



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

March 2018

President's Report by Brian Bush

I am pleased and humbled to have been elected President of your Association by your Board of Directors for 2018. As I hope that you already know, your Board takes very seriously its obligation to maintain and improve our community, represent all our residents and exercise sound financial stewardship over the funds you have entrusted to us. Under the leadership of President Peter Billie in 2017 (now our Vice President) I believe we made substantial achievements in all of these areas. The Board's decision not to raise dues for 2018 represents evidence that past boards have left our association in an enviable financial position, with sufficient operating funds and a well-funded reserve. I also want to congratulate Peter, Ms. Kayla Dixon and Mr. Ed Miller on having been elected to new three-year terms starting in 2018.

One of the Board's most important duties in maintaining our Woodmoor community of over 3000 lots is enforcing our covenants for the benefit of all of our residents. I want to emphasize a couple of things with regard to covenant enforcement. First, neither the Board, our staff nor Woodmoor Public Safety officers look for covenant violations. Violations are reported by our residents and only then does our staff and the Board pursue covenant enforcement. Secondly, we much prefer to resolve covenant violations administratively with the resident involved. I want to thank the vast majority of our residents who resolve these complaints without any further action by the Board. Only rare cases must be resolved at Board hearing in which residents are invited to share information with the Board concerning noted violations. The Board does not see covenant enforcement as a revenue generating activity and only fines violators as a last resort to enforce compliance, because the Board views our covenants as protective of our safety, security and the appearance of the Woodmoor community.

I am also pleased to note that the vast majority of our residents pay their dues on time or, in those cases where unique circumstances are present, works with our staff to set up alternate arrangements. In one sense we are fortunate that we have so few cases in which we must take action to collect our dues. In another sense, however, these few residents who don't pay their dues or fines on time create a substantial amount of work for our staff, our attorney and your association. While we eventually end up collecting almost all of these amounts due by placing liens on property or in some cases initiating collection actions in court, it would be much better and more efficient if all of our residents paid what they owe on time or work with our staff to set up alternate arrangements. (Please continue reading on page 2).



Happy Spring!

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March 2018

(continued Presidents letter) Finally, in terms of some of our goals for 2018, we were recently informed that District 38 was awarded the grant for Safe Routes to Schools, in which we partnered by committing just less than \$45,000 in WIA funds to construct the proposed trail (essentially around Lake Woodmoor linking the three schools). We are also pursuing the possibility of a proposed trail in South Woodmoor; working with the District Water Commissioner and Woodmoor Water and Sanitation District to ensure our six ponds (some of which are permanently dry) comply with Colorado water law; and, looking closely at present WIA facilities to ensure they meet residents' needs for the future.

In closing, on behalf of your Board, all of whom have volunteered to serve their community, I want to thank our residents for working with us to ensure that Woodmoor remains a great place to live. I encourage our residents to use our website which contains a great deal of important and useful information and remind our residents that like all of our Directors, I am available to any resident by using the contact information contained on the website.

Annual Meeting Recap

The 2018 Annual Meeting was held at Lewis-Palmer Middle School on Monday, January 29th. For the second time in many years it was not snowing!! We had an excellent turnout, with 107 residents attending.

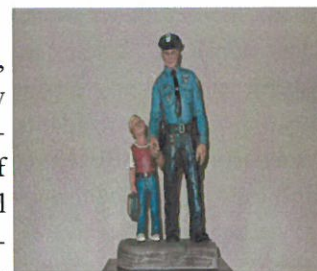
The election results were as follows:

Peter Bille	570
Kayla Dixon	441
Ed Miller	512
Tammie Oatney	378

Good food was enjoyed by all. There was a great discussion regarding concerns about fire mitigation and what WIA can do to promote the mitigation of properties.

Vincent Elorie Award

The 2017 Vincent Elorie Award was presented to Eric Gross at the February 28th Board Meeting, as he was not in attendance at the Annual Meeting. Eric was the former Director of Forestry from 2012 through 2014. He provided leadership and training to the volunteer committee, conducted countless complimentary forestry and firewise evaluations, orchestrated the mitigation of the Common Areas, executed multiple cost-sharing grant opportunities, and coordinated several Chipping Days. Eric has educated hundreds of residents on the hazards of Mountain Pine Beetles, Dwarf Mistletoe, and slash piles; and encouraged hundreds of residents to mitigate wildfire hazards responsibly to protect their life and property. He has provided and continues to provide outstanding service to the Woodmoor community.



Good Neighbor Award Winner



Jennifer
Cunningham

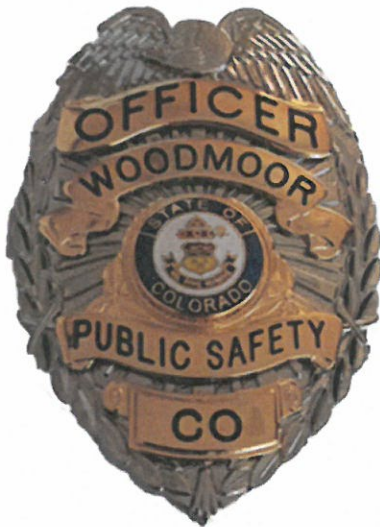
The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winner was presented with a \$50 gift card to Home Depot. Jennifer and her family helped their neighbors when their home was struck by lightning. They also helped several neighbors with the installation of new mailboxes and address signs.

Board Reorganization Meeting

At the January 31st Special Board meeting, the officer and director positions were nominated and filled as follows for 2018:

Brian Bush	President
Peter Bille	Vice-President
Kayla Dixon	Secretary/Community Outreach
Lee Hanson	Treasurer
Robert Benjamin	Director of the Architectural Control Committee
Rich Wretschko	Director of Common Areas
Per Suhr	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Ed Miller	Director of Forestry

From the desk of WPS



Most Woodmoor residents know the primary function of WPS is crime prevention which has ensured Woodmoor maintains one of the lowest crime rates in El Paso County. Most residents know that we do vacation checks (totaling nearly 14,000 in 2017) and that we patrol the community 24/7, logging nearly 72,000 miles in 2017. And residents must know we have immediate officer response for most complaints and emergency situations.

What a lot of people *don't know* are the many things we do to help protect and assist residents in everyday life.

Did you know WPS offers a "safe zone" for transactions at the WPS office? If you buy or sell something you can complete the transaction at our office. This alleviates the need to provide your home address to a stranger and ensures your safety while exchanging goods and/or money.

In recent years, we have assisted residents in removing animals such as squirrels, rabbits, raccoons, bats, and muskrats, out of homes, garages, chimneys, and window wells. We even killed a rattlesnake in a wood pile!

We offer assistance with winter driving problems such as helping get stuck vehicles back on the roadway, ensuring motorists make it home during dangerous driving conditions, vehicle lockout assists, and vehicle jump starts.

Although Woodmoor is not responsible for the roads including maintenance and plowing, we conduct road surveys twice a year and give the County recommendations on areas needing attention. During treacherous storms, WPS will respond and spread sand from the barrels at critical intersections and roads in the community.

WPS is here to serve the residents of Woodmoor. All too often people call public agencies for assistance and are told "we can't do that" or "it's not our job". In some cases, that may hold true for WPS, however we strive to help people whenever they call for assistance.

Please do not hesitate to contact WPS at 719-488-3600 (O), 719-499-9771 (C), for assistance. You can also visit us online at www.woodmoor.org to request a vacation check or report a wildlife sighting.

Important note: With Woodmoor being a residential area with no sidewalks, please watch for kids walking on roadways, obey all traffic signs and speed limits, and please take extra care in school zones and near bus stops.

Working on Exterior Projects?

Please remember that **anything** you do to the exterior of your home or lot must have prior approval of the Architectural Control Committee (ACC). Most projects, such as repaint or color change, window changes, door changes, reroof, etc. can be approved in the WIA office or submitted online with no fees. If your project requires ACC committee approval, they meet twice a month on the second and fourth Tuesday. So please plan ahead.



If you proceed with a project without ACC approval, this becomes a covenant violation, and there is an automatic \$50 fine. If you don't submit the required application after being notified, you can go to a hearing, be subject to an additional flat fine, and be subject to a \$25 per day fine until the violation is resolved. The WIA can and does enforce these fines with a lien against your property.



Scoop That Poop!

It is important that you understand this, so let us say it again. And please read carefully.

Please be a responsible dog owner and pick up after your pet.

The WIA receives numerous complaints each month from residents regarding dog feces in the road easements, in their yards, and on our Common Areas. Here is what happens when an inconsiderate dog owner does not pick up after their pet. Decomposition begins and toxic bacteria seeps into the soil. Dog feces carry dangerous pathogens and pollutes to our freshwater supply. 1 gram of dog feces contains 23 million fecal bacteria (i.e.; Campylobacteriosis; Salmonellosis; Toxocarisis; Coccidia; Cysticercosis; and not to mention E. coli, Giardia, and Parvo). Giardia and Parvo are dangerous and infect other dogs via direct or indirect contact with an infected dog's feces. Giardia is contagious to both dogs and people. Dog feces is the # 3 cause of water pollution. Wastewater treatment systems are NOT designed to filter dog waste! Our natural ecosystem can handle 2 dogs per square mile. In urban areas there are over 125 dogs per square mile. Other methods of transportation of dog fecal matter in and around the community include other pets, flies, humans – especially children, water and moisture. According to the EPA, dog feces is as toxic to the environment as chemical and oil spills. Not picking up after your pet and leaving bagged poop out for someone else to collect is not cute or ingenious. It is a burden to the whole community.

It is not the WIA's responsibility to clean up after your pet. The WIA does not have the tools, resources, time or finances to clean up after inconsiderate neighbors on Common Areas, private property, or public right of ways. It is the responsibility of the individual that the community continues to be a place for all to enjoy.

If you would like to affect positive change in your neighborhood, you can start by picking up after your pet. If you are one of the numerous people who call the WIA to complain about dog poop in the community, we invite you to lead a volunteer effort for the Keep America Beautiful – Great American Cleanup, in which the WIA would be happy to supply safety vests, gloves, trash bags, bottled water, snacks, etc. If you are interested in cleaning up your neighborhood please contact Bob Pearsall at bob@woodmoor.org. For more information please go to <https://www.kab.org/our-programs/great-american-cleanup-2018>.



WIA Forestry Committee Training:



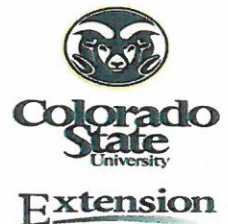
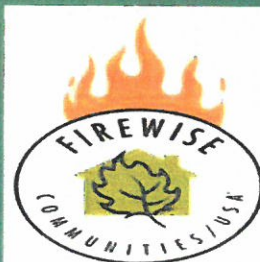
Date: Saturday, May 12, 2018

Time: 8AM - 12PM

Location: 1691 Woodmoor Drive,
Monument, CO 80132 - The Barn

RSVP by Saturday, March 31, 2018 to
sherrie@Woodmoor.org or
(719) 428-9593 ext. 4

*Curious? Contact us for more information!





SAT. 04 -14 -18

9 AM – 1 PM

LARKSPUR FIRE STATION 161

9414 South Spruce Mountain Rd.

Weather Backup Date 04-21-18

Check the LFPD Website for Wx Postponement Notice

<https://www.larkspurfire.org/>

WILDFIRE PREPAREDNESS WORKSHOP

Topics

- Wildfire Season Potential
- Wildfire Partner's Panel Discussion
- **Wildfire!**
It's Just the First 10 Minutes of Your Disaster!
- Firewise Communities Roundtable
- Scale is Everything



LFPD Presents:

Wildfire Partnerships

Presenters:

Pike National Forest
Colorado Division of Fire Prevention
& Control
Douglas County OEM
Neighboring Fire Departments
Firewise Community Leaders
LFPD Fire Marshal





Enter for a chance to win free wildfire mitigation!

In celebration of the 5th Anniversary of Wildfire Community Preparedness Day, we are teaming up with Tree Masters Professional Tree Service and giving away a total of \$3,000 in wildfire mitigation services (continue reading for details)! Each resident that participates in a free firewise lot evaluation will be entered into a drawing for the chance to win either a \$1,000 gift certificate or \$500 gift certificate from Tree Masters Professional Tree Service. Winners will be selected and announced at the monthly Board Meeting on Thursday, May 24th 2018 at 7pm in the WIA Barn. Request your complimentary firewise lot evaluation on our website www.woodmoor.org ([Amenities](#) > [Forestry/Firewise](#) > [Request a Forestry/Firewise Evaluation](#)); <https://www.woodmoor.org/forestry-firewise/>.

To be eligible: Must be a current homeowner of record living in WIA. Request to receive a complimentary firewise lot evaluation between March 1st—May 15th 2018. Evaluation to be performed by a trained member of the WIA Forestry Committee. Lots identified as being in a severe/high wildfire hazard area will be entered into a drawing for one of two \$1000 gift certificates; lots identified as being in a medium/low hazard area will be entered into a drawing for one of two \$500 gift certificates. Gift certificates for wildfire mitigation will be utilized to perform work as recommended on the evaluation.



ARE YOU OPERATING A HOME-BASED BUSINESS?

The WIA Covenants require home-based businesses to be approved in advance by the WIA. If you are currently operating a home-based business without WIA approval you are in violation of the Covenants. To resolve the issue before it becomes a noted violation on your record, please contact the office for an application to apply for WIA approval. The application is simple, and there is no cost to apply. Applications are reviewed by the Architectural Control Committee (ACC) on the 2nd and 4th Tuesday of the month and must be submitted the Thursday prior to the Tuesday meeting.

Fireworks, Campfires, or
Open Burning are *NEVER*
ALLOWED in Woodmoor.



You could be fined \$5,000
or more for
violating these rules.



NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? It's not too early to sign up for the Annual Woodmoor Garage Sale this summer. It's Friday, June 29 and Saturday, June 30 8am-2pm. Register at WoodmoorGarageSale.com. Sponsored by Claire Boynton and Jeff Garlick with Blessings Realty. Questions? Call us at 719-332-8360.

Dates/Times: Friday, 6/29 & Saturday, 6/30, 8am-2pm.

Register: Register as a seller at woodmoorgaragesale.com

Questions: Claire Boynton with Blessings Realty at 719-332-8360

Sponsors: Claire Boynton, Blessings Realty, 719-332-8360

Deadline for Registration: June 20th

Forestry by Ed Miller

As we start a new year we all need to be aware that we live in a Wildland Urban Interface also known as a "WUI" (woo-eee), which is a technical term for saying that there are a lot of homes (urban) built in our forest (wildland). There is no doubt that as residents in unincorporated El Paso County, you moved out here because you wanted to live in the woods. While most homes in the Black Forest area are on several acres of land, giving people a feeling of being spread further apart, the average home in Woodmoor sits on approximately half an acre, which means the population density in Woodmoor is higher than that of our neighboring forested communities. Living in a WUI means you need to do things differently than people living in the city. Such as, you need to keep your trash containers inside to keep bears from getting into them, and you probably shouldn't leave your small pet outside unattended because there are opportunistic predators around. More importantly, what you need to do differently is mitigate your lot for wildfire safety and harden your home against burning embers. Living in a WUI is a trade-off, in exchange for living in the forest, you take on the responsibility of mitigating your property. A hundred years ago, periodic low-grade wildfires did this for us, cleaning out the understory, returning weak, stressed, beetle infested and dead trees to the Earth. Now, with the suppression of wildfires, it is your responsibility to do the fires job and mitigate your property – otherwise, under the right conditions (and believe me, we are living under the right conditions) a wildfire of unprecedented proportions will take care of all those biofuels for you, and wildfire does not discriminate between trees and homes.

Woodmoor is a Firewise USA community. We are considered a red flag zone for wildfires and as such we are actively working towards reducing any fuels, kindling, branches (slash), and dead trees as part of a community-wide effort as directed by the WIA Board of Directors. Fire officials have categorized Woodmoor as being in the "RED ZONE". This means we are at the highest level of risk for a catastrophic wildfire. Forest and fire officials characterize dead trees as "match sticks" waiting to be ignited.

The current drought conditions are cited as being worse than 2002 levels! We are facing the potential for a larger than normal outbreak of Mountain Pine Beetles due to the overly dry climate as well as a greater fire danger throughout our community. Because of this I, your Director of Forestry, am asking all of our residents to keep an eye on their Ponderosa Pine trees for any signs of beetle attack and to address them as quickly as possible. I am also encouraging all of our residents to contact the Office (719-488-2693 extension 4) and get a Firewise evaluation done on your properties. I am also encouraging residents to join our Forestry team as we will need more volunteers this year than ever before. I know that this takes valuable time but in the end it allows all of us to provide a valuable service to our community. Finally I am looking for any ideas that can help to encourage all of our residents to make good firewise decisions. One idea already mentioned is to put banners around the community encouraging everyone to do fuels reduction work. I would like any and all ideas. The only dumb idea will be the one you are afraid to suggest. You can send them to the Office or me. My email is DirForestry@woodmoor.org. The Forestry Administrator is Sherrie Storey and she can be contacted at Sherrie@woodmoor.org.

Important Dates

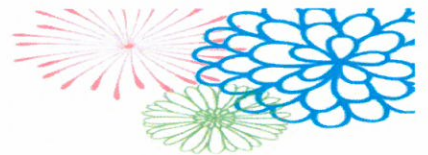
April 10 — ACC Meeting, 7pm
April 12 — Covenant Hearings, 6:30pm
April 24 — ACC Meeting, 7pm
April 25 — WIA Board Meeting, 7pm

May 8 — ACC Meeting, 7pm
May 9 — Covenant Hearings, 6:30pm
May 12 — Forestry Training Class, 8am - 12pm
May 22 — ACC Meeting, 7pm
May 23 — WIA Board Meeting, 7pm
May 28 — Memorial Day— WIA Office closed



June 12 — ACC Meeting, 7pm
June 13 — Covenant Hearings, 6:30pm
June 16 — Chipping Day (tentative)
June 23 — FireWise Day, the Barn
June 26 — ACC Meeting, 7pm
June 27 — WIA Board Meeting, 7pm
June 29 & 30 — Woodmoor Garage Sale

Happy Spring



Woodmoor Board of Directors & Staff

Brian Bush, President
Peter Bille, Vice-President
Lee Hanson, Treasurer
Kayla Dixon,
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 Cagliari, 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