



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

September 2019

President's Report by Brian Bush

If you have been by the Woodmoor Improvement Association offices, you will have noticed that we are well along in our construction of the Woodmoor Public Safety addition. We expect construction to be completed sometime this Fall and the new addition will greatly increase the efficiency of our WPS personnel. Among other things, it will contain new offices, shower facilities and overnight facilities for periods when our WPS personnel must remain in the area due to inclement weather. WPS personnel do a fantastic job in maintaining the safety and security of our community and also help by providing information to our staff that helps keep Woodmoor a desirable place to live. In addition, they often provide backup and help for various law enforcement agencies for incidents in our area and help control traffic during school hours. They are true professionals and, if you get a chance, be sure to thank them for their service.

The WIA Board appreciates all of those residents who have maintained their property to WIA community standards. This has been a challenging year with all of the moisture and tall grasses. Please know that in addition to maintaining WIA common areas to enhance our community, we are also taking covenant enforcement action to force residents to cut their grass and shrubs to reasonable standards and get rid of dead or infected trees. I encourage all residents to understand that they are responsible for their property to the edge of roadways and realize that voluntary compliance is much preferred to covenant enforcement actions by the Board.

We are also appreciative of those residents who submit projects for ACC approval, most of which can be approved "in house" by Bob Pearsall. Failure to do so is a covenant violation and may subject projects to either be torn down or modified. So help yourself by getting prior project approval. In general, if it in any way affects the outside of your house visible to neighbors, it must receive project approval. Things like landscaping, decks, garage doors, sheds and fences are just some examples. To aid in this process, the Board has approved changes to the Project Design Standards Manual that allows our ACC more flexibility in approving projects (like fence gates for example).

Finally, I would like to thank our Board members for their service. They are all unpaid volunteers and give of their time and talents to maintain Woodmoor as a great place to live.



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President's Report

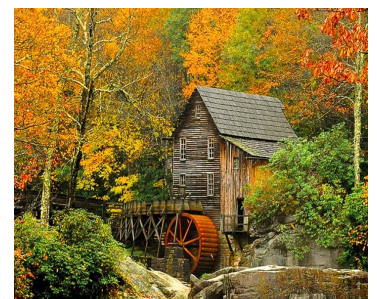
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September 2019

Reminders:

- * Don't forget to update your contact information prior to December 1st, as the Annual Assessment notices will be sent out in December. 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 6 or send an email to: denise@woodmoor.org or apotter@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.

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) 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 Lee Hanson, Brad Gleason, and Rich Wretschko. Nominations or self-nominations are due to the WIA office **on or before November 30, 2019**. 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 Bert Jean (Secretary@woodmoor.org).

Selling your home?

If you are planning to sell your home, please contact Matthew, WIA Covenants Administrator, at 719-488-2693 extension 4 or by email at Matthew@woodmoor.org. Matthew can come to your home and perform a Pre-HOA check to ensure that there are no concerns with your property. Colorado law requires that the HOA disclose any covenant violations that exist on the property prior to closing. Most of these can be easily remedied to ensure a smooth closing on the property.

What we look for when performing a Pre-HOA check:

- Tall grass/weeds and/or dead or dying trees
- House numbers on mailbox or visible from street
- Is exterior maintenance needed?
- Was a re-roof or new windows/doors approved?
- Fence or shed, were they approved?
- Decks, even if replaced, were they approved?

Woodmoor Public Safety

Summer is fading, kids are back to school (please watch your speeds in school zones), and the fire danger is shaping up to be extreme this fall. Please don't be fooled by the unusual amount of rainfall we received earlier in the summer. Although beneficial at the time, the increased moisture has actually served to increase the fire load in and around Woodmoor. As the tall grasses and other fuels dry out, there will be more to burn than we've seen in recent years. In recent weeks, communities not far from us have already encountered moderate-sized grass and brush fires. In as little as 24-hours after measurable rainfall, grasses can return to the point of being dry and brittle once again. Meteorologist predictions indicate an end to the monsoon moisture we saw during the first part of summer, with a dry autumn and start to winter ahead.

Fire Pits, Grills, and Open Burning

Please be careful when using approved fire pits and BBQ grills. Open pit fires (such as campfires), any type of fireworks, and even Tiki torches are never allowed anywhere in Woodmoor. Outside of a fire ban, the only fires allowed are those in a commercially purchased fire pit or a fire pit that has been approved by the ACC. Fire pits must be a safe distance from combustible materials, must be equipped with a spark arrestor, and should always have a water source or extinguisher nearby when in use. Please ensure grills and fire pits are only used on level surfaces and are attended at all times.

Fire Mitigation

As a reminder, it is your responsibility to maintain your lot up the edge of the pavement. A discarded cigarette or a loose chain being dragged from a truck and trailer can easily start a grass fire. One question we hear often is "Why should I mitigate my property when my neighbor doesn't?" While the concern may be valid, in almost every wildfire event, there is evidence that a well-maintained property may be preserved, even if a neighboring property is damaged. While there may not be a way to guarantee this will be the case, if everyone mitigated in Woodmoor, wouldn't it be comforting if a fire went *around* Woodmoor and didn't affect any of us? Let's all do our part, and feel free to contact the office with questions or concerns pertaining to fire mitigation. Please do not jeopardize your home, your neighbor's home, or our community by having a campfire, using fireworks, or not maintaining your lot completely.

Vehicle Parking

WPS has always taken an active role in covenant violations involving public safety issues such as fireworks and campfires. At the direction of the WIA Board of Directors, WPS is now taking a more active role in violations pertaining to "Off-Drive Parking". As a result, WPS Officers will be keeping an eye out for vehicles that are not parked on a driveway or otherwise approved parking surface. Parking a hot vehicle in an area with vegetation can easily ignite a fire in only a few short minutes. Included in off-drive parking is parking vehicles on the streets. Although parking in cul-de-sacs doesn't pose the same "traffic hazards" as on a through street, it is a hazard none the less. The rule of residents not parking on the roadways was implemented to stop people from moving their excess vehicles to the street; however, it has accomplished other advantages as well. In most cases (as mentioned above) the weeds and grasses are usually highest next to the road, so when vehicles are parked far enough off the road to avoid being a traffic hazard, it then becomes a fire hazard. Another advantage to this rule is that Woodmoor roads don't become cluttered with inoperable or infrequently used vehicles as a form of storage.

Bears

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 when not in use. If you use bird feeders, suspend between two large trees. Bears are attracted to easy food sources, and if found, will continue to come back for more!

Appreciation

I would like to take this opportunity to thank the WPS Officers, WIA staff, WIA Board of Directors, and especially the residents of Woodmoor. It's because of all of you that make this community so special, and one that makes me proud to serve. If you see a WPS Officer, please thank them for their efforts. Many times we are criticized when we are doing the best with what we have when conducting traffic control for the schools. Please be patient, respectful, use your turn signals and watch your speeds, and please stay off your phone while in the areas of the schools during these peak times. We are there to assist in the traffic, ensure the kids, busses, parents, and all other traffic gets through the area as safely and efficiently as possible.

Again, thank you!

Kevin Nielsen



Scoop that poop!

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.

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 dog owners 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.



Forestry

Mountain Pine Beetle in Woodmoor

WIA staff and volunteers have found multiple new cases of mountain pine beetle (MPB) in Woodmoor. The damage of MPB can be seen in the photo to the right. Yellow/white sap bubbles (pitch tubes) are the plant's defense against the insect. These occur as the plant tries to physically push the insect out and engulf it in sap. Colorado State University fact sheet 5.528 explains MPB in detail - this document is available online or in the WIA office. We have seen most cases in north and central Woodmoor, but continue to confirm new cases with some frequency. Please inspect your trees for damage, and call the WIA office to set up a lot evaluation if you have any concerns. Lot evaluations are free, and we will walk you through a FireWise inspection as well as identify any insect/disease issues.

Proactive chemical treatment for MPB is effective, but cost prohibitive. Reactive chemical treatments are not effective. Once a tree is heavily infected it must be removed per WIA Rules and Regulations. This may seem extreme, but an MPB epidemic in Woodmoor may kill every susceptible pine 8 inches in diameter and larger. This would undoubtedly change the character of Woodmoor for the next 50-100 years as the forest regrew. This would devastate the neighborhood aesthetically, emotionally, and financially.



Photo: K. Bleiker, CFS

How to prevent MPB on your lot:

- 1) Quickly remove all infected trees. Infected trees can be identified by pitch tubes/nodules of sap, dieback in the canopy of the plant, or large amounts of fine sawdust at the base of the tree.
- 2) Wood from infected trees must be burned in a fireplace before June 1 of the following year or removed from the lot entirely. It is safest to remove the wood entirely. Many of the infected trees found in 2019 had infected firewood stacked nearby.
- 3) Encourage tree health by thinning the forest, removing the weak and more susceptible trees. This will allow for more resources for the remaining trees and assist them in fighting off MPB attacks. Thinned healthy stands will generally withstand MPB attacks under normal conditions.
- 4) Consider proactive chemical treatment for high value trees.

If you have any questions please contact the WIA office at 719-488-2693 x 4 or matthew@woodmoor.org. We are here to help you with all of your forestry related needs.



WPS Communications Update

In 2018, Director of Public Safety, Brad Gleason started investigating a new radio system for WPS Officers. With the new FCC compliance rules looming, our current antiquated UHF system will soon be obsolete and unusable. As a result, we sought to join the Pikes Peak Regional Communications Network, which is a state-wide radio network comprised primarily of public safety entities. I'm pleased to announce that in June, we were granted access to the network! This big accomplishment provides WPS their own dedicated talkgroup (formerly called a radio channel) that allows WPS Officers not only to communicate amongst themselves, but also communicate directly to El Paso County Sheriff's Office Deputies/Dispatch, Monument and Palmer Lake Police, and the Tri-Lakes Monument Fire District over the new radios. This makes responding to incidents much safer and more efficient for Officers, especially when a large-scale incident may be on-going or where cellphone service may be interrupted. This direct communication is also a necessity in case of an evacuation in the area. I would like to take this opportunity to thank Brad for a job well done! Without his expertise, support, and diligence, I don't believe we would've ever been granted access to the network!

WPS Addition Update

The addition to the WIA Office building will have two offices for WPS, a locker room, and a shower.

Construction is scheduled to be completed by October 1st.



Trash Cans

Trash cans are to be stored inside your garage or in an ACC approved enclosure, so as not to be seen from the road or any neighboring lot.

As mentioned in the WPS article, bears are very active this time of the year, as they are getting ready to hibernate for the winter. They will not hesitate to rummage through your trash and spread it all over your yard and the neighborhood. Please do not put your trash out prior to trash day, and please return your cans to your garage or ACC approved enclosure as soon as possible on your pick-up day.



Trailers, RVs, ATVs

If you own a trailer, RV, ATVs, etc., please remember that they MUST be stowed in an enclosed garage or off the property.

You may have a trailer or RV on your property for a maximum of 72 hours without a permit. This allows you to bring it to your property to load/unload, then it must be returned to storage. If you are having guests that have an RV, please stop by the WIA Office during business hours to pick up a permit for up to 10 days at a time; however, you are only allowed 20 overnights per year.

If you are having work performed on your home and the contractor has a work trailer, it must leave every night.

If you are doing work on your lot or home and utilizing a trailer to haul materials in or out, you may stop by the office for a permit for this as well, if the project will be completed within a reasonable time.



Important Dates

Oct 8 — ACC Meeting, 7pm
Oct 9 — Covenant Hearings, 6:30pm
Oct 14 — Columbus Day— WIA Office Closed
Oct 22 — ACC Meeting, 7pm
Oct 23 — WIA Board Meeting, 7pm
Oct 31— Halloween



Nov 12 — ACC Meeting, 7pm
Nov 13 — Covenant Hearings, 6:30pm
Nov 20— WIA Board Meeting, 7pm
Nov 26 — ACC Meeting, 7pm
Nov 28 & 29 — Thanksgiving—WIA Office Closed



December 10 — ACC Meeting, 7pm
December 11 — Covenant Hearings, 6:30pm
December 18 — 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
Elbert Jean,
Secretary/Dir. Community
Outreach

Per Suhr, Director of ACC
Rich Wretschko, Dir of Common Areas
Thomas Smith, Dir of Covenants
Brad Gleason, Dir of Public Safety
Ed Miller, Dir of Forestry

Kevin Nielsen, Chief of Public Safety
Denise Cagliaro, HOA Administrator
Matthew Nelson, Covenants/Forestry
Bob Pearsall, Architectural Control/Common
Areas
Amber Garner, Bookkeeping/Barn Rentals

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