



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

March 2016

President's Report by Erik Stensland

First, I would like to thank Jim Hale for all of his years of service to WIA, most recently as the President for the last 3 years. He will sorely be missed on the Board as we move forward with some new goals and objectives. As your new President, I look forward to the opportunity to bring a fresh look into our great community and I am excited about some of the new ideas the Board is looking into. More on that in a bit!!

Our annual meeting was held on January 25th, 2016 and our Board reorganization meeting took place two days later at the regular monthly meeting. Our four primary officers were elected by Board vote, and I want to congratulate Peter Bille (Vice-President), Jennifer Cunningham (Secretary) and Brian Bush (Treasurer). As primary officers we are meeting twice a month to work together to collaborate on long-term initiatives such as a better communications plan and an improved budgeting strategy. Alan Bassett (Dir of Covenants), Rich Wretschko (Dir of Common Areas), Per Suhr (Dir of WPS), Mark "Jed" Ponti (Dir of ACC) and Robert Benjamin (Dir of Forestry) round out the rest of the positions on the new Board. If you happen to see these folks, please take a moment and thank them for their service to WIA.

Now to some of the initiatives you will hear about as the year goes on. Our communications and marketing plan, headed by Jennifer, will work to find better ways to communicate with our WIA residents and the Tri-Lakes community as a whole. The [newly designed Web site](#) now allows you to submit many different forms that used to be paper versions (such as Miscellaneous Projects, Covenant Complaints, Barn Rental Inquiries, etc.). We hope you will enjoy using these new online tools!

We also have a very [active Facebook page](#), where "Woodmoor Wise" posts pass on neat

facts and stats and where upcoming events and emergency information is passed on to you. We encourage you to follow and have access to the latest community updates and interact with your Board and Staff. Also please make sure to [sign up for email updates](#) at the bottom of the Web site home page. This is critical for our ability to provide important updates quickly, especially during emergency situations.

Another initiative, headed by Brian Bush, is to continue to improve our budgeting process and develop a long term strategy. We have had a balanced budget the last several years, but as new building slows in Woodmoor and the unpredictable real estate market continues to change, we are reviewing our ways of looking at potential income to ensure we can balance our budget for years to come.

Finally, I would like to take a minute and talk about our dues. In recent years I have heard residents ask about why our dues continually increase from year to year and I thought I would take this opportunity to highlight a few things. First, WIA is the second largest HOA in the State of Colorado, yet we pay very little in yearly dues for what we offer. We have a full-time in-house staff that handles everything from billing to covenants to ACC. Our Public Safety crew has shown time and time again they are a great defense against crimes that are happening in neighborhoods outside of the borders of Woodmoor. Our staff is an important part of what makes living in Woodmoor a great experience and I will be highlighting different services they provide you from month to month.

Thank you for your time, and I want to encourage you all to attend our monthly meetings on the 4th Wednesday of every month to learn more about our exciting initiatives this year.



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Woodmoor Public Safety by Kevin Nielsen, Chief

I've been asked what services WPS provides. My reply, almost anything. It is true that WPS will check houses while residents are gone, and we patrol the community rigorously. In fact, WPS conducted over 15,000 vacation checks for over 400 different residents while logging over 76,000 miles in 2015. But why are vacation checks and patrolling the community so important? The answer is crime prevention. The presence of security or law enforcement is the number one crime deterrent. But that's not all we do. We've removed a bat from a home, killed a rattlesnake in a log pile, can usually unlock your vehicle if you've locked your keys in a car and much, much more!

We respond to almost any complaint or concern received by a Woodmoor resident. If you have any question, concern, or complaint, please call WPS and we will do everything we can to assist you. We may not be able to help you on all your calls, but we will do our best to resolve any issue you may have or at least we will be able to guide you to the correct agency that can.

WPS carries vehicle lockout kits, jumper cables, and tow straps in each vehicle. If you need assistance, we will respond. If you become stranded in Woodmoor, we will do our best in rendering assistance and getting you home safe or to a shelter.

Did you know WPS offers a safe zone to conduct business

for online transactions such as Craigslist? You can arrange to meet at the WPS office for small items, or in cases such as selling furniture, we will come to your residence and provide physical security for the transaction. We can only offer this service in Woodmoor. We cannot accompany you outside of Woodmoor to conduct a transaction.

WPS can walk around your home with you and conduct a home security inspection showing you security concerns and giving suggestions to make your home more secure. It takes approximately 30 minutes and, of course, it's free!

To ensure WPS is offering the best possible service available, after someone has requested assistance in Woodmoor, I will be contacting residents asking opinions on the service provided. I cannot do this on every case and it will be on a random basis. Feedback is crucial to ensure we are providing prompt, courteous, and professional service to our residents.

If you ever need to contact a WPS officer, please call the WPS mobile phone at **499-9771** or the office at **488-3600**. Please visit us on the new WIA website at: www.woodmoor.org. You can review WPS monthly reports, sign up for news alerts, and even request a vacation check.

Woodmoor Board of Directors & Staff

Erik Stensland, President

Peter Bille, Vice-President

Brian Bush, Treasurer

Jennifer Cunningham, Secretary/Dir of Community Outreach

Mark Ponti, Director of ACC

Rich Wretschko, Dir of Common Areas

Alan Bassett, Dir of Covenants

Per Suhr, Dir of Public Safety

Robert Benjamin, Dir of Forestry

Kevin Nielsen, Chief of Public Safety

Denise Cagliariro, 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

Annual Woodmoor Garage Sale

The Annual Woodmoor Garage Sale is going to be held on Friday, June 24 and Saturday, June 25, 2016 from 8 am to 3 pm. Please register online at woodmoorgaragesale.com once registration is open.



Black Forest Slash Drop-off

The Black Forest Slash drop-off site opens April 30, 2016. 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 Rd. They will be charging \$2 per load 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 for specifics on what is accepted.



Community Outreach by Jennifer Cunningham

I'm so pleased and honored to be the new WIA Secretary and continue in my role as the Director of Community Outreach. The latter is a fairly new position within Woodmoor and one that is necessary to improve communications and educate the entire Tri-Lakes area on who we are.

The position began as way to pass on information on Town activities. With the support of the board, it has now increased to include "Woodmoor Wise" information on our [FaceBook](#) page, with more events and activities planned for the future. I am also a [NEPCO](#) board member, which provides even more information on of the growth of our region and gives us a greater voice in transportation and land use issues.

But I'd like to hear from you what additional information you are interested in. Do you want to know more about proposed and approved construction and transportation? Are you interested in community activities and events, volunteer or educational opportunities?

The "Woodmoor Wise" program has been fun to implement and is reaching many within and outside our community (thanks to our local realtors). Let me know what else you would like to know about our great neighborhood and the greater Tri-Lakes region. Send your thoughts and comments to dircommunityoutreach@woodmoor.org.

Thinking of doing an exterior project?

Construction season will be upon us before we know it. The WIA covenants and the Project & Design Standards Manual (PDSM) require that all exterior projects on your home or lot require Architectural Control Committee (ACC) approval, PRIOR to beginning. Many projects can be approved immediately in the office (i.e.; painting, reroofing, new windows and doors or garage doors). The ACC has revised the PDSM so that even more projects can have office approval, without having to be scheduled for an ACC meeting. Most projects will require a Miscellaneous Project Application, which is available at the WIA Office or online at www.woodmoor.org. If you are planning a major modification or an ancillary building, please call your ACC Administrator at 488-2693 ext 1.

Bob will assist you with the application, plan requirements, and fees required for ACC approval. The ACC meets the 2nd and 4th Tuesday of each month at 7:00 pm in the WIA Office.



Covenants by Alan Bassett

Thanks to the tremendous efforts of the WIA staff, most covenant issues are resolved prior to any need to be heard in front of the covenants committee. In fact, some months we don't even have to meet.

Past months, however, were a little different. We met with four residents for various issues ranging from barking dog complaints to exterior maintenance. For the most part, residents who come to these meetings are polite. They have their justifications and defenses prepared and professionally explain their position. Thank you.

On the other hand, there are people who come in with their hackles up, ready to defy any explanation we give as to why they are there. This latter group is my focus.

Love them or hate them, we have covenants. These covenants serve to protect the look and feel of our wonderful community, as well as protect the value of our properties. You know when you're in a community that doesn't have rules. You get "that feeling" and can't wait to leave. Woodmoor is a neighborhood that evokes a sense of ownership and pride.

The second reason for covenants is YOU CHOSE THEM. You purchased a home in a neighborhood with a homeowners association. Every owner, upon signing the mile-high pile of closing papers, acknowledged receipt of Woodmoor Improvement Association covenants. You may not have read them in their entirety, but that does not negate the fact you accepted them.

Here's an interesting fact. Any covenant violation that is researched and pursued has been reported by a resident of Woodmoor. And those reports cannot be anonymous. The WIA staff does not drive around looking for infractions. If a neighbor feels you are doing something outside of the rules, they can let the WIA staff know. Hopefully they have chosen to talk to you first, but not everyone watched Mr. Roger's Neighborhood growing up. I'm not trying to raise suspicions or imply there's always a big brother. The point is, if anything is reported, it's because someone cared about the covenants.

Meeting with the covenants committee is a last resort. It means, for some reason, a mutually agreeable solution could not be found. If you do need to come in, here are some insights:

1. We are here to help. We give residents the opportunity to explain their situation, and that weighs heavily in the final decision. We understand there are sometimes extenuating circumstances and we want to work with you.

2. Don't berate us. It does absolutely no good to demean the members in attendance or complain about the "ridiculous rules." And this applies to interactions with the staff outside of meetings. If a resident comes in to the WIA office and verbally abuses the staff, that can be grounds for harassment. They are doing their job, so venting on them does not improve the situation. If you have serious questions or concerns about the covenants, contact a WIA board member. (And by the way, there is a "Big Brother" in the WIA office now via a new security system that was installed late last year. So behave.)

3. Don't use other people's infractions as an excuse to commit your own. Two wrongs don't make a right. We are there to discuss your situation. The other "violations" you bring to our attention may have already been identified and are not your concern.

I've always tried to live by the motto, "When in doubt, don't." In the case of covenants, when in doubt, ask. Bob Pearsall, Architectural Control Administrator, is a very friendly guy. He will let you know what can and can't be done or work with you to find a best-fit solution. If you have any question as to whether you need approval prior to renovating, landscaping, painting, etc., give him a call at 488-2693, ext 1. If it is a non-architectural issue, Sherrie Storey, at ext. 2, can assist you.

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 seeps into the ground water, 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.



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

Woodmoor 2016 Annual Meeting Report

The Woodmoor Improvement Association (WIA) Annual Meeting was held at Lewis Palmer Middle School on the evening of January 25, 2016. Even with the snow, there were approximately 81 community members in attendance. We received 503 ballots and proxies prior to the meeting, qualifying for the WIA quorum requirement. WIA Board Vice-President Erik Stensland gave the state of the HOA address and overview.

In addition, Commander Jeff Kramer from the El Paso County Sheriff's Office went over demands for service and staffing with current events in mind.

Vincent Elorie Award for 2015: This annual award is given to a Woodmoor resident who has demonstrated a deep commitment to volunteer work in the community. Amy Smith was selected by the WIA Board for her work on the WIA databases for the past several years. She also served as a Forestry volunteer and a Board member in the past.



Election Results: On January 26, the League of Women Voters counted the ballots and certified the election. The results were:

Brian Bush 495

Per Suhr 493

Robert Benjamin 488

As usual, the WIA Board reorganization meeting was held on January 27. Bush was elected as Treasurer, Suhr was re-appointed as Director of Public Safety, and Benjamin was appointed as Director of Forestry. See the box at the bottom of page 2 for the list of all Board member's positions.

Christmas Lighting Contest Winners:

The Pfoffs, 18113 Flowered Meadow Lane - Received a \$50 Home Depot Gift Card

The Teels, 1310 Lone Scout Lookout - Received a \$25 Home Depot Gift Card

Good Neighbor Award:

The Andersons, Knotty Pine Way - Received a \$50 Texas Roadhouse Gift Card

Door Prize List:

\$200 Gift Card to The Country Club at Woodmoor—Ed Miller

A round of Golf at The Country Club at Woodmoor—Trena Thomson

\$500 off of \$1,000 worth of tree work from Tree Masters LLC—Albert Lubran

\$200 Free Mowing from Tree Masters—Eric Gross (donated back to Woodmoor)

\$50 Gift Certificate to Bella Panini—Diane Betts

\$10 Gift Card to Wesley Owens Coffee & Café—Emily Shade

\$10 Gift Card to Wesley Owens Coffee & Café—Carol Kleeberg

1 hand-painted vase donated by Cindy Monahan—Donna Marshall

2 hand-painted vases donated by Cindy Monahan—Steve Nisenoff



Community FireWise Event

How to be ready for that wildfire!

Saturday, May 7, 10 a.m. – 2 p.m.

**Tri-Lakes United Methodist Church,
20256 Hunting Downs Way, Monument**



Presenters:

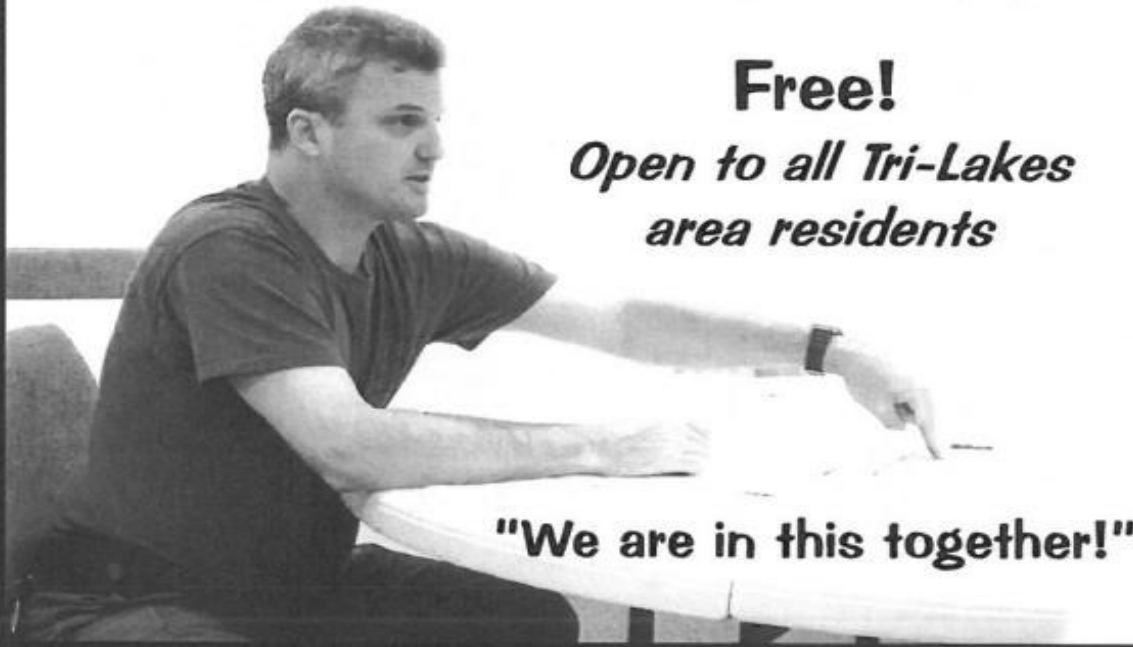
Fire Marshal John Vincent, Tri-Lakes Monument Fire, 10 a.m.
Dave Root, Colorado State Forest Service, 12 p.m.

Displays:

- WIA: How to create "defensible space" around your home
- FireWise lot evaluation signups for residents of the whole Tri-Lakes area
- TLUMC Emergency Preparedness Group
- Ember protection – hands-on models of houses
- El Paso County Emergency Preparedness & Recovery – family evacuation planning & Community Emergency Response Training (CERT)
- FireWise landscaping demo (outside)
- Deck & building materials examples
- Tree contractors for mitigation work
- Insurance information

Sparky the Fire Dog 11 a.m.- noon

Co-hosted by WIA forestry@woodmoor.org, 488-2693 x2 **Woodmoor**
and TLUMC Emergency Preparedness Group epg@tlumc.org
See www.tlumc.org for directions – between Kings Deer and Highway 83.



IMPORTANT DATES

April 12 - ACC Meeting, 7:00 pm

April 13 - Covenant Hearings, 6:30 pm

April 26 - ACC Meeting, 7:00 pm

April 27 - WIA Board Meeting, 7:00 pm



May 7 - Firewise Event, 10 am to 2 pm

May 10 - ACC Meeting, 7:00 pm

May 11 - Covenant Hearings, 6:30 pm

May 24 - ACC Meeting, 7:00 pm

May 25 - WIA Board Meeting, 7:00 pm

May 30 - Memorial Day– WIA Office Closed



June 4 - Tentative Chipping Day, 9 am to 4 pm

June 8 - Covenant Hearings, 6:30 pm

June 14 - ACC Meeting, 7:00 pm

June 22 - WIA Board Meeting, 7:00 pm

June 28 - ACC Meeting, 7:00 pm



Woodmoor™

Firewise Event



Saturday, May 7 10AM—2PM

Tri-Lakes United Methodist Church

20256 Hunting Downs Way

488.2693 x2

www.woodmoor.org