



# Woodmoor

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

## President's Report by Brian Bush

I am very pleased to report that Mr. Bert Jean has joined the Board of Directors as the Secretary and Director of Community Outreach. Bert replaces Ms. Kayla Dixon, who was elected in January but who had to resign her seat due to personal reasons. The Board is lucky to have Bert.

I would like to remind all residents of the importance of submitting projects for approval by the Architectural Control Committee BEFORE starting work. WIA takes very seriously our obligation to preserve our Woodmoor community and have projects comply with our Design Standards Manual (which is available on our website). Failure to obtain project approval is an immediate covenant violation and subjects residents to fines, liens and/or collection action – to say nothing of having to redo a project to comply with ACC directions. Please help us protect Woodmoor by seeking project approval. In most cases, Bob Pearsall can approve the project right in the office. Only a few projects have to be considered and approved by the ACC.

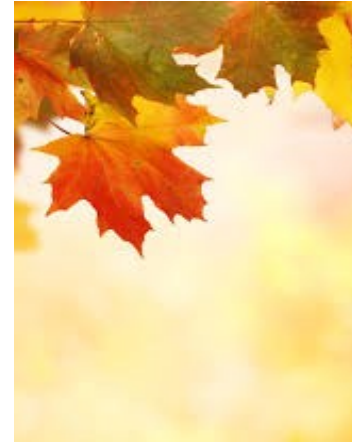
Some long overdue, at least in my opinion, good news. The Board has approved construction of an ADA compliant restroom on the main level of the Barn. As many of you know, available restrooms were down two flights of stairs to the basement, or for some events, were behind the WPS offices. Neither were very convenient to our “more experienced” (not older) residents. Construction should start shortly, and I think will benefit all users of the Barn.

I would like to personally thank all the residents for adhering to “No Fireworks” in Woodmoor over the Fourth of July. We made it through a very dry period where even the smallest spark could have caused a very bad situation in our neighborhood.

Finally, we are saying goodbye to two employees and a temporary goodbye to our receptionist. Ms. Sherrie Storey, our Covenants Administrator, is leaving in September to pursue another position with Colorado Springs. Les Milligan, one of our WPS officers is retiring. And Amy Mast, our receptionist recently gave birth to a beautiful baby girl and will be on well deserved maternity leave. In the interim, Ms. Amber Potter will be our part-time receptionist. We wish all of them well.



September 2018



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September 2018

# 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 5 or send an email to: [denise@woodmoor.org](mailto:denise@woodmoor.org).
- \* 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.
- \* 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 possibly the following day.

## From Forestry Director Ed Miller

As the summer draws to a close, we look back on three successful chipping day events. We had 147 loads of slash, Juniper and other flammable biomass dropped off at the first event, which filled up four plus bins. We had 153 loads of slash, Juniper and other flammable biomass dropped off at the second chipping day event, filling five bins. Equipment failure and lightning made us shut that event down an hour early. Finally, we had 92 loads dropped off at the last chipping event, filling three and half bins. This last event was just two weeks after the second one and in a new place, the Lewis Palmer High School. I would like to thank all the residents that took part in these three events. With your help, we accomplished a lot in reducing our fire danger this year. We also had 29 residents take part in Firewise evaluations, so I would like to again thank the community for your involvement in helping to reduce our overall fire danger, thus making us a safer community. I would like to encourage the community to continue to contact the office for Firewise and Defensible Space evaluations.

Finally, we awarded 4 residents with gift certificates towards wildfire fuels reduction on their properties via Tree Masters. Two were for \$1,000 and were awarded to residents in high fire danger areas and two were for \$500 awarded to residents in lower fire danger areas of Woodmoor. All were selected from residents that had Firewise evaluations done prior to the awards being selected.

As you may have noticed, a lot of our native Ponderosa Pines are showing yellow/brown needles. This is a natural process known as seasonal needle drop and not a cause for alarm.



## Are you signed up for email blasts?

Woodmoor tries to keep residents informed of important events or happenings, such as Fire Restrictions, community meetings, etc. Our best method of communication is through our website and email blasts. If you are not signed up to receive email blasts, please go to the website ([www.woodmoor.org](http://www.woodmoor.org)) and go to the bottom of the page where it says "Sign up for email updates". You can sign up for WIA news only, WPS reports only, or both. Please make sure that you look for the email confirming your subscription. If you don't follow the instructions in that email to confirm that you signed up for the emails, the system will not add you to our list. We do not sell your email address, nor do we send junk emails—everything sent is relevant to the Woodmoor community. If you have an aol, earthlink, yahoo, or one of the lesser known email providers, you must accept Woodmoor as a valid sender, or your email server will reject email blasts we send out. Gmail accounts don't seem to have the rejection problem that the above listed accounts have.



## Looking for Board Candidates

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 Brian Bush, Robert Benjamin, and Per Suhr. Nominations or self-nominations are due to the WIA office **on or before November 16, 2018**. 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](mailto:denise@woodmoor.org)) or Bert Jean ([Secretary@woodmoor.org](mailto:Secretary@woodmoor.org)).

## 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.



## Woodmoor Public Safety

Are solicitors allowed in Woodmoor? The answer is yes. Since all the roads in Woodmoor are "public" roads, owned by the County and maintained by El Paso County Department of Public Works, we cannot stop solicitors from entering the community. If you are uncomfortable with the solicitors, call WPS and we will respond and make every attempt to verify that the goods or services that they are selling are legitimate; however, please remember, buyer beware in any circumstance of door-to-door sales. There are no county ordinances or licensing requirements in El Paso County for solicitors.

With winter just around the corner I would like to remind all Woodmoor residents that the El Paso County Department of Public Works is responsible for all the roads in Woodmoor including snow removal. Public Works will plow the roads based on a priority system with each road classified as a priority one, two, or three.

**\*\*Priority One Roads** are defined as all paved roads that are identified on the El Paso County Major Transportation Corridor map as major arterials. Priority one roads in Woodmoor are: County Line Road, Furrow Road, Higby Road, Highway 105, and Woodmoor Drive.

**\*\*Priority Two Roads** are defined as roads that collect traffic from subdivision roads and allow traffic circulation within residential areas, while providing channels to the major arterial system. Common priority two roads in Woodmoor would be, but are not limited to: Augusta Drive, Bowstring Road, Caribou Drive, Fairplay Drive, Knollwood Blvd, Lake Woodmoor Drive, Old Antlers Way, Top O' the Moor E. and W., White Fawn Drive, and other similar roads not listed.

**\*\*Priority Three Roads** are roads that are residential in nature. These roads will be plowed when time, available funds, and equipment permit.

For a complete list of the roads and their respective priorities please visit: <http://adm.elpasoco.com/transportation/Pages/SnowRemoval.aspx>

**\*\*From EPCDOT**

WPS officers carry jumper cables for a quick jump start and tow straps in case your vehicle is stuck in the snow. This is for minor incidents with no damage to your vehicle or someone else's property. If the vehicle is too large or is buried too deep, we can assist you in getting a tow truck. In emergency situations, the officers will do their best to get you or a family member home or to a shelter. A ride to McDonalds does not constitute an emergency, and WPS officers cannot respond outside the Tri-Lakes area to give you a ride home. I write this with a smile on my face; however, these two examples plus many others have been requested in the past.



## Important Dates

Oct 8 — Columbus Day— WIA Office Closed  
Oct 9 — ACC Meeting, 7pm  
Oct 10 — Covenant Hearings, 6:30pm  
Oct 23 — ACC Meeting, 7pm  
Oct 24 — WIA Board Meeting, 7pm  
Oct 31— Halloween



Nov 13 — ACC Meeting, 7pm  
Nov 14 — Covenant Hearings, 6:30pm  
Nov 22 & 23 — Thanksgiving—WIA Office Closed  
Nov 27 — ACC Meeting, 7pm  
Nov 28 — WIA Board Meeting, 7pm



December 11 — ACC Meeting, 7pm  
December 12 — Covenant Hearings, 6:30pm  
December 19 — WIA Board Meeting, 7pm  
December 25 — Christmas, WIA Office Closed



## Woodmoor Board of Directors & Staff

**Brian Bush**, President

**Peter Bille**, Vice-President

**Lee Hanson**, Treasurer

**Bert Jean**,  
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

**Bob Pearsall**, Architectural Control/Common  
Areas

**Amber Potter**, Bookkeeping/Barn Rentals

Office hours: Monday through Thursday 8 am to 4 pm, Friday 8 am to noon.