



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

March 2020

President's Report by Brian Bush

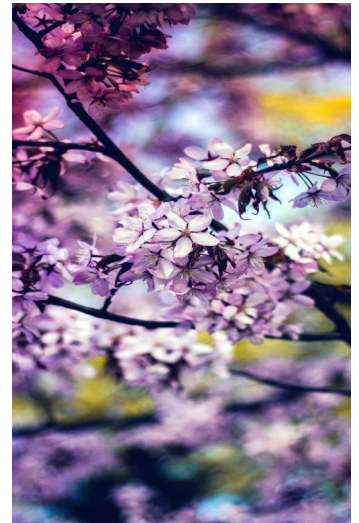
WIA held its Annual Meeting on January 27th at the Barn (of course it snowed again that night). Rich Wretschko and Brad Gleason were re-elected along with new board member Ms. Connie Brown. At our formal meeting on January 29th, the Board graciously elected me as President for another term, with Peter Bille continuing as Vice President, Bert Jean as Secretary/Director of Community Outreach and Connie Brown being elected as Treasurer. Rich Wretschko continues as Director of Common Areas, Per Suhr as Director of Architectural Control and Brad Gleason as Director of Public Safety. Ed Miller is the new Director of Covenants and Tom Smith is the new Director of Forestry.

WIA completed our new addition for our Woodmoor Public Safety officers in early 2020 and is in the midst of a very modest renovation of our remaining administrative areas to be completed in early March. As also announced at the annual meeting, the Board will likely continue our efforts to regulate properties with excessive vegetation that present undue fire risks or detract from the appearance of our community. Last Summer/Fall, we sent out 200 courtesy letters asking residents to control excessive vegetation. The Board thanks the over 90% of notified residents who voluntarily complied without covenant enforcement. Since this will probably also be an issue in 2020, I ask residents to take appropriate action when grass and shrubs start to grow again.

Please also be aware that WIA is working with the Walters Open Space Committee, LLC, and developer Proterra to monitor and provide appropriate input on a development that will probably be named "Cloverleaf" to be located near the Lewis Palmer High School and the Woodmoor Park sub-HOA (along Higby Road). The developer will be asking El Paso County to re-zone the land they purchase from multi-family to single family and the WOSC, LLC, will convey some of their purchased area to existing homeowners and then decide what to do with the remaining 68 or so acres of open space. At this point, closing on the three land purchases is projected for the May/June timeframe.

Residents are also reminded that the Board prefers to resolve covenant violations administratively with the resident involved. A vast majority of our residents resolve these complaints without any further action by the Board and only in rare cases must the Board hold a hearing in which residents are invited to share information with the Board concerning violations. I want to emphasize that the Board does not use covenant enforcement as a revenue generating activity and only fines violators as a last resort to enforce compliance as the Board views our covenants as protective of our safety, security and the appearance of the entire Woodmoor community.

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President's Report by Brian Bush (continued from Page 1)

I also note that the vast majority of our residents pay what we consider to be very reasonable dues on time. For those few that do not, you can be assured that the Board will take aggressive action to collect unpaid assessments or fines when due. While we eventually end up collecting almost all of these amounts due by placing liens on property or in some cases initiating collection actions in court, it would be much better and more efficient if all of our residents paid what they owe on time or work with our staff to set up alternate arrangements.

In closing, on behalf of your Board, all of whom have volunteered to serve their community, I want to thank our residents for working with us to ensure that Woodmoor remains a great place to live. I encourage our residents to use our website which contains a great deal of important and useful information. I also remind our residents that like all of our Directors, I am available to any resident by using the contact information contained on the website.



Annual Meeting Recap

The 2020 Annual Meeting was held at The Barn on Monday, January 27th. We had 44 residents in attendance. Good food was enjoyed by all.

The election results were as follows:

Brad Gleason*	608	Connie Brown*	529
Rich Wretschko*	515	Jenne Esch	189

* indicates those elected to the 2020 Board of Directors

Bush went through the happenings of 2019 and the projections for 2020. There were questions that came up about the Walters Open Space and those were addressed by Tish Norman. Lisa Hatfield announced the “Reduce Your Home Ignition Potential” class on March 26th. It will be held at The Barn at 6 pm. She encouraged residents to sign up early. (More information regarding the class are on page 6). Unfortunately the recipient of the Elorie Award could not be present, so the award will be presented at a later date.

Good Neighbor Award Winners



Tish Norman
Joe & Linda Henry

The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winners were awarded a \$100 gift card to Home Depot. All have performed great services for fellow neighbors or for the Woodmoor Community as a whole. Thank you!!!

Board Reorganization Meeting

At the January 29th Special Board meeting, the officer and director positions were nominated and filled as follows for 2020:

Brian Bush	President
Peter Bille	Vice-President
Elbert “Bert” Jean	Secretary/Community Outreach
Connie Brown	Treasurer
Per Suhr	Director of the Architectural Control Committee
Rich Wretschko	Director of Common Areas
Ed Miller	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Thomas Smith	Director of Forestry

From the desk of WPS

Every winter, if not every snow storm, WIA/WPS will be asked; when will my road will be plowed? WIA is not responsible for any of the roads within Woodmoor. El Paso County Department of Public Works (EPCDOT) is responsible for the paving, repair, maintenance, and snow removal. I'd like to explain how the County determines what roads are plowed and when. Basically, EPCDOT plows the roads based on a priority system with each road classified as a priority one, two, or three. The resources are allocated throughout the County when and where needed during a storm. In other words, the Palmer Divide may get hit hard with a snow storm and little to none on the south end of the County. EPCDOT will then move more assets north, because the need is greater. Their goal is to get all priority one roads in the County plowed first before going onto priority two, and then on to three. Please keep in mind that roads that may have a school or be on a bus route do not necessarily receive a higher priority.

****Priority One Roads:** are defined as all paved roads that are identified on the El Paso County Major Transportation Corridor map as major arterials and such other road sections as defined by the Director of the Department of Transportation. There are 183 unique named Priority One roads totaling 870 miles.

****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. There are 824 uniquely named Priority Two roads totaling 775 miles.

****Priority Three Roads:** are roads that are residential in nature. These roads will be plowed when time, available funds, and equipment permit. There are 1,461 uniquely named Priority Three roads totaling 325 miles. (Because there are so many Priority Three roads, and because they often include only certain sections of road, it is not possible to list those road names at this time. However, if your road is not on the list of Priority One or Two, then it is a Priority Three road.)

****From EPCDOT**

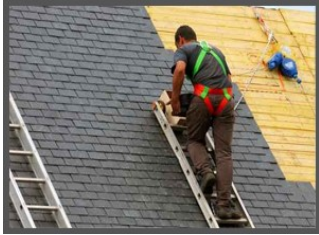
You can find more information regarding EPCDOT and the list of roads and their priorities by visiting:

<https://publicworks.elpasoco.com/road-bridge/snow-plowing/> or calling 719-520-6460



Working on Exterior Projects?

Please remember that **anything** you do to the exterior of your home or lot must have prior approval of the Architectural Control Committee (ACC). Most projects, such as repaint or color change, window changes, door changes, reroof, etc. can be approved in the WIA office or submitted online with no fees. If your project requires ACC approval, they meet twice a month on the second and fourth Tuesday. So please plan ahead.



If you proceed with a project without ACC approval, this becomes a covenant violation, and there is an automatic \$50 fee. If you don't submit the required application after being notified, you can go to a hearing, be subject to a fine, and you could be subject to a \$25 per day fine until the violation is resolved. The WIA can and does enforce these fines with a lien against your property.



SCOOP THAT POOP!

Please be a responsible dog owner and pick up after your pet.

Although we hate to put this in every newsletter, we feel the necessity because 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 neighbors 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.



In-home business? Airbnb? VRBO?

Do you have an in-home business? Are you running an Airbnb or VRBO? If you are, WIA has applications that must be filled out and submitted for approval. These are simple forms that can be picked up in the office or a staff member can email them to you. We request basic information for in-home businesses, such as whether you receive deliveries at your home, if you have customers visiting the home, if you have adequate parking available, etc. If you have an Airbnb, VRBO, or any of those types of rentals, we request contact information, so that if there is a problem with a rental, we have numbers available to contact you. Please keep in mind that you must provide the Rules to any rental visitors, as you are ultimately responsible for their actions. We can and have fined residents for the actions of their renters.



Fireworks, Campfires, and Open Burning are *NEVER ALLOWED* in Woodmoor.



You could be fined \$5,000
or more for
violating these rules.



NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? Sign up for the Annual Woodmoor Garage Sale starting March 16th. It's Friday, June 26 and Saturday, June 27 8am-2pm.

Dates/Times: Friday, 6/26 & Saturday, 6/27, 8am-2pm.

Register: Register as a seller at woodmoorgaragesale.com

Register at WoodmoorGarageSale.com. Sponsored by Claire and Jeff Garlick with Blessings Realty. Questions? Call us at 719-332-8360.

Questions: Claire Garlick - 719-332-8360

Deadline for Registration: June 19th

Sponsors: Claire Garlick, Blessings Realty, 719-332-8360

Forestry

Free class!

“Reduce Your Home Ignition Potential” Postponed - date to be determined

Presented by: Lisa Hatfield

Based on National Fire Protection Association fire research by Dr. Jack D. Cohen

Wildfire is **WHEN**, not **IF**.

Your home can defend itself in a wildfire! Follow these basic guidelines so that burning embers, surface fires, and crown fires do not ignite it. Firefighters will be busy fighting the wildfire and cannot protect every home.

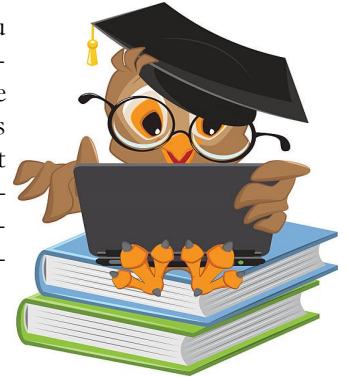
- This training will help you prepare your home and property for wildfire.
- Specific advice will be given using local examples of properties in the trees, grasslands, and subdivisions.
- Light food and beverages will be provided.
- Experienced individuals and wildfire mitigation specialists will be present to answer any questions you may have after the event.
- Follow up site evaluations can be scheduled to provide a tailored plan for your property to address specific

Please RSVP to matthew@woodmoor.org or (719) 488-2693 x 4 to ensure we have enough food and drink. Reminder emails or calls will go out a week in advance.

Woodmoor Scholarships Available

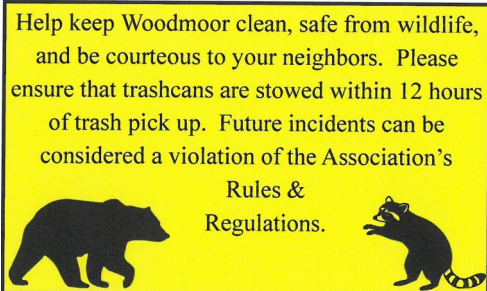


Happy March Woodmoor! Spring is around the corner and many of you either have kids who are going off to college or are thinking of going yourself. Your Woodmoor Improvement Association wants to help. We are offering five \$1000 scholarships for deserving Woodmoor students. Details will be posted on the Woodmoor website or you can contact me directly at secretary@woodmoor.org for more info. The driving criteria for consideration is strong community involvement and improvement here at Woodmoor, so don't be shy and please apply! I look forward to seeing your applications!



Covenants

Reminder



Bears will be coming out of hibernation and other animals will be foraging for food with the warm weather arriving soon, so PLEASE stow your trash cans in your garage or out of site of the road and any neighboring property. We stress the importance of not putting your trash out until the morning of your scheduled pick-up and promptly storing the container at the end of the day of your scheduled pick-up.



Sign up for WIA Email Updates

Please sign up on the WIA home page (at the bottom) for WIA email updates and/or to receive the monthly WPS reports sent out by Chief Nielsen. Due to email regulations, you will be asked to verify that you signed up for the email updates.

WIA has approximately half of the residents signed up for the email updates. We **never** sell our email lists, and we only send information that is of importance to the residents—such as notifications of fire bans or other emergencies. Three times per year we send the newsletters out electronically, and we will send a notification that the newsletter is available.

If you have an aol, yahoo, earthlink, or other similar email account, you may have to “white list” WIA, as we are receiving many rejections from those companies, as they seem to think our emails are spam.



Important Dates

April 8 — Covenant Hearings, 6:30pm

April 14—ACC Meeting, 7pm

April 28 — ACC Meeting, 7pm

April 29 — WIA Board Meeting, 7pm (note date change)

May 12 — ACC Meeting, 7pm

May 13 — Covenant Hearings, 6:30pm

May 25 — Memorial Day— WIA Office closed

May 26— ACC Meeting, 7pm

May 27— WIA Board Meeting, 7pm

May 30—Deadline for scholarship submittals



June 6— Chipping Day, 9am—4pm

June 9 — ACC Meeting, 7pm

June 10— Covenant Hearings, 6:30pm

June 23 — ACC Meeting, 7pm

June 24 — WIA Board Meeting, 7pm

June 26 & 27 — Woodmoor Garage Sale



Woodmoor Board of Directors & Staff

Brian Bush, President

Peter Bille, Vice-President

Connie Brown, Treasurer

Elbert Jean,
Secretary/Dir. Community
Outreach

Per Suhr, Director of ACC

Rich Wretschko, Dir of Common Areas

Thomas Smith, Dir of Forestry

Brad Gleason, Dir of Public Safety

Ed Miller, Dir of Covenants

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 8 am to 4 pm, Friday 8 am to noon.