



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2017

President's Report by Peter Bille

With the summer months approaching, it is that time of year that our residents start their outdoor projects. Please remember that all outdoor projects need to be approved by the Architectural Control Committee (ACC). The ACC committee reviews and approves exterior home maintenance and improvement projects, new housing starts, major modifications and several hundred home improvement projects each year. With resident input, the committee generates guidelines for construction permits, sport courts, storage sheds, tree houses, elevated play structures, new fences and home additions. Please go to our website www.woodmoor.org/architectural-control/ for more information on our ACC and how to apply for approval.

As most of you are aware. The Tri-Lakes Monument Fire Protection District (TLMFPD) has been reaching out to the local community regarding their current and future financial challenges. You can view the letter from the TLMFPD Board President and Fire Chief on our website www.woodmoor.org/wp-content/uploads/2017/05/TLMFPD-Resident-Letter.pdf.

Chief Christopher Truty presented at the May WIA monthly meeting on this issue. It is the view of this board to support the TLMFPD in their endeavor to get the required funding to insure they can provide the level of service required for our community. The TLMFPD provides a vital service to Woodmoor and our residents. This is not something we want to push down the road. I urge you to get educated on this important issue and do not hesitate to contact the TLMFPD with any questions, comments or concerns.

In closing, I request that our residents please take the time to check out the WIA website at www.woodmoor.org. There you can update your 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.



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Summer Safety by Brad Gleason

With summer just around the corner, there are a few safety reminders worth mentioning. Most schools in the area are either already out for the summer, or will be soon. This, combined with the nicer weather, ensures that children will frequently be outdoors throughout the day and evening. Please keep your speeds reasonable, especially at dusk, while watching for children (on foot and on bikes) and toys that might roll into roadways.

Another important reminder is that **all fireworks are illegal in Woodmoor**. While this may be more applicable around Independence Day, it actually applies year-round in our community. According to the National Fire Protection Association, fireworks ignited over 3,000 structure and vehicle fires in recent years, ultimately causing an average of 60 injuries and \$29 million in direct property losses annually. Fireworks are a leading cause of wildfires, which remains a significant threat to our community. Even with the recent moisture that we've been fortunate to receive, the forecast for our region remains dry, and the fire danger remains elevated.

Fires aren't the only concern relating to fireworks. Nearly 10,000 people are treated for injuries related to fireworks annually, and over half of those patients are children. According to the National Center for Injury Prevention and Control, males sustain over 70% of all fireworks injuries in the nation. Additionally, the parts of the body most frequently injured are hands and fingers (25%), eyes (20%) and head and face (20%). Over half of the injuries involved burns, but bruises and lacerations also took a toll.

The best way to prevent injuries and fires related to fireworks is to leave fireworks displays to trained professionals. Local firefighters and private companies earn certifications in safe pyrotechnic use, and they'll again have plenty of fireworks shows throughout the region this Independence Day.

If you see people using fireworks in Woodmoor, please contact Woodmoor Public Safety at (719) 499-9771 or El Paso County Sheriff. If someone starts a fire or is injured, call 911 immediately.



Garage Sale Information



They are now accepting registrations for the Annual Woodmoor Garage Sale online at <http://www.woodmoorgaragesale.com>. This year's sale is again on the last weekend in June: Friday, June 23 and Saturday, June 24, 8am-2pm. The sale this year is FREE! This year we will be placing banners around the neighborhood early to let everyone know the sale is coming. We appreciate your help to get the word out. Please share this info with your friends and neighbors and post on your social media.

There is a FAQ section on the website that answers many of the common questions about the sale. If you can't find your answer there or don't have access to the internet, please call Claire Boynton with Blessings Realty at 719-332-8360 or Jeff Garlick with Metro Brokers Realty Oasis (soon-to-be with Blessings Realty) at 719-232-2026.

If you have any questions about the real estate market or are thinking about selling your home, please give Claire Boynton with Blessings Realty a call. She has been sponsoring and coordinating this sale for our neighborhood for the past 12 years and deserves our support. Happy Selling!

Crime Prevention Tips by Chief Kevin Nielsen

When leaving your vehicle outside, always keep your vehicle locked; do not leave any valuables in your vehicle in sight, to include garage door openers, keys to vehicles, and weapons. Even if you are at a gas station, do not leave your purse or wallet on the seat when you are outside. If you park your vehicle outside on a regular basis, please take the garage door opener out of the vehicle. They can take your garage door opener return later and burglarize your house. Remember to use a deadbolt lock on the door leading into your home from the garage and keep it locked at all times. When working outside, keep your garage door closed.

Do not allow someone claiming to be from a utility, repair, landscaping company, etc. to escort you outside to address an issue before verifying their identity. It could be a diversion tactic so another person can burglarize your home while you are outside.

Never leave your vehicle running unattended to warm it up. Not only could the vehicle be stolen, you may be cited by the El Paso County Sheriff's Office.

Are you concerned when arranging to sell or view an item for sale from sites such as Craigslist? WPS can 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. For larger items such as furniture, please call to arrange an officer to be present at the home. 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.

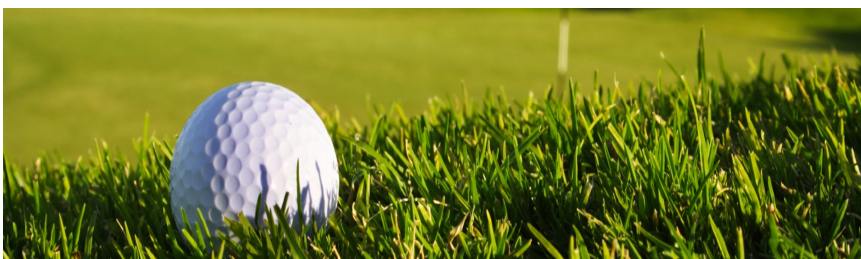


WPS can also conduct Home Security Inspections at your house and make recommendations on how to make your home more secure and safe.
Please call WPS at 488-3600 to arrange for this free service.



The Country Club at Woodmoor

The Country Club at Woodmoor is in the midst of its most dynamic membership program in the recent history of the Club. All Woodmoor residents are entitled to their legacy program as one of the premier family oriented private golf and recreational clubs in the area. The Club features an 18 hole championship golf course, an aquatic and swim complex with both indoor and outdoor pools (and the only outdoor pool in the area), an indoor fitness and tennis facility and excellent dining at their pub and dining room that offers superb food and beverage services, exciting social events and a wide variety of recreational activities. Interested residents may contact the Director of Membership, Debbie Zamprelli, at debbie@ccwoodmoor.com, or 719.884.7241 for a personalized tour and explanation of membership opportunities.



Forestry by Ed Miller

As the new Director of Forestry I would like to introduce myself and let the community know that this will be a busy year for Forestry. We have already successfully submitted our grant request for next year, attended the Community Firewise event and set up our chipping days for the year. They will be Saturday June 3rd and Saturday August 5th. Both will be at Lewis Palmer Middle School and both will be free to Woodmoor residents. We encourage all of our residents to take advantage of the chipping days and to contact the office and get a Firewise evaluation done on your properties. We need the involvement of all of our residents so that we can keep our community safe from FIRE.

In the area of grants we are looking to see what other source of money we can find to assist our residents with their mitigation efforts so if anyone in the community hears about other sources of money please let the office know so that we can pursue them. In the end grant money goes a long way to making that happen.

We are also in need of more Forestry volunteers so if you are interested please contact the office and let them know. I know there is training for this and I am working with the office to find ways to get that training on our website to make it easier for residents to become volunteers.

We are also in the process of updating the Community Wildfire Protection Plan (CWPP) which is a major effort on our part. Finally as many of you know we have already started our annual evaluation and mitigation efforts on the common areas by removing a lot of scrub oak from the Twin Ponds common area. We will be evaluating the other common areas and working with the Director of Common areas on our mitigation efforts.



2018 Board Candidates

It is only June, but it is time to start thinking about running for the 2018 Board. Each year WIA has three Board positions that expire. Each elected candidate serves a three-year term. If you think you might be interested in running for the Board, please contact Denise at the WIA Office (719) 488-2693 ext 5. She can answer any questions you might have.



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 road easements, in their yards, and on our Common Areas. It can be a health hazard, as it can get into the ground water, which is regulated by Woodmoor Water & Sanitation (WW&S). WIA in conjunction with WW&S have posted signs asking people to be responsible and pick up after their dogs. Please be respectful of all public right-of-ways and people's private property. It is the responsibility of the individual that the community continues to be a place for all to enjoy.



WoodmoorSM

Community Chipping Days!

WHEN:

Saturday's

June 3rd & August 5th

9:00 am – 4:00 pm

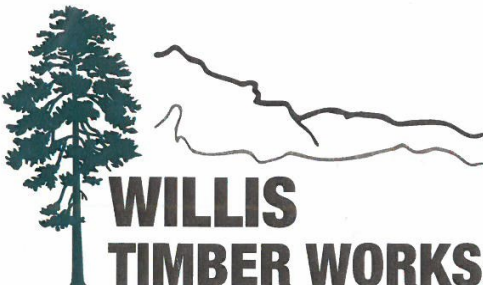


WHERE:

Lewis Palmer Middle School

1776 Woodmoor Drive

Monument, CO 80132



**WILLIS
TIMBER WORKS**

www.WillisTimberWorks.com

FREE to Woodmoor residents
You bring it — We'll chip it!

*Limb diameter is restricted to 8 inches.
Please no metal, nails, stumps or trash.

Toboggan Hill Parking Lot Improvements Completed

By Bob Pearsall



The parking lot improvements at Toboggan Hill were completed on 5/26/2017. The new parking lot, which was approved by the WIA Board of Directors in September of 2016, can now accommodate 22 vehicles. Due to winter weather, permitting issues with El Paso County, and contractor availability, the project was not able to begin until 5/3/17. In addition to its new, larger footprint, the new parking lot is; paved; has improved drainage; a better and more efficient traffic pattern; and is compliant with the American's With Disabilities Act (ADA). The WIA Board of Directors approved this project after seeking public input in order to improve pedestrian safety and the movement of emergency vehicles on busy snow days.

The project has also been xeriscaped with native, drought tolerant plants and all seven trees that were removed to accommodate the larger footprint will be replaced in the spring of 2018 with a variety of native species that were picked in cooperation with the WIA Forestry Administrator and Dave Root from the Colorado State Forestry Service. The final touches for the project such as additional traffic control signage and parking space bumpers will be installed in coming weeks based on supply and contractor scheduling demands. Overall, this project is a great addition to the WIA Common Areas and will serve the residents for many years to come.



Online Survey

**TELL US WHAT
YOU THINK**

Be on the lookout for a survey on the WIA website for amenities you would like to see added to the WIA Common Areas. We hope to have the survey up by June 15th, and we will leave it up for at least 2 weeks.

Important Dates

July 4 — Independence Day— WIA Office closed

July 11 — ACC Meeting, 7pm

July 12 — Covenant Hearings, 6:30pm

July 25 — ACC Meeting, 7pm

July 26 — WIA Board Meeting, 7pm



August 5 — Chipping Day, 9am– 4pm, at LPMS

August 8 — ACC Meeting, 7pm

August 9 — Covenant Hearings, 6:30pm

August 22 — ACC Meeting, 7pm

August 23 — WIA Board Meeting, 7pm



September 4 — Labor Day— WIA Office closed

September 12— ACC Meeting, 7pm

September 13 — Covenant Hearings, 6:30pm

September 26 — ACC Meeting, 7pm

September 27 — 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