



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

September 2017

President's Report by Peter Bille

Dear Members, as summer ends and fall begins, I want to remind everybody that school is now in session. Please be careful and mindful that there is more local traffic when school is in and that we need to share the roads with buses and students. Already I have received notice of drivers not obeying the traffic laws regarding stopped school buses. If you see a violation, you can report this by calling the El Paso County Sheriff's non-emergency dispatch number at 719-390-5555. Or you can go online at www.epcsheriffsoffice.com/services/file-crime-report-online to file a report of the incident.

Now on to another issue. I have reiterated this on numerous occasions. The WIA is an association of home owners in our community. We are all equal members of this association. With that comes responsibilities (and rights). All too often our board and staff are approached by residents with complaints regarding a wide range of issues that do not fall within the jurisdiction of the WIA. Please take the time to read our Covenants, Rules & Regulations, along with our Project Design Standards Manual (PDSM), located on our website. This will provide you a good outline of what the WIA monitors and administers.

As an association, we hold board member elections at the end of the year. Each year we have three openings on our board of nine. If you are interested in running, please let the staff know. (See article later in this edition)

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.

Thank you for your time.



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Board of Directors

WIA Open Board Positions

Do you have an interest in and a willingness to serve your community?

The WIA Board of Directors is soliciting candidates to fill three board position terms which expire at the WIA Annual meeting in January. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. Those seats are currently held by Peter Bille, Jennifer Cunningham, and Ed Miller. Nominations or self-nominations are due to the WIA office **on or before November 15, 2017**. Nominations must include a brief biography which will be included in the December newsletter and on the website. All candidates must be Woodmoor property owners listed on the property deed and a member in good standing. If you have any questions, please contact Denise at the WIA Office (denise@woodmoor.org) or Jennifer Cunningham, (Secretary@woodmoor.org).

Reminders:

- * Don't forget to update your contact information prior to December 1st, as the Annual Assessment notices will be sent out prior to December 15th. We can email your invoice to you, but you must notify us of this preference. You can call the WIA office at 719-488-2693 extension 6 or send an email to: amy@woodmoor.org.
- * If your dues is not received in the WIA office by January 31st, your account will be assessed a one-time \$50 late fee, plus interest. Interest will continue to accrue until the balance is paid in full.
- * Payment plans must be completed and approved prior to January 31st, and your account must be paid in full within 6 months. Per Colorado State Law, payment plans are issued on a one-time only basis.
- * Accounts can be pre-paid prior to coming due, especially if you are one of our lucky snowbirds who flies somewhere south of here for the winter months. If we know the exact amount when you contact us, we will tell you, otherwise you can pay \$255.70 and possibly have a small remaining balance.
- * Please remember to pick up after your pet and be respectful to people's private property.



When you place a call to the WIA offices, please keep in mind that our staff could be with other residents or out in the field. If you do reach someone's voice mail, **PLEASE** leave a message and they will return your call at their earliest convenience. This could be the same day or no later than the following day.

Vice President's Thoughts by Brian Bush

As I travel around our Woodmoor community, I'm constantly gratified by the fact that 95% of our HOA members respect their neighbors and neighborhoods, keep their residence and yards in very reasonable shape and understand and mitigate the risks we face from living in a residential forest environment. It is with these folks in mind, that I offer the following comments to those very few who could do just a bit better to enhance our community and follow our covenants.

1. Signs. The WIA Board is mindful that we have a speeding issue in Woodmoor. The Board also knows that our Woodmoor Public Safety officers do NOT have law enforcement authority beyond citizen arrest authority under Colorado law and that therefore we must rely on El Paso County officials for both signage and law enforcement. It is for this reason that the Board approved an amendment to our rules and regulations regarding posting signs on residential property to allow "temporary" small signs protective of children playing and other outside activities. The Board did NOT approve these signs being permanently installed, and we recognized that if a substantial number of our 3000 residents began posting permanent signs, it would significantly detract from our community environment and be largely ineffective. Therefore, please follow this new rule and only post "temporary" signs reminding drivers to slow down. WPS has been instructed to remove any permanently placed signs that violate this rule and leave a letter explaining the reason for doing so.

2. Garbage Cans. The vast majority of our residents follow the rules – put your cans out on garbage day and put them back in when they are empty. However, a small number of our residents seem to feel they can ignore this basic covenant and courtesy and leave both empty and full cans on the street for extended periods. It makes no difference whether you are in town or not – if you are out of town, arrange for someone – a neighbor – to put your garbage containers away. Again, this is both common sense – to avoid nosey predators – and common courtesy – why should your neighbors have to look at your containers?

3. Weeds and foliage. It's been a wonderful summer in terms of weather and precipitation. That's the good news. The bad news is that it's allowed the weeds and foliage to flourish. Most residents do an excellent job of keeping these in check. Some, however, need to do a better job – particularly along streets and the edges of yards. One terrible lot can detract from 10 other neighbors who put in time and effort to maintain the appearance of their property or hire someone to do it if they can't do it themselves. We live in a wonderful area – we all need to work to keep it that way. The Board will help by enforcing covenants – but we need some residents to get out the mower or weed-wacker and help the whole community look better.

4. Open Fires. Maybe some who didn't live through the Hayman, Waldo Canyon and Black Forest fires can't understand why Woodmoor residents and the Board are so paranoid about open fires. For those that did, they know that quite literally, fire can destroy all of Woodmoor – houses, trees, and property. That is why the Board recently raised the maximum fine for open fires to \$5000 – we wanted residents to know we were serious about protecting their property and lives. DON'T have an open fire – NO fireworks, NO burning weeds with propane containers, NO burning stumps or slash. If we catch you, and we will, we will take aggressive action. Be smart and be courteous to those who live in Woodmoor – NO OPEN FIRES – EVER – unless in an approved fire pit – and even then, be careful.

Thanks for taking the time to read these comments and thanks to the vast majority of our residents who follow the rules and make Woodmoor such a great community to live in.



Forestry by Ed Miller

I would like to thank all of you for a very successful chipping day event. We had so many loads that we had to close down by 2 o'clock in the afternoon. Because of the success of both chipping days this year, we are looking into the possibility of scheduling another event later in September or early October. Please stay tuned for more information on another chipping day. If we are successful in setting another event up this year, we will do our best to get 5 dumpsters, instead of the usual 4.

On another note, it has been brought to my attention that some residents have questions concerning the removal of dead trees on their lot. You do not need approval from WIA to remove dead trees. In fact, it is a covenant violation to leave a dead tree or dead trees on your property for more than 30 days. With Ponderosa Pine trees, we know they are dead if all the needles are brown or if they have no needles left on them, as Ponderosa Pines will self-prune themselves. In the case of trees like Aspens, if they have orange or red coloration on the bark, then they may have a fungus and may need to be taken down. As always, the best rule of thumb to follow if you are not sure if an Aspen or other leafy tree is dead or just dormant would be to contact the Forestry team and have a tree health evaluation done on your lot. You may also visit the Colorado State Forestry website: <http://csfs.colostate.edu/csfspublications/#insects>. They have many excellent publications.



Finally, we all need to remove the dead trees as they represent fuels that can easily burn and cause a fire in Woodmoor, and none of us wants that. If you suspect the trees were beetle kill, then they need to be removed immediately and properly disposed of. Again, please contact the WIA Office (719-488-2693 ext. 4) to schedule a lot/tree evaluation if you have any questions.

Short-Term Rentals by Per Suhr, Director of Covenants

Woodmoor covenants allow for some home-based businesses to operate with in the Woodmoor community provided that each of these businesses register with the Woodmoor Improvement Association (WIA). To do this the resident must fill out an application, which can be obtained at the WIA office. Recently we have had requests from residents wanting to provide short term rentals (STR) in their home. This falls under home-based businesses described in our covenants which is allowed in our community. For those home owners who wish to rent their residence or part thereof for short term, the WIA has initiated a new application form.

STRs are defined as any rental which is rented for less than 30 consecutive days. This includes renting the entire house, basement or individual bedrooms. The application form includes the responsibilities of the home owner. The home owner is ultimately responsible for any guest that is renting and is subject to knowing all Covenants and Rules & Regulations that pertain to Woodmoor. The home owner is responsible for ensuring that their guests know and understand these rules and that they need to abide by them. If any covenant violations are founded during the rental of property, the home owner is responsible. Short term rentals should be transparent to all the neighbors.



WPS, Chief Kevin Nielsen

Another summer is fading away and what a summer it has been. This summer we've seen more rain than we've had in years which is great; however, with the rain comes growth which increases fuel for fires. It's true with rain weeds and grasses aren't so volatile, but when the weeds and grasses dry, and they will dry, we can have very dangerous conditions. Please be careful when using approved fire pits and BBQ grills. Remember, open pit fires such as camp fires, any type of fireworks, and Tiki torches are never allowed anywhere in Woodmoor. The only fires allowed are those in a commercially purchased fire pit (with spark arrestor) or if built by a home owner, it must be approved by the Tri-Lakes Monument Fire Protection District before use. Please do not jeopardize your home, neighbor's home, and community by having a fire or use of fireworks.



We continue to see bears in the area, so please keep your trash cans secured inside a garage or shed until the day of pickup. Keep BBQ grills clean and secured inside if possible. If you use bird feeders, suspend between two large trees. Bears are attracted to the easy food source and if found, will continue to come back.



Please do not allow your dogs to run loose. One of the most common complaints we receive for loose dogs is when the dogs go onto another person's property to "do their thing". Why should neighbors have to clean up after your dog? Dog waste is very hazardous to the water supply. Please clean up after your dog when walking, as the waste can end up in the water supply.

With school starting please abide by the 20 mph school zone speed limits to keep our kids safe, and always be careful of all pedestrians on the roads.



If you would like to receive the WPS monthly reports, please visit the Woodmoor website at www.woodmoor.org and toward the bottom of the page please follow the link: "Signup for Email Updates". Add your email address and choose which list(s) you would like to subscribe to.

All WPS officers are well trained professionals that are here to serve the residents. If you need assistance, please call the WPS office at 488-3600 or the mobile phone (carried 24/7 by officers) at 499-9771.



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

Important Dates

October 9 — Columbus Day, WIA Office Closed

October 10 — ACC Meeting, 7pm

October 11 — Covenant Hearing, 6:30pm

October 24 — ACC Meeting, 7pm

October 25 — WIA Board Meeting, 7pm

November 8 — Covenant Hearings, 6:30pm

November 14 — ACC Meeting, 7pm

November 15 — WIA Board Meeting, 7pm

November 15 — Deadline for Board Nominations

November 23 & 24 — Thanksgiving, WIA Office Closed

November 28 — ACC Meeting, 7pm



December 12 — ACC Meeting, 7pm

December 13 — Covenant Hearings, 6:30pm

December 15 — Look for 2018 Assessment Invoices

December 20 — WIA Board Meeting, 7pm

December 25 — Christmas Day, WIA Office Closed



Country Club at Woodmoor

The WIA Board of Directors has recognized that The Country Club at Woodmoor is integral to our forest environment and complements our efforts to maintain common areas that enhance our forest living. WIA provides the following information as a community service.

As part of the neighborhood in Woodmoor you have the opportunity to join a country club that offers Championship Golf, Indoor Tennis Courts, Indoor and Outdoor Pools, a Fitness Center, Nordic Skiing, and Fine Dining, in a mountain chalet atmosphere. The Country Club at Woodmoor is the only club in Monument, and has been in existence for almost 50 years. At an elevation of 7,300 feet, spectacular views of Pikes Peak, and a sea of Ponderosa Pines the Club's Championship Press Maxwell Designed Golf Course will challenge any golfer. The Country Club is the perfect place for family fun, whatever the season, with activities and events designed for every age and interest.

Interested WIA members may contact the Country Club to find out about current incentives for WIA members only.

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.

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.

