



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2018

President's Report by Brian Bush

Protecting our Woodmoor community is one of the most important duties of your elected volunteer Board of Directors. Sometimes this involves enforcing covenants and maintaining architectural control. But perhaps our most important responsibility is to protect our community from the devastating effects of a wildfire. The recent dry winter, plethora of red flag days and abundance of fire fuels in our community highlight this responsibility.

Your board has engaged this issue on multiple fronts including Firewise inspections, obtaining grants and rewards for Firewise participation, maintaining free chipping days for WIA residents, posting red flag notices on our sign boards to remind our residents of fire conditions and, unfortunately taking enforcement action to maintain our covenants against open fires in Woodmoor. Open fires including camp fires are prohibited in Woodmoor, unless in an approved container placed no less than 15 feet away from any structure. Approved containers must be made of noncombustible material (e.g.; steel; concrete; or stone), completely shielded on the bottom with brick and/or rock encircling the entire fire pit with no gaps on all sides, and must have a spark arrestor (screen) covering the top constructed of woven or welded 12 gage wire (minimum) having openings not exceeding 1/4 inch. While it might seem obvious, recent enforcement actions suggest that I should remind you that burning of yard waste; slash (logs, limbs, branches, tree trunks, pine needles); or trash is strictly prohibited. Additionally, fireworks are never permitted in Woodmoor.

You should also be aware that because of our covenants, rules and regulations, essentially Woodmoor is always in an active El Paso County Stage I Fire Restriction. When an El Paso County Stage 2 Fire Restriction is imposed, any open flame device (including containers commonly used as BBQ grills utilizing liquid petroleum gas, natural gas, butane or charcoal) is prohibited. Open fires are prohibited, even if in an approved container. Regardless of whether or not El Paso County is in a Stage 1 or Stage 2 Fire Restriction, it is common sense to follow guidelines established for Stage 2 Fire Restrictions during a Red Flag Warning.

My plea to my fellow residents is to help our board protect our community by following our fire rules for the safety of all of our residents.



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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

Anonymous Complaints

WIA does **NOT** accept anonymous complaints. It does not matter if you mail them, call them in, or try to submit them through the online complaint form. If our staff cannot contact you as the complaining party for more information, then we will not attempt to verify the complaint.

We have processes and procedures to ensure that we do not get involved in neighbor disputes or contribute to them. When a complaint is received from a verifiable source, WIA will attempt to verify the violation. Once it becomes a verified complaint, WIA becomes the complainant, not the person who alerted us to the violation.



For instance, if you contact WPS with a barking dog complaint, the officer will go to the area and listen for the barking dog. They will sit away from the suspected residence of the dog, as they do not want to be the object causing the dog to bark. They will also look for wildlife in the area, people and/or other animals in the area, etc. to try and determine what the dog is barking at. If they can hear the dog barking for approximately 10 minutes, then they will attempt to make contact with the owner of the dog. If no contact can be made, and they know they have the correct residence, then they will leave a violation on the door. If the dog is in the yard, and they do not feel safe entering the yard, they will mail the violation. Once a resident has received two verified violations within a 6 month period, they will be scheduled for a hearing before the Board. The Board will give the resident an opportunity to explain any extenuating circumstances and/or explain what actions they have taken to ensure the dog's behavior is not going to continue. After all information is provided, the Board will determine if the charges are founded. If they are founded, the Board has the option to: 1) fine the owner; 2) fine the owner, but suspend the fine provided that there are no further violations within a set time period; or 3) suspend a portion of the fine provided that there are no further violations within a set time period. If further violations are issued for the same issue, an immediate hearing will be scheduled, fines will be escalated, and if fines were suspended or partially suspended in the previous violation, then they will be reinstated and additional fines will be levied.

WIA will file a lien against a resident that refuses to pay their fines at an additional cost of \$75. At some point the Board may determine that collection action is necessary. If an account is turned over for collections, all attorney fees incurred are added to the owner's account.

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.



2019 Board Candidates



It is only June but it is time to start thinking about running for the 2019 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.

Sales Tax in Woodmoor

If you are ordering items that are **delivered** to your home in Woodmoor, you should be paying a sales tax rate of 5.13%, as Woodmoor is in unincorporated El Paso County, not the Town of Monument.

Woodmoor Public Safety

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.



One of our most common complaints/concerns in Woodmoor is for speeding traffic. Most of the time people think its high school students traveling to or from school, and I'm here to tell you that it's not just students speeding. Sometimes we're too quick to just blame it on the students, teens and young adults, but I see as many adults and parents speeding all over Woodmoor, especially near the middle school and the elementary school. Please slow down and pay particular attention in school zones.

The WIA has a Speed Monitoring Awareness Radar Trailer (SMART). WPS will set the trailer up around Woodmoor and monitor the traffic. The trailer will record data from traffic to include traffic speeds and the number of vehicles. If you would like to see the trailer on your street, please contact WPS at 719-488-3600. We must be able to place the trailer safely to ensure that it is not blocking traffic or inhibiting the flow of traffic. There are some places that it cannot safely be placed.

Every year people will be tempted to use fireworks, have a camp fire, open pit fire in an unapproved fire pit, or burning of slash (tree branches and needles). These activities are strictly prohibited at all times. This year the WIA Board of Directors increased the amount of fines to \$5000 (yes that's five thousand). Please do not put your lives and property, your neighbor's lives and property, and the whole community at risk by using fireworks, camp fires, or a fire in an unapproved fire pit.

**—NO—
FIREWORKS
ALLOWED**

How to Effect Positive Change in Your Neighborhood:



**make a difference in your
community**

Do you notice someone in the community behaving less than neighborly? (i.e.; not picking up after their pet or smoking outside during Stage II Fire Restrictions) and you ask yourself “How is anything going to change?”

As a not-for-profit, the success of the WIA lies squarely on the shoulders of volunteers (the Board, Architectural Control Committee, and the Forestry Committee), in which your services are needed, and you are invited to join! Complaining does not work as a strategy, but should you choose to accept accountability in being an agent of change we are more than ready to empower you to do so.

Contact us today to discover which committee is the best fit for your interest, skills, and schedule!

Drought Concerns!

Woodpiles on a property are not only a source of wildfire fuel, they attract unwanted bark beetles to your property. Bark beetles, such as Mountain Pine Beetles (MPB), will be attracted by the pheromones being released from your woodpile, but MPB are not interested in your woodpile, they will attack Ponderosa pines close to your woodpile and spread out from there. Current drought conditions have been cited as worse than 2002 levels (the year of the Hayman Fire)! This means that the trees on your lot are stressed and could be more susceptible to MPB and Dwarf Mistletoe infestation. Contact us today to learn more about your responsibilities living in a Wildland Urban Interface!



Waiting until a fire is an imminent threat is not the best policy! You live in a Wildland Urban Interface (WUI) in the RED ZONE for wildfires—you need to do things different! Ask us how!

You may not be aware that WIA is a Firewise USA member and has been for over 10 years. This is in response to WIA being in the “RED ZONE”. This means that we are at the highest level of risk for a catastrophic wildfire. We are actively working towards reducing any fuels, kindling, slash, dead trees, and unutilized wood piles as directed by the WIA Board of Directors. Forest and Fire officials characterize dead trees as “match sticks” waiting to be ignited.



FIREWISE USA™
RESIDENTS REDUCING WILDFIRE RISKS



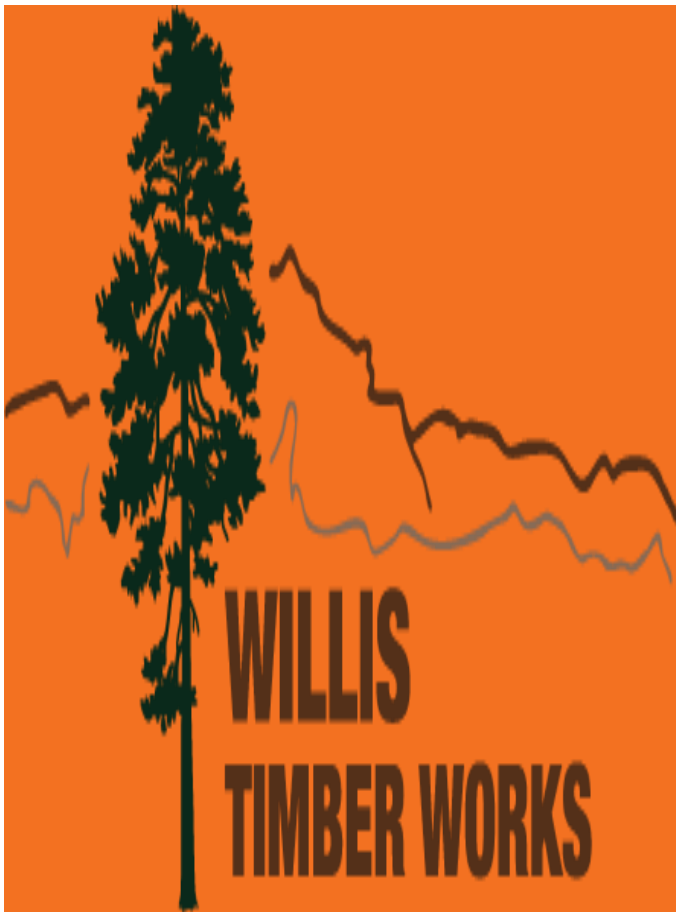
Chipping Days



Saturdays, 9AM - 4PM

June 16 & July 21 at Lewis Palmer Middle School;

August 4 at Lewis Palmer High School



What is acceptable:

- Woody limbs & branches only, up to 9" in diameter;
- No construction or building materials;
- Must be clear of nails or wire.
- Piles Only, No Bags!
- No trash, weeds or yuccas.
- No root wads, dirt or rocks.
- No grass clippings or bags of leaves.

Important Dates

July 4 — Independence Day— WIA Office Closed

July 10 — ACC Meeting, 7pm

July 11 — Covenant Hearings, 6:30pm

July 21 — Chipping Day, 9am to 4pm, LPMS

July 24 — ACC Meeting, 7pm

July 25 — WIA Board Meeting, 7pm

August 4 — Chipping Day, 9am to 4pm, LPHS

August 8 — Covenant Hearings, 6:30pm

August 14 — ACC Meeting, 7pm

August 22 — WIA Board Meeting, 7pm

August 28 — ACC Meeting, 7pm



September 3 — Labor Day, WIA Office Closed

September 11 — ACC Meeting, 7pm

September 12 — Covenant Hearings, 6:30pm

September 25 — ACC Meeting, 7pm

September 26 — WIA Board Meeting, 7pm



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 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