Administrative (dues, interest)	\$804,781.50
Architectural Control	31,500.00
Community Center	43,280.00
Public Safety	47,560.00
Total Revenue	\$927,121.50

Expense Summary

Administrative	\$323,273.77
Community Center	17,000.00
Forestry/Common Areas	97,136.66
Public Safety	430,439.07
Reserve Study Contribution	59,272.00
Total Expense	\$927,121.50



Common Areas

With the very wet Spring we had this year, the mower did an excellent job, especially since he had to do most areas twice. Our tree contractor has been doing scrub oak mitigation on several of our Common Areas, and we hope to work on different Common Areas in 2016.

We were able to stock Wild Duck Pond and Lower Twin Pond with fish again this year. If you are interested in fishing the ponds or taking a walk or hike on the Common Areas, please pick up a Common Area map/booklet at the WIA Office to help you locate and enjoy the approximately 150 acres of Common Area available to Woodmoor residents.

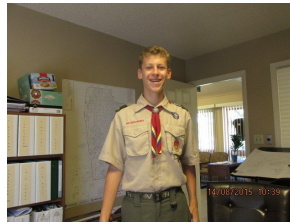
On April 22nd, seniors from The Classical Academy (TCA) performed volunteer work here in Woodmoor as part of their TCA day. Students picked up trash in Woodmoor Common Areas, along Woodmoor Drive, Lower Lake Road, and Lake Woodmoor Drive. This is the second year in a row that TCA has done volunteer work in Woodmoor. A big thank you to TCA student advisor/instructor Jeremiah Hamer and his students for helping keep Woodmoor a beautiful place to live.

We also had a Girl Scout Troop that helped re-mulch and clean up some of our Woodmoor signs, and a Boy Scout Troop that picked up trash.

We have made many improvements this year to include: parking area at The Marsh, a new Pavilion at The Barn, as well as a big screen TV in the Barn that can be utilized for presentations.

Thank You

On July 25th, Daniel Weatherby, a Woodmoor Resident and Eagle Scout Candidate, completed his Eagle Scout Project by installing two (2) benches in Woodmoor common areas. Specifically; on the trail at Twin Ponds and at the entrance of Woodmoor Meadows on Augusta Drive. WIA provided all of the materials and Daniel and his troop of Boy Scouts provided the time and labor for installation. WIA would like to thank Daniel for his volunteer work for our community and we wish him well in his future endeavors. Upon completion of high school, Daniel plans to enroll at the Air Force Academy.



Volunteer!

WIA is always looking for volunteers. Here are some of the areas in need:

Committees—

ACC (Architectural Control Committee)

Forestry / Firewise

Other Areas—

Common Area Captains

Newsletters, filing, scanning, etc. in the WIA Office

*****Join us for the *****

WIA Annual Meeting

January 25, 2016

Sign in 6:30 pm—Meeting starts at 7:00 pm

At Lewis Palmer Middle School

Find out what's been happening in your HOA

Thanks in large part to local sponsors,

There will be DOOR PRIZES & FOOD!

(One ticket per lot, given to lot owners only

Who must be present to win)

2016 Board of Directors Election

There are 3 candidates running for 3 Board of Director positions in 2016. The candidates are: Robert "Benji" Benjamin, Brian Bush, and Per Suhr. Election ballots and candidate bios will be sent to you at the end of December. Please be sure to read the information and return your ballots as soon as possible in the postage-paid envelope that will be provided.



2016 Woomoor Annual Dues

The 2016 Annual Dues set by the Board of Directors will be \$248.25. Statements were mailed out on December 11, 2015. Please remember that they are due January 1, 2016, but because we give a 30-day grace period, they are not considered late until January 31, 2016. With new Colorado State laws, the Board adopted the following: \$50 late fee, \$35 returned check fee, and payment plans of no more than 6 (six) equal monthly (consecutive) payments will be approved on a one-time only basis, unless a hardship can be demonstrated. Per our By-Laws interest will begin to accrue on February 1, 2016 at 8% per annum. Payment plans must be submitted in writing to Denise in the WIA Office.



Winter Phone Numbers

Property Damage
Hit Mailboxes
719-520-7485

Snowplow Dispatch
719-520-6891

Woodmoor Public Safety
719-499-9771



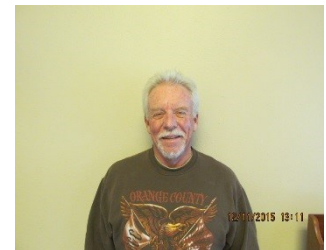
Brief Introduction to the 2016 WIA Board Candidates



Robert "Benji" Benjamin. I have been a Woodmoor resident for the past 4 years. Personally, I believe that every owner in our community should become actively involved with their HOA. However, I realize that this would never happen; yet everyone deserves a voice in their community, and I would like to be a representative voice of the community members. I am confident that with my experience and skill set that I would be able to contribute a great deal to the WIA in helping to make our community stronger.



Brian Bush. I have been a Woodmoor resident for the past 13 years. I am willing to serve as a Board member if the residents believe my background and expertise can be of value to the WIA. I have never held elective office and I have no political aspirations. I value and appreciate the Woodmoor community and I believe strongly that we should both preserve and improve our community. I also believe that the current Board has done a good job in protecting our community values.



Per Suhr. I have been a Woodmoor resident for the past 30 years. I am running for a position on the Woodmoor Improvement Association Board for several reasons. I would like to maintain the beauty and integrity of Woodmoor. In order to maintain this beauty the WIA needs volunteers to perform certain functions in the community; I am retired and have the time to devote to such duties. I have served on the WIA Board for the last 3 years and I would like to serve for another 3 years.

Woodmoor Public Safety

We at the 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 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.

Please contact EPCDOT with snow removal concerns at 719-520-6891.

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

****From EPCDOT**



WPS officers carry tow straps and jumper cables in case of a minor incident. If the vehicle is not stuck too bad and has not caused damage to your vehicle or the property of another, we will 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. A ride to McDonalds does not constitute an emergency and WPS officers cannot respond outside the Tri-Lakes area to give you a ride home. I write this with a smile on my face; however, these two examples plus many others have been requested in the past. If you need assistance for anything (other than a ride to McDonalds) please call WPS at 499-9771, and we will be happy to assist you.

I would like to remind people that 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 so we can fit as many as possible. A major safety concern is the parking situation in the area. Deer Creek Road, Toboggan Hill Road, and Autumn Way are all posted "No Parking" on both sides of the road. They have been posted because of the hazardous conditions such as snow and ice, width for traffic, and limited sight distance. Please do not park in the posted "No Parking" zones. If a WPS officer sees a vehicle illegally parked, we will call the Sheriff's Office and have the vehicle ticketed.

Pond safety is another concern for us. Ice skating or ice fishing is not allowed and WIA/WPS does not maintain or monitor ice conditions. Motorized vehicles of any kind including snowmobiles are not permitted on any common area. If you're caught operating a snowmobile or any other vehicle on common area you will be issued a violation notice and could be fined.



Important Dates

January 12—ACC Meeting, 7:00 pm
January 13—Covenant Hearings, 6:30 pm
January 18—Martin Luther King, Jr. Day—WIA Office closed
January 25—WIA Annual Meeting, 7:00 pm—Lewis Palmer Middle School
January 26—ACC Meeting, 7:00 pm
January 27—WIA Board Reorganization Meeting followed by the WIA Board Meeting, 7:00 pm
February 9—ACC Meeting, 7:00 pm
February 10—Covenant Hearings, 6:30 pm
February 15—Presidents' Day—WIA Office closed
February 23—ACC Meeting, 7:00 pm
February 24—WIA Board Meeting, 7:00 pm
March 8—ACC Meeting, 7:00 pm
March 9—Covenant Hearings, 6:30 pm
March 22—ACC Meeting, 7:00 pm
March 23—WIA Board Meeting, 7:00 pm



Woodmoor
IMPROVEMENT ASSOCIATION

1691 Woodmoor Drive
Monument, CO 80132

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Fax: 719-481-8461
E-mail: wia@woodmoor.org