



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2016

President's Report by Erik Stensland

Now that summer has arrived, it's strange to be concerned about snow. But the WIA Board of Directors has been focused on next winter and alleviating potential safety issues surrounding Toboggan Hill.

Over the years, the open space off Deer Creek Rd has been a winter family attraction. Its popularity has grown to the point of being covered in the news. Unfortunately, as word spreads, so does the line of illegally parked cars.

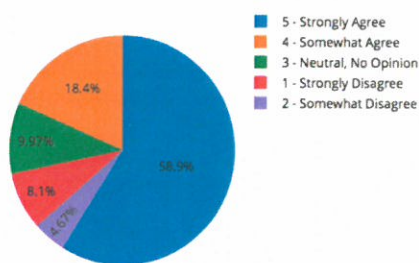
An expanded parking lot has been designed to accommodate three times as many vehicles. The goal is to provide enough space to improve safety for partakers as well as those simply passing through.

Before taking any action, the Board wanted to query residents to determine the level of concern. On 15 May, a 7-question survey was sent via email. At the close of the survey, we collected 321 responses. On the whole, respondents felt alleviating the parking issue was important and agreed with expanding the parking lot. If you did not receive the survey, be sure to submit or update your information at www.woodmoor.org/update-owner-information/.

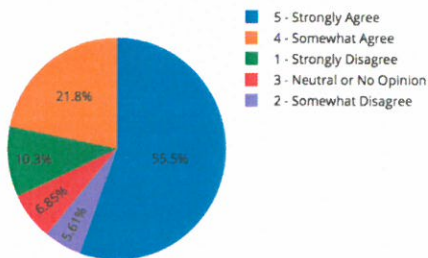
At the 27 May Board of Directors meeting, a vote was made to continue planning and also seek assistance from El Paso County. The goal is to improve safety, acknowledge the desires of residents and be responsible with our finances.

To take advantage of our current weather, be sure to visit Wild Duck and Twin Ponds. Both have been recently stocked. Wild Duck also has a new bench for enjoying the scenery.

On a Scale of 1 to 5, do you agree there is a need to alleviate parking concerns at Toboggan Hill?



On a scale of 1 to 5, do you agree with expanding the current Toboggan Hill parking area?



Please adhere to fishing rules, which include catch and release with a one-fish limit. For more details, please visit Woodmoor.org.

Thank you to everyone who attended the FireWise event last month. There was a ton of mitigation information and multiple vendors. If you missed it, be sure to stop by the WIA office to grab some literature.

And speaking of mitigation, our first of three chipping days is coming this Saturday! Read the Forestry Director's article for more information.



Inside this issue:

<i>FireWise Day Success</i>	2
<i>Annual Garage Sale, Toboggan Hill Concerns</i>	3
<i>The Barn Rental Information</i>	3
<i>Chipping Day Information</i>	4
<i>Spring Prep, Treasurer's Message</i>	5
<i>Life On The ACC</i>	6
<i>Eagle Scout Community Service Projects</i>	6
<i>Important Dates</i>	7
<i>Fishing in Woodmoor</i>	7



FireWise Day Success by Robert Benjamin

Dozens of vendors, guest speakers, along with residents from the Tri-Lakes Area gathered at the Tri-lakes United Methodist Church on Saturday, May 7th in observance of our community FireWise event. The Woodmoor Improvement Association's Forestry Committee and the Tri-Lakes Methodist Church Emergency Preparedness Group co-hosted the event that was aimed at educating residents about the Real Fire Dangers in our area, and how, as a community, we can help to mitigate such dangers in order to protect our families and our neighborhoods. Without question, the FireWise event served as a premiere learning opportunity for Tri-Lakes area residents. Participants were encouraged to sign up for a one-on-one lot evaluation that the WIA provides free of charge to Woodmoor residents (contact the WIA for more information about this program).

Homeowners were also able to speak with local area vendors and volunteer groups, at designated booths, about products and services that are available to assist homeowners with mitigation efforts. For example, the TLUMC Emergency Preparedness Group provided information on preparing for any type of emergency, not just fire disasters; the El Paso County Emergency Preparedness & Recovery Group shared a wealth of information about local and national efforts for preparing for disasters--their materials included various publications from FEMA and the Emergency Management Institute (EMI). Home Depot brought building and landscaping materials and shared their expertise on project planning, and Farmers Insurance helped with questions about all types of insurance inquiries.... AND perhaps the most invaluable information was imparted as a series of speaking presentations given by experts in fire mitigation.

Key Note Speaker, Fire Marshal John Vincent, TLMFPD, sparked the interest of the audience when he spoke about the risks the Tri-Lakes community faces, if we continue to allow the condition of our properties and forested areas to remain unmitigated.

"Folks, the danger is real," states Vincent, "if we don't mitigate, then Mother Nature will". Vincent explained that residents need to be diligent about maintaining their own properties and "creating a defensible space" around homes and buildings. Another heated topic that Vincent discussed was for residents to develop, and practice, family evacuation plans. He implored residents to not wait until a disaster is upon them to start making a plan because, by then, it will be too late. Fellow guest speakers, Dave Root, Colorado State Forest Service, and Eric Gross, Forestry Volunteer and Former Forestry Committee Director, added to this important discussion by giving residents some practical suggestions for becoming FireWise compliant. They gave their expert advice on the best building materials to use in home construction and improvement projects as well as provided residents with various options to consider when choosing plants, vegetation, and other landscaping materials. The pair also touched, briefly, on insect infestations and shrub and tree health.

The WIA Forestry Committee was honored at this year's event, by FireWise Communities USA, for meeting the standards of an outstanding FireWise community for the 10th year! WIA Covenants and Forestry Administrator, Sherrie Storey, humbly accepted the award, mentioning that the achievement could not have been accomplished had it not been for the support of the volunteers that make up the Forestry Committee and the hard work of Woodmoor residents in building awareness and keeping up their properties. Forestry Committee Director Robert Benjamin stated, "We hope to serve as an example to our surrounding communities who can also benefit from implementing FireWise practices and maybe even motivate them to become FireWise communities as well." The award is now proudly displayed at the WIA Barn to serve as a reminder to the community to remain vigilant about fire mitigation.

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 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

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.



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. 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: bflash.org for specifics on what is accepted.

Toboggan Hill Concerns

The recent survey on Toboggan Hill highlighted some areas that need clarification. Below are explanations of some of the concerns.

Comment: We need to keep non-Woodmoor residents from using Toboggan Hill.

Response: Toboggan Hill is an attraction for many in the neighborhood, as well as for some outside of Woodmoor. As a 501(c)4, Woodmoor cannot restrict use of Toboggan Hill or any of our common areas. In addition, this would be almost impossible to enforce, requiring extra WPS manpower and creating a negative environment.

Comment: WPS should tow illegally parked cars.

Response: WPS provides a tremendous service to our community. While they attempt to discourage illegal parking along Deer Creek Rd, it is a county road and WPS does not have the authority to tow vehicles.

Comment: WPS should be deputized by the El Paso County Sheriff's Office, giving them the ability to ticket.

Response: On the surface, this sounds like a good idea. However, if WPS officers were deputized, they would essentially become part of the Sheriff's department and therefore no longer dedicated to Woodmoor. Your dues would in essence be giving EPSO free manpower.

Comment: Don't do anything that increases my dues.

Response: Any improvements made within Woodmoor will not arbitrarily increase annual dues. Monies spent on improvements have been budgeted for and are not subjecting Woodmoor to any debt.

If you have any additional questions, please feel free to contact the WIA staff at 488-2693.

Need a venue with a view?

Consider renting The Barn at Woodmoor! This spacious 1340 sq. ft. room offers an expansive view of Lake Woodmoor and lots of natural light. Tables and chairs are available, as well as a TV and sound system. There is access to a kitchen as well as the outdoor deck.

Our rates are one of the lowest in the area. Residents are given four free hours every six months, with each additional hour only \$20. Non-residents may also rent The Barn for \$50 per hour.

Rental time availability can be found on the web site at woodmoor.org/community-center-availability/ or call Amy at the WIA office for questions (719) 488-2693 ext. 6.





Woodmoor[™] Community Chipping Days!

WHEN:

Saturday's

June 4, July 9, & August 6, 2016

9:00 am – 4:00 pm

WHERE:

Lewis Palmer Middle School

1776 Woodmoor Drive

Monument, CO 80132

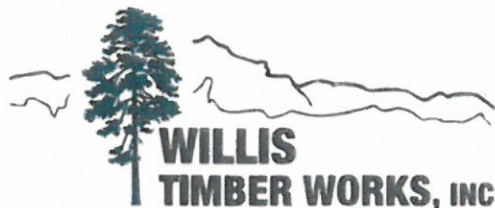
\$10 per load

You bring it — We'll chip it!

Limb diameter is restricted to 8 inches.

Please no metal, nails, stumps or trash.

Provided By:



www.WillisTimberWorks.com



Spring Preparedness by Kevin Nielsen

Wildlife, including deer, bears, coyotes, mountain lions, and bobcats are common in Woodmoor; however, deer and bears are seen much more frequently than the others. Never feed any wildlife as it can attract other predators and the diet is not good for the wildlife. Please keep all trash, bird feeders, BBQ grills, dog and cat food placed inside a garage so as not to attract bears. If you had a bear visit last year and it found food, you can bet it will return this year. This is learned behavior and bears will remember where they found the food and return for another easy meal.

If you have an encounter with any wild animal; **fight back!** To avoid wild animals while walking, make noise while doing so. Carry a can with rocks in it to shake or any other noise maker and this will deter animals approaching or surprising an animal, especially one with young. For more information on wildlife, please visit: wildlife.state.co.us

Are you concerned when arranging to sell or view an item for sale from sites such as Craigslist? WPS now provides 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.

With spring and summer we see an increase in barking dog complaints and dogs running loose. The WIA enforces these complaints, as well as not picking up after your pet. If a complaint is received and verified, fines can be from \$50 and up depending on previous verified complaints. If your dog is barking or is allowed to run loose, please take corrective action before it escalates into a covenant violation.

I would like to remind residents that fireworks of any kind and any open pit fires (campfires) are strictly forbidden in Woodmoor at all times. A commercially purchased fire pit with a spark arrestor, or a pit that was built and approved by the TLMFPD Fire Marshal can be used if we are under no burn restrictions.

Also, the burning of slash is never allowed at any time. If you or any person on your lot is caught using fireworks, burning slash, or an open pit fire in Woodmoor, you could be issued a covenant violation and could be facing a fine from the WIA.

A Message From the Treasurer by Brian Bush

The WIA Board and staff work hard to use WIA funds wisely to improve our community for all WIA residents and homeowners. The majority of WIA funds (slightly less than 80%) come from WIA dues, with the remainder of our budget being made up of administrative fees, barn and office rentals and Woodmoor Public Safety generated funds (e.g. commercial security checks). Current year expenses are carefully budgeted to insure our safety, provide services to our members, improve our common areas and enforce community standards that benefit all residents and property owners. We also maintain reserves for unforeseen emergencies and long term maintenance and replacement of our capital assets. Funds are maintained in various accounts and institutions to limit risk.

The vast majority of WIA members pay their very reasonable dues (especially when compared to other HOA's in our area) in a timely manner. The Board and staff are grateful to these members as paying these obligations prevents the needless expenditure of funds for additional reminders and ultimate enforcement of dues obligations. While the Board and staff understand there may always

be a few unique circumstances (and we try to work with residents on these matters) we urge all WIA members to pay their dues when first billed. Not doing so only causes funds to be needlessly expended on dues collection efforts instead of expenditures that benefit the whole community.

The Board and staff are mindful that we are merely stewards of your money. For that reason, Board meetings are open to the public, financial documents and the yearly budget are available on the WIA website and the Board has adopted a policy of seeking input from residents before approving any unusual expenditures for common area improvements. As the newly elected Treasurer as of February 2016, I am pleased to report that WIA is financially responsible and solvent, our income and expenses are transparent and all Board members have a commitment to leave WIA better than we found it when we were elected as your representatives. You can help us achieve that goal by paying your dues on time. Thank you for your time in reading this message.

Life on the ACC by Rich Wretschko

When you moved to Woodmoor whether it was recently or long ago, you liked what you saw while driving through this beautiful neighborhood. The houses were not rubber stamped, nor were they stacked on top of each other. The properties were lacking clutter, the houses set nicely on the large lots. The architecture throughout stayed unique and blended well with the land. The views include woods, rock formations, mountains, ponds, and or beautiful common areas.

When it comes time to add something extra to your property, that's when it's time to consult with the Woodmoor Improvement Association Architectural Control Committee (WIA ACC). The WIA rules for these projects like adding fences, sheds, ancillary buildings, decks, roofing, painting, Stucco or even building a new house, are that you must apply for a permit before any construction starts. Project standards can be found in the WIA Project Design and Standards Manual (PDSM) either online or a hard copy can be picked up at the Barn.

Once you have decided on your project and have worked out the details, you then stop in the WIA Barn and talk with the ACC Administrator. WIA has such a great staff and Bob Pearsall is a shining example of that. He is the person who will help you get your project started. He will work with you on what is allowed to be built in Woodmoor and get you the necessary paperwork. Some projects can be OK'd by Bob in the office, others may need to go to the ACC committee for review and approval.

Up to 90% of the resident projects can be approved by the ACC administrator, the others then go to the ACC committee for review. The committee is made up of volunteers including the ACC Director Jed Ponti. Our current committee has an amazing amount of experience with almost 75 years of combined ACC service.

ACC review meetings happen the 2nd and 4th Tuesday of every month. If your project needs to go to this review, Bob will set it up and let you know when the review is scheduled. You are more than welcome to attend the review.

Before the review, Bob sends out the review agenda to the ACC committee members by email. This gives us a chance to drive by the project site and get a feel for what is going on. Each project is important to you the homeowner and I personally don't like making decisions without getting as much information as possible. During the meetings, the committee members discuss and interpret the written WIA ACC standards. Our goal is to be fair, consistent and try our best to approve what you the homeowner wants as long as it is within the rules and the spirit of Woodmoor.

Many projects require a small administration fee and also a compliance fee. The compliance fee is fully refundable as long as the project is completed in the prescribed time frame.

Good luck with your projects and I hope Woodmoor remains what we all enjoy so much.

Community Service

Meet Eagle Scouts Callum Lyons (bottom right) and Lyle Larson (bottom left). Callum assembled the picnic tables for the new pavilion and did the concrete work, assembly, and installation of the charcoal barbecue grill for the new pavilion. Callum is graduating this week and plans to attend PPCC in the fall. Lyle assembled and installed the three (3) new benches; two at Toboggan Hill and one at Wild Duck Pond.

Lyle also repaired and reinstalled the common area sign at Toboggan Hill. Both of them earned their Eagle Scout designations and badges. Lyle graduated from high school a year early last year and has been attending Arizona State University online this past year. He turns 18 this month and plans on attending the University of Oregon in Eugene this fall. His declared major is pre law.



Important Dates

July 4— WIA office closed for the 4th
July 9— Chipping Day 9:00 am to 4:00 pm
July 12— ACC Meeting 7:00 pm
July 13— Covenant Hearings, 6:30 pm
July 26—ACC Meeting, 7:00 pm
July 27—Board Meeting, 7:00 pm



August 6— Chipping Day 9:00 am to 4:00 pm
August 9— ACC Meeting, 7:00 pm
August 10— Covenant Hearings, 6:30 pm
August 23— ACC Meeting, 7:00 pm
August 24— Board Meeting, 7:00 pm



September 5— WIA office closed for Labor Day
September 13— ACC Meeting, 7:00 pm
September 14— Covenant Hearings, 6:30 pm
September 27— ACC Meeting, 7:00 pm
September 28— Board Meeting, 7:00 pm

Fishing in Woodmoor Common Areas

Woodmoor residents can now enjoy fishing in their own backyard! Lower Twin and Wild Duck Ponds are stocked annually. **Please follow these guidelines so that everyone can share in the fun.** Catch and release with a ONE FISH limit. If you are unable to release the fish back into the pond alive, you must stop fishing for the day. Lures and flies only. Kids 12 and under may use natural baits such as worms, salmon eggs, and grasshoppers. No corn, power bait, or other artificial bait. To release a landed fish, remove your hook and move the fish forward and back in the water to revive it until it is strong enough to swim away. No license is required on ponds within Woodmoor. Fishing is strictly prohibited on Lake Woodmoor.



Happy Fishing!!