



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2018

President's Report by Brian Bush

On behalf of your Board of Directors, I would like to wish all of our residents a happy and prosperous holiday season. I would also like to thank the vast majority of our residents for their tremendous support in complying with our covenants and project approval processes. Your respect for our community and your neighbors makes Woodmoor a superb place to live and raise our families.

I'd also like to thank our Woodmoor Public Safety personnel for the great work they do in safeguarding our community. While many of you know they regularly patrol our community and do vacation checks for absent residents, some may not realize that they also safeguard children when school starts and ends, assist law enforcement personnel in traffic control and accident investigations and interfaces with other law enforcement personnel to obtain additional enforcement presence when required. And, while certainly not required, WPS and WIA are always deeply appreciative of residents who choose to make a small contribution to WPS after they perform their vacation checks on your property. WPS officers are dedicated, conscientious and professional, and we are lucky to have their services.

I'd also like to take this opportunity to remind our residents to watch out for one another. This can mean observing our speed limits or watching out for suspicious activity in our neighborhoods. As good as they are, WPS can't be everywhere, so observant residents can help deter those who would engage in criminal activity such as stealing packages off of porches – something which appears to be on the upswing in all areas of Colorado Springs.

You may have also recently read about a project the Board approved to construct a small much-needed addition for WPS offices adjacent and connected to the South end of our barn facility. This will provide additional office space and the ability to support WPS personnel during periods of extreme weather when they must remain on duty.

Finally, I'm pleased to report that the Board of Directors has decided to keep dues at the same level for 2019 (i.e. NO dues increase). The ability to do this is a direct result of proper stewardship of the resources you provide to the HOA and the outstanding work of our staff in carefully controlling the expenses of the Association.



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Meet the 2019 Board Candidates



As a three-year board member having served as Treasurer, Vice President and President of the WIA, I've decided to volunteer to serve another term if supported by WIA members. I'm a Colorado lawyer, retired Army JAG and worked for USAFA for 13 years after I retired from military service. We have lived in Woodmoor since 2002 and value our forests, common areas and wonderful neighbors. I've been impressed with the dedication of board members and the professionalism of our administrative staff and Woodmoor Public Safety personnel. If re-elected, I would like to help continue to effectively manage WIA resources, engage with our surrounding communities and develop opportunities to further "improve" WIA.



I am running for a position on the Woodmoor Improvement Association Board. I would like to maintain the beauty and integrity of Woodmoor. Woodmoor is one of the most beautiful areas in the state of Colorado, and my family and I have lived here since 1985. In order to maintain this beauty, the WIA needs volunteers to perform certain functions in the community. I am retired from the Lockheed/Martin Corporation and have the time to devote to such duties. I have been a member of the Woodmoor Architectural Control Committee for over 10 years; from 1985 to 1990 and from 2007 to 2012. I have served on the WIA Board for the last 6 years and would like to serve for another 3 years.



I moved to Woodmoor 4 years ago following a 30-year career in the US Navy where I served as a dentist and in several leadership positions. I am a graduate of Duke University and New Jersey Dental School. Since arriving in Monument, I have been active in: the Boy Scouts; Mountain Community Senior Services, where I drive local seniors more senior than me; Meals on Wheels; and service as a Church Deacon. I have two sophomores attending Palmer Ridge High School.

As a member of the board, I will work to: 1) effectively communicate and collaborate with the governments of Monument and El Paso County; 2) manage the WIA budget with a focus on issues that will promote homeowner equity; 3) equitably and consistently enforce the covenants; and 4) develop an effective and mutually beneficial relationship with the Country Club of Woodmoor.

Look for your mail-in ballots to arrive during the first week of January!

Mandatory Disclosure for Homeowner Associations

Colorado SB 100

§38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association
Registered Agent: Denise Cagliari, HOA Administrator
Address: 1691 Woodmoor Drive
Monument, Colorado 80132
Phone: 719.488.2693
Fax: 719.481.8461
E-mail: wia@woodmoor.org
Website: www.woodmoor.org
Community Name: Woodmoor
Fiscal Year: January 1 thru December 31
2018 Annual Assessment: \$255.70

Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Project Design Standards Manual, WIA governing documents, as well as current information regarding association business, and meeting minutes are posted on our website and can be downloaded free of charge.

Go to www.woodmoor.org and click on the home page menu item labeled “Covenants” located on the top of the home page. There you will find all of Woodmoor’s governing documents, as well as Board minutes, financials, and the annual budget available as PDF files.

Should you have questions, any member of the WIA on-site management staff will be happy to assist you. Except for observed legal holidays, the Office is open from 8 a.m. to 4 p.m. Monday through Thursday and 8:00 a.m. to noon on Friday.

Woodmoor Public Safety (WPS) is available twenty-four hours a day, seven days a week. Their mobile phone number is (719) 499-9771 Office: (719) 488-3600 E-mail: wps@woodmoor.org.

Good Neighbor Award



The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. Nominations for the *Good Neighbor Award* should be delivered to the WIA office by January 11, 2019.

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 Cagliari, HOA Administrator
Matthew Nelson, Covenants/Forestry
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.

Annual Meeting

Join us for the WIA Annual Meeting on January 28, 2019. Sign-in at 6:30pm with the meeting starting at 7pm at Lewis Palmer Middle School. Find out what's been happening in your community.



Common Areas

In order to remain a Firewise Community, WIA removed over 600 cubic yards of bio mass (scrub oak, dead and diseased Ponderosa Pine trees, etc.) from the Woodmoor Common Areas this year. We also sprayed all Common Areas for noxious weeds, as part of our on-going Common Area maintenance program.

Forestry

We have had another successful year in Woodmoor Forestry! We successfully reduced our collective wildfire risk, and have maintained our FireWise Community Status into 2019. We maintained this status through a collective effort. The chipping days are one of our greatest tools, along with the continuing work on the Common Areas. Individual home owners have helped by creating defensible space around their structures, thinning their lots, replacing wood shake roofs, and re-siding with less flammable materials. All of these efforts are important in maintaining our FireWise status, and being a FireWise Community keeps Woodmoor on track to continual resistance to catastrophic wildfire. FireWise status may also provide discounts on your homeowner's insurance rate. I want to thank all of those that contributed to this effort, and hope that we can continue to reduce our collective risk.

As the year draws to a close, we look forward to 2019. The risk of catastrophic wildfire is always present, and we highly recommend that you take advantage of the available services to reduce your individual risk. We offer FireWise, Defensible Space, and Thinning evaluations at no charge, and can issue tree removal permits on site. Our Covenants and Forestry Administrator has recently attended a National Fire Protection Association (NFPA) course on Assessing Structure Ignition Potential from Wildfire. This course has lent new perspective on what can be done to your structure to prevent ignition. We will be integrating this information into our Forestry visits/evaluations and work to disseminate the information to the Residents of Woodmoor.

Wildfire is an ever growing threat. It is your responsibility to take the necessary steps to protect your property from wildfire. Many of these steps come down to maintenance. Removing flammable materials from on/under decks, clearing flammable debris from gutters and roofs, and removing flammable materials within 5 feet of the sides and foundation of the house are steps that greatly reduce the chance of structure ignition. Many other measures can be taken, often at minimal time or monetary investment. An onsite inspection can quickly identify these measures and give a list of steps you can take to prevent your house from being lost in a wildfire. Please contact us with any questions on how you can protect your property from fire- our goal is to provide you all the information and resources you need to protect yourself and your home. We are available in office Monday through Friday or by telephone 719-488-2693 Ext 4. I can also be reached at matthew@woodmoor.org.

From the Treasurer Lee Hanson

The chart below outlines the primary budgeted revenue and expense categories for 2019. The full budget is posted on the WIA website (www.woodmoor.org).

2018 Annual Budget

<u>Revenue Summary</u>		<u>Expense Summary</u>	
Administrative (dues, interest)	\$827,993.80	Administrative	\$335,862.82
Architectural Control	30,000.00	Community Center	18,500.00
Community Center	51,280.00	Forestry/Common Areas	136,180.00
Public Safety	<u>39,840.00</u>	Public Safety	<u>458,570.98</u>
Total Revenue	\$949,113.80	Total Expense	\$949,113.80

From the Secretary

The election packets will be sent out at the end of December, and we ask you to please get those filled out and sent back as soon as possible. You will notice that the address on the return envelope is to the LWVPPR, the League of Women Voters of the Pikes Peak Region. WIA uses them to be very public and transparent. Our annual meeting will be on January 28, 2019, where candidates will each have the floor to introduce themselves. Then voting will be open to residents in attendance who have not yet voted. Once voting is declared closed, the LWVPPR will tally the votes the following day (January 29th) and the results will be posted on our website, www.woodmoor.org.



Architectural Control

Just a reminder that ALL exterior projects must be approved by the Architectural Control Committee. A lot of exterior projects can be approved in the office with no fees. If you do not have approval for a project, you can be assessed a fine of \$50, and you may be required to remove the project, repaint, etc., if the project cannot be approved. There are rules in place to protect everyone's property values. The overall approval rating for 2018 is at 98.5% for all projects submitted. You can submit most projects online, and if you are not sure if you need approval, please call Bob at 719-488-2693 ext 3, or email him at bob@woodmoor.org.



2019 Dues

As noted previously in the President's Report, the 2019 dues will remain the same as 2017 & 2018, at \$255.70. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2019. We encourage full payment, but if you are having some financial difficulties, WIA does offer a 6-month payment plan. By signing up for a payment plan, you will not be charged the \$50 late fee (provided you make all payments as scheduled); however, you must still pay the interest that accrues. Approved payment plans must be in place and WIA must have received your first payment by January 31st. For further information contact Denise at denise@woodmoor.org or Amber at apotter@woodmoor.org or by calling or stopping by the WIA Office.

Email Notifications

We encourage residents to sign up for our email blasts. We DO NOT sell this list, and it is an opt-in system. In other words, you must sign up for the notifications. We send out three electronic newsletters and periodic items of community interest, such as fire bans issued by the Sheriff's Office and crime alerts, etc. You can also sign up to receive the monthly reports from Woodmoor Public Safety.



If you have an aol, earthlink, or yahoo account, please consider a different email account for Woodmoor emails, as these providers generally block our emails.

Winter Phone Numbers

Snow Plow Dispatch
(719) 520-6890

Property Damage/Hit Mailboxes from
Snow Plows
(719) 520-7486

Woodmoor Public Safety
(719) 499-9771

Woodmoor Public Safety

They are called porch pirates, porch poachers, thieves, or even dirt bags, but they all do the same thing. They steal your packages off the porch after delivery. Sometimes they can score big and grab something very valuable, but at other times, it can be more than that. In some circumstances medical equipment, prescription drugs, and family pictures might be stolen. In many cases items such as this are worthless to the thieves and discarded. Although some medications are useful for resale, the majority are essential for people with illnesses such as diabetes. Porch pirates will even follow delivery trucks like UPS, Fed Ex, and USPS. Within a few minutes of the driver leaving, they pick up the package.



So what can you do to protect yourself from these thieves? There are many things to deter these types of theft, but they are only a deterrent. Devices such as security cameras and Ring doorbells can be a deterrent and help identify the thieves but will not stop it. A lockbox placed on your porch will not stop it unless it is properly secured. Having a package delivered to your work can also be inconvenient. The best way to combat stolen packages is to receive the packages before they can be taken. This can be achieved by having the package delivered to a UPS store, Amazon locker located in many 7-11 convenient stores, delivered to family or friend that will be home, and even request a signature upon delivery. Technology is also available to combat these thieves. Package Guard is a Frisbee-sized disc that might look low-tech, but it's actually a connected package portal that sends an alert to your phone whenever a delivery arrives at your door. Industrial strength Velcro holds the device in place, and it's also weatherproof, battery operated, and connects wirelessly to your Wi-Fi. But that's not all; it comes equipped with a built-in alarm system. The disc senses when a package has been set down, and as long as you tap the app before you pick the package up, all is well. If a porch pirate tries to take it first, the disc rings out an extremely loud alarm, letting everyone within earshot know that some shady business is going down.

During the Holiday season we see an increase in mail thefts. Much like the porch pirate's, people are looking to rip you off. Although many of our mail thefts are people looking for gift cards and cash, professionals steal it for identity theft. The U.S. Postal Service reaches every home and business in the country. The vast majority of the mail it delivers arrives intact, but thieves persist in their efforts to steal it. Postal Inspectors use proven remedies to address the problem. They team with the Postal Service to devise new security strategies that thwart thieves.

Here's what you can do to protect your mail from thieves:



- Use a post office box

- For outgoing mail use the letter slots inside your Post Office or hand it to a letter carrier.

- Pick up your mail promptly after delivery. Don't leave it in your mailbox overnight.

- If you're expecting checks, credit cards, or other negotiable items, ask a trusted friend or neighbor to pick up your mail.

- If you change your address, immediately notify your Post Office and anyone with whom you do business via the mail.

- Don't send cash in the mail.

- Put a vacation hold when you'll be out of town

- Report all suspected mail theft to a Postal Inspector

If you see a mail thief at work or if you believe your mail was stolen, call EPSO immediately and then call Postal Inspectors at 877-876-2455

Upcoming Road Improvement Projects in the Area

The following information on upcoming road improvement projects in our area comes to us from NEPCO (Northern El Paso County Coalition of Community Associations, Inc.). Please visit their website at: www.nepco.org.

Hwy 105 improvement to start spring 2019; Monument Hill Road improvement to start late 2018; and Beacon Lite Road improvement to start late 2019.

The roundabout at Gleneagle Drive and Struthers Road to start 1st quarter of 2019; Jackson Creek Parkway widening to four lanes north to Higby Road in Triview planning to start in summer 2019.

Received a Covenant Violation letter?

Here are a few simple steps to follow if you receive a covenant violation letter.

- ◆ Don't panic! You are not the first to receive a violation notice, nor the last. It is not a personal attack, it is a call to action. We simply wish to see the violation resolved.
- ◆ Read the entire letter. Each letter is crafted to inform you of the violation, what can be done to resolve it, and what time frame we expect the violation to be resolved in.
- ◆ Communicate with the Covenants Administrator. The Covenants Administrator is here to assist you in resolving the violation and answer any questions you may have about that violation.
- ◆ Resolve the issue, asking for more time if needed. We give time frames for resolution in all of our violation letters. Cordial communication about the issue at hand and your progress towards a resolution generally allows us to extend that time frame. We simply wish to see the matter resolved and have no desire to fine you.

Here are a few things to note when you have received a violation notice:

- ◆ Receiving a violation letter does not mean you will receive a fine.
- ◆ WPS does not initiate covenant violations unless they deem it a public safety issue.
- ◆ Don't assume your neighbor turned you in- complaints originate from many sources, including realtors.

Most common Covenant Violations in 2018:

- ◆ No ACC Approval for Project. ALL exterior changes require ACC submission and approval. Most projects do not have a fee and can be completed online or in office quickly. When in doubt, call!
- ◆ Dead trees, slash, or excess ladder fuels. Dead trees and slash must be removed promptly.
- ◆ Barking, loose, or aggressive animal. Please ensure your animals are not an auditory nuisance.
- ◆ Possessions not stowed. Please stow all possessions inside homes, garages, and sheds.
- ◆ RV/trailer in excess of 72 hours: Remove or stow your trailers within 72 hours, or obtain a permit.

If you are running an AirBnB or VRBO (or any of those types of rentals), WIA has an application that must be completed and approved. It is a simple process, but we do ask for your cooperation in following the process.

Dog Poop

Once again we are writing to ask residents to please pick up after your dogs. The WIA office staff receives numerous calls each month complaining about residents walking their dogs along the roads and just letting them poop on the side of the road, in peoples yards, or in the Woodmoor Common Areas. We have also noticed people that pick up the poop, but leave the bag on the side of the road. Please dispose of the bag properly. If WPS sees this happening, they can issue a violation on the spot. This would be justification for an immediate hearing and possible fines. Please be respectful of everyone and clean up after your dog.



Important Dates

January 1 — New Year's Day - WIA Office Closed
January 8 — ACC Meeting, 7pm
January 9 — Covenant Hearings, 6:30pm
January 21 — Martin Luther King, Jr Day - WIA Office Closed
January 22 — ACC Meeting, 7pm
January 28 — WIA Annual Meeting, 7pm - Lewis-Palmer Middle School
January 30 — WIA Regular Board & Reorganization Meeting, 7pm



February 12 — ACC Meeting, 7pm
February 13 — Covenant Hearings, 6:30pm
February 18 — President's Day - WIA Office Closed
February 26 — ACC Meeting, 7pm
February 27 — WIA Board Meeting, 7pm

March 12 — ACC Meeting, 7pm
March 13 — Covenant Hearings, 6:30pm
March 26 — ACC Meeting, 7pm
March 27 — WIA Board Meeting, 7pm



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