



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2019

President's Report by Brian Bush

Mindful of fire danger and community appearance standards, WIA took the unusual step of notifying residents whose property was judged to be in violation of our rules and regulations by a form letter delivered by our WPS and admin staff. We did this instead of sending out individual covenant violation notices. I'm pleased to report that the overwhelming majority of our residents whom we notified in this manner immediately responded and brought their property into compliance. For those very few who failed to utilize this opportunity, we issued formal covenant violation notices. It is important to note that while the WIA Board appreciates the rustic setting in which Woodmoor was created and wishes to give residents some discretion as to landscaping, the existential threat to the community posed by fire, as well as maintaining the overall appearance of our association, is one of our fundamental responsibilities as your Board of Directors.

I am also pleased to report that WIA is extremely well-managed by our staff – a great credit to them individually and as a team. For example, when it appeared that our water bill was higher than it should be, Bob Pearsall personally investigated and fixed the problem, saving your association significant funds. I am also pleased to note that we didn't increase dues in either 2018 or 2019 and your board has approved only a modest increase in dues to \$260 per lot per annum (a total increase of \$4.30 or 1.68% from the current \$255.70). This modest increase will allow us to continue to improve our common areas, facilities and provide service to our residents, while remaining one of the lowest HOA dues in the area. I would hope that our residents appreciate the superb WPS and admin service and great common areas they get for \$21.66 per month.

Speaking of dues, I encourage all residents to pay their dues on time or to make arrangements with our staff for an adjusted payment schedule. Rest assured that we have and will take aggressive action against those few who fail to pay their dues including liens and, in appropriate cases, foreclosure actions. I also encourage all residents to vote for their board of directors – we have three positions open each year. Regardless of whom you vote for, voting is an important function of our democracy and management of your association. I thank all of our residents for making Woodmoor such a great place to live and for our current volunteer directors who give so much of their time and talents to WIA.

May all of our residents and their families have a safe and enjoyable holiday season. WPS will continue their patrols to enhance community safety – if you see them, wave to them once in a while – they appreciate being acknowledged for their service.



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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
2019 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 10, 2020

Woodmoor Board of Directors & Staff

Brian Bush, President
Peter Bille, Vice-President
Lee Hanson, Treasurer
Bert Jean, Secretary/
Dir Community Outreach

Per Suhr, Director of ACC
Rich Wretschko, Dir of Common Areas
Tom Smith, 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 Garner, 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 27, 2020. Sign-in at 6:30pm with the meeting starting at 7pm at **The Barn**. Find out what's been happening in your community. Appetizers will be provided.



Forestry

Winter Forestry and landscaping tips.

Winter watering is important! Conifers require 10 gallons of water per diameter inch per dry month to be vigorous. See CSU Fact Sheet 7.211 for details.

Pruning timing and technique determines the rate of healing. Fall and winter pruning tends to be best for the plant. Many good guides are available for proper pruning.

When planting, timing is important. Conifers tend to prefer fall and deciduous trees tend to prefer spring.

Planting per general guidelines (Virginia Cooperative Extension Publication 430-295) will ensure the highest chance for success.

If you have any questions about planting, pruning, species selection, or other landscape needs please contact the office (719-488-2693 x 4). WIA has an ISA Certified Arborist on staff who should be able to answer any questions you may have.

MPB in Woodmoor

We found multiple cases of Mountain Pine Beetle (MPB) within Woodmoor in 2019. The earliest sign on infection is sap bubbles on the trunk of the tree. (See photo) Chemical treatments are available and effective if correctly applied. Chemical treatments are proactive not reactive. Once infected, trees must be removed to prevent further spread. Thinning your trees helps prevent MPB by making individual trees more vigorous.

Wildfire

Wildfire is when not if. Woodmoor will experience a wildfire. It is the responsibility of the lot owner to prepare for this event. WIA offers free lot evaluations for our residents and distributes grant funding when available. Staff or trained volunteers will visit your lot and assist you in creating a plan to protect your life and home.



Common Areas

WIA has removed approximately 250 cubic yards of bio mass (scrub oak, dead and diseased Ponderosa Pine trees, etc.) from the Woodmoor Common Areas so far this year. Work is continuing, so this number will change with the additional work being performed. WIA continues to work on the Common Areas to remain a Firewise Community. We also sprayed all Common Areas for noxious weeds, as part of our on-going Common Area maintenance program.



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.



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 27, 2020, 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 28th), 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 2019 is at 99.4% 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.

From the Treasurer Lee Hanson

The chart below outlines the primary budgeted revenue and expense categories for 2020. The full budget is posted on the WIA website (www.woodmoor.org).

2020 Annual Budget

<u>Revenue Summary</u>		<u>Expense Summary</u>	
Administrative (dues, interest)	\$857,140.00	Administrative	\$364,502.00
Architectural Control	35,000.00	Community Center	18,700.00
Community Center	51,280.00	Forestry/Common Areas	137,575.00
Public Safety	<u>53,156.00</u>	Public Safety	<u>475,799.00</u>
Total Revenue	\$996,576.00	Total Expense	\$996,576.00

2020 Dues

As noted previously in the President's Report, the 2020 dues will go up slightly to \$260.00, which is a 1.68% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2020. 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 amber@woodmoor.org or by calling or stopping by the WIA Office.

Winter Phone Numbers

Snow Plow Dispatch
(719) 520-6460

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

Woodmoor Public Safety
(719) 499-9771

Meet the 2020 Board Candidates



Brad Gleason

Brad works for South Metro Fire Rescue. He and his family built a home in Woodmoor in 2016. He ran for and was elected to the Board. He has served a 3-year term as Director of Public Safety. Brad would like to continue working with the Board to maintain Woodmoor as a safe, desirable place to live.



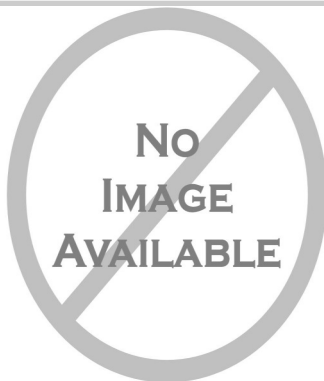
Richard Wretschko

Richard joined the ACC and was appointed to the Board. He has been impressed with the compassion and professionalism of all the staff of the WIA. Richard wants to continue to work to maintain and enhance the many services available to our residents. He wants to listen to the community and represent their concerns with responsible actions and decisions.



Connie Brown

Connie served in the Air Force and Veterans Administration in a military and civilian capacity, and she recently retired after 41 years. She and her husband have lived in Woodmoor since 2002, and they enjoy the uniqueness and quaint atmosphere of Woodmoor. She is interested in preserving the quaint atmosphere, while shaping the community for the future. She appreciates the value of homeowner ideas and opinions, while maintaining a responsible environment in support of this first-class community.



Jenne Esch

Jenne owns 13 cyber security companies, 6 of which she is CEO and 7 she co-founded. She teaches cyber security at multiple universities across the country. She is a veteran of the USMC. She and her family moved to Woodmoor in 2018. She would like to serve WIA to give a new perspective and vision to other community members.

Look for your mail-in ballots to arrive during the holidays!

Forestry Grant Money Available

Woodmoor residents are eligible for matching funds for mitigation between **now and the end of the year.**

Free money!



This grant will be paid by check to the resident after a forestry or firewise visit is done between 11/20/19 and 12/20/19, and the work is completed per the visit. **The work must be completed by 20 December 2019.**

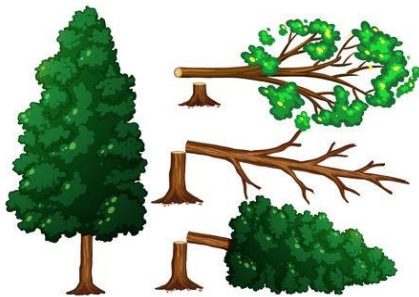
The grant is a 50/50 match up to \$500. If you spend \$500, we will reimburse \$250. If you spend \$1000, we will reimburse you \$500. If you spend \$1500, we will reimburse you \$500.

These funds are being released on a first-come, first-served basis. Once the project is completed and inspected the funds will be earmarked for release to you. The check should be issued in less than 2 weeks. Funding will be issued until the funds are completely depleted.

Funds are available to all residents that have not received grant funds in 2019. You are eligible for funding if you have received funding in the past (prior to 2019). Fire mitigation is a marathon, not a sprint, and we want to support your continued efforts.

This grant has been generously funded by the Woodmoor Improvement Association Board of Directors.

Please contact the Covenants and Forestry Administrator at (719) 488-2693 ex. 4 or matthew@woodmoor.org to get an evaluation scheduled. Evaluations are generally scheduled in the order of receipt.



Woodmoor Public Safety

Use of Common Area

With the onset of snow I would like to remind people that use Toboggan Hill that children sledding under 12yrs old must be supervised by an adult. Skiing and snowboarding is never allowed on any Woodmoor Common Area to include Toboggan Hill.

All roads surrounding Toboggan Hill are posted “No Parking” due to the hazardous conditions that may exist. If a WPS officer sees a vehicle illegally parked, we will call the Sheriff’s Office and the vehicle could be ticketed or towed.

Pond safety in winter is another concern. WIA/WPS does not maintain or monitor ice conditions and ice skating or ice fishing is never allowed. Motorized vehicles of any kind including snowmobiles are not permitted on any Common Area. If you’re caught operating a motorized vehicle in a Common Area, you will be issued a violation notice and could be fined.

A reminder that all use of any Woodmoor Common Area, which includes sledding, is done at your own risk.

Snow Plowing

We receive many calls about “when will our street will be plowed”? WIA does not plow any roads, and in fact it is illegal for us to do so. El Paso County Department of Public Services is responsible for the plowing. You can call 719-520-6460 for your concerns or visit <https://publicworks.elpasoco.com/road-bridge/snow-plowing/> for snow removal policies and priorities.

Holiday Safety Tips

Retrieving delivered packages from your porch as soon as possible has become very important. You’ve seen the videos of porch pirates stealing packages off of porches and is very common on the local news. Deterrents include video surveillance systems and “Ring” doorbells, but they are only deterrents. The best way to combat stolen packages are to receive the packages before they can be taken. You can have the package delivered to a UPS store, Amazon locker located in many convenient stores, delivered to family or friend that will be home, and request a signature upon delivery.

Not all packages stolen are items that can be easily replaced. These may include family pictures or heirlooms. Items such as these may be totally worthless to thieves and could be discarded. Also, many people have medications and medical equipment stolen. This can be a huge inconvenience and even dangerous to get items replaced in a timely manner.

During the Holiday season we see a large 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 may use 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

(Continued on Page 7)

Woodmoor Public Safety

(Continued from Page 6)

If you suspect a mail thief at work please call WPS immediately for us to respond. If you believe your mail was stolen, call EPSO at 719-390-5555 and then the Postal Inspectors at 877-876-2455.

During Holiday shopping you are also a risk of being a victim. When shopping at department stores or the mall, never take packages to your vehicle and go back in the store. If needed, place items in your trunk (never leave any packages visible inside the vehicle) and move your car to a different parking space on the other side of the lot. If you are a victim of a vehicle burglary check to make sure your garage door opener has not been taken or your glovebox has been rummaged through. Thieves have been known burglarize your home while your shopping by getting an address (and sometimes a garage door opener) off a document in your glovebox. If something like this happens, please notify WPS immediately and we will watch your home for suspicious activity.

Recent Changes to PDSM

The Architectural Control Committee (ACC) and the WIA Board of Directors recently revised and approved changes to the Project Design Standards Manual (PDSM) which became effective on July 24, 2019. Nearly all of the changes implemented were minor “tweaks” to the existing architectural requirements. Building materials, construction techniques, and style options evolve over time and our governing architectural control documents need to evolve with these changes in order to assure that ACC standards are maintained. The last revision to the PDSM occurred in 2014.

Some of the PDSM revisions include - clarification of quality requirements for roofing repairs; clarification of the requirements for a treehouse; construction and location criteria for gazebos; fencing alternative materials criteria and Firewise considerations for fencing; construction and location criteria for raised vegetable gardens; and clarification of yard art requirements. If you have any questions concerning the PDSM changes or if you have an architectural control question, please contact ACC Administrator Bob Pearsall at the WIA office. (719) 488-2693, Ex. 3 or bob@woodmoor.org.

New Addition

The WPS building addition at the WIA offices was completed on November 14, 2019 when Pikes Peak Regional Building Department performed its final inspection and closed out the building permit for the addition. The WPS building addition involved more than two years of research, planning, development, and construction. The addition added approximately 784 square feet of additional workspace that includes two offices for the WPS officers, a locker room with a shower, and a breakroom for the entire staff. The two old office areas, which comprised approximately 350 square feet of workspace, are being remodeled to accommodate a new IT/copy center and a filing cabinet room for WIA lot files. The addition was designed to be LEED compliant and be as energy efficient as possible with LED lighting, low flow faucets and shower heads, high efficiency furnace and A/C, extra insulation in the attic, and 2” x 6” exterior walls.

Careful thought went into the development of the building plans for the addition factoring in issues such as need, functionality, and cost effectiveness. Construction began on July 22, 2019 with excavation for the foundation and crawl space and progressed steadily throughout the summer and fall. The early snow storms of October and November slowed down some of the elements of the project. Landscaping and final cleanup of the jobsite have been delayed until we can get a break in the weather or until spring comes.

As WIA approaches its 50th anniversary in 2021, the WPS building addition addresses the needs of WPS to serve our residents for the next 50 years. The additional workspace gained from the addition will also help WIA address growth that is still occurring within Woodmoor. In 2018, Woodmoor gained 56 new residential lots with the addition of The Dunes subdivision. In 2019, Woodmoor has gained 35 new residential lots with the addition of The Beach subdivision. Looking forward to 2020, another new subdivision will be added to Woodmoor called Northbay at Lake Woodmoor, which will add an additional 28 residences. Woodmoor will continue to grow over the coming years and the WPS building addition was built to address that growth without compromising the level of customer service that makes Woodmoor a great place to live. (pictures continued on next page)



Foundation footings



Exterior Walls & Roof Trusses



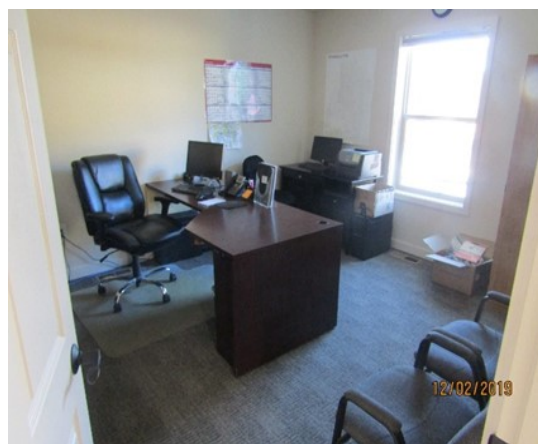
Siding in progress



Completed



Staff Breakroom



WPS Office



Important Dates

January 1 — New Year's Day - WIA Office Closed
January 8 — Covenant Hearings, 6:30pm
January 14 — ACC Meeting, 7pm
January 20 — Martin Luther King, Jr Day - WIA Office Closed
January 27 — WIA Annual Meeting, 7pm - The Barn
January 28 — ACC Meeting, 7pm
January 29 — WIA Regular Board & Reorganization Meeting, 7pm



February 11 — ACC Meeting, 7pm
February 12 — Covenant Hearings, 6:30pm
February 17 — President's Day - WIA Office Closed
February 25 — ACC Meeting, 7pm
February 26 — WIA Board Meeting, 7pm

March 10 — ACC Meeting, 7pm
March 11 — Covenant Hearings, 6:30pm
March 24 — ACC Meeting, 7pm
March 25 — WIA Board Meeting, 7pm



Woodmoor
IMPROVEMENT ASSOCIATION

1691 Woodmoor Drive
Monument, CO 80132