



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2020

President's Report by Brian Bush

I am pleased to report that despite the ongoing pandemic, WIA has been able to meet its service requirements to our residents while maintaining the health and safety of our employees and complying with Colorado state requirements. We are in the process of transitioning to 50% staffing at WIA offices, although our offices will still be closed to the public under "Safer at Home" guidance. The Board of Directors deeply appreciates the understanding and courtesy of our residents who have helped us cope during this difficult and unprecedented time. The Board also wishes all of our residents continued health and safety.

The Board recognizes that the economic effects of the pandemic might have made it difficult for some of our residents to pay their annual \$260 in dues that were due by January 31, 2020. Therefore, the Board has deferred placing liens against property or otherwise initiating collection action until 1 July for those few residents whose dues remain unpaid. However, when this grace period ends on 30 June, those residents who have unpaid accounts will have liens placed against their property on that date, unless they have contacted our staff to make alternate payment arrangements. This is only fair to the vast majority of our residents who pay their dues on time.

With recent moisture, this year is again likely to result in substantial growth of grasses and weeds. All residents are reminded of their obligation to control high grasses and maintain the appearance of their properties. The Board will continue to regulate properties with excessive vegetation that present undue fire risks or detract from the appearance of our community. We appreciate our residents who maintain their properties and make Woodmoor such a great place to live and encourage all of our residents to join in that effort. To help mitigate the threat of fire, the Board will again offer three free chipping days to residents. Details on these chipping days are explained later in this newsletter – please note that due to the pandemic, we will have to modify some of our normal procedures at the Lewis Palmer High School location for these chipping days.

As also explained later in this newsletter, the Board recently found it necessary to adopt a rule which prohibits residents from disposing of ashes on their property. While this might seem like common sense, the Board was made aware of some instances of improper disposal. The Board regards disposal of ashes on property as a significant threat to our community in terms of fire and therefore determined it was necessary to regulate this activity.

Finally, I want to congratulate the Walters Open Space Committee LLC on their recent purchase of open space in South Woodmoor from the Walters family. As you have been previously informed, they were able to purchase nearly 100 acres with the intent on keeping as open space. They were joined in this effort by Pro Terra who intends on developing approximately 35 acres along Cloverleaf Road with single family homes. Any resident who desires more information about this proposed development is advised to contact Bob Pearsall of our staff who has the relevant details insofar as we know them at this point. WIA is also coordinating with some of our sub-HOA's in review of these plans.

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.



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Annual Garage Sale Cancelled for 2020

Jeff and Claire Garlick, the organizers of the Annual Garage Sale, posted the following message:

We are disappointed that we need to cancel the Woodmoor Garage Sale this year due to COVID-19. So many of our neighbors are in the high risk group and we don't wish to contribute to the spread of this devastating illness. We hope to be able to host this event again on June 25-26, 2021.

Lost your keys or other items?

Woodmoor Public Safety receives a lot of lost keys, cell phones, tablets, etc. A lot of items seem to have fallen off of vehicles, so they may not even have been found close to your home. If you have lost something, please check with WPS 719-488-3600 (office) or 719-499-9771 (cell) to see if someone turned the item in.



Sign up for WIA Email Updates/WPS Monthly Reports

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. If you want both email blasts and the WPS reports, you will have to sign up for each one separately. Due to email regulations, you may 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 meeting announcements, chipping days information, notifications of fire bans or other emergencies.



Three times per year we send the newsletters out electronically; the December newsletter is always mailed.

Updated Rules

Following some recent issues in Woodmoor, the Board voted to update the following changes to two rules (changes are bold):

F. OPEN FIRES Open fires including campfires are not allowed in Woodmoor unless in an approved container (approved by the Tri-Lakes Monument Fire Protection District Fire Marshal) and will be placed no less than 15 feet from any structure. An approved container shall be made of a non combustible material such as steel, concrete, or stone and be completely shielded on the bottom with brick and/or rock, encircling the entire fire pit with no gaps on all sides. The container must have a spark arrester (screen) covering the top constructed of woven or welded 12 gauge wire (minimum) having openings not exceeding 1/4 inch. Containers commonly used as BBQ grills are allowed if the fuel used is of liquid petroleum gas, natural gas, butane, or charcoal briquettes. Burning of fire wood is allowed in an approved container. Burning of slash and trash in any type of container is strictly forbidden. **Ashes must be disposed of in a non-combustible container once completely cooled and must not be disposed of on any portion of the property.**

R. REFUSE AND RUBBISH The Covenants provide that rubbish, garbage, **ash**, or other waste shall be kept and disposed of in a sanitary manner. All containers or other equipment for the storage or disposal of garbage, trash, rubbish, **ash**, or other refuse shall be kept in a clean, sanitary condition and must have secure lids in order to discourage animals from attacking the trash. Dumpsters of any size must be pre-approved by the ACC, and in no case may they be placed in the public right of way. No trash, litter, **ash**, or junk shall be permitted to remain exposed upon the premises and visible from public roads or adjoining or nearby premises. Residents are encouraged to not put garbage bags or containers out overnight for a morning pickup as animals may attack and disperse the trash. Garbage containers must be returned to storage within the same day as garbage pickup. Burning of trash is not permitted.

From the desk of WPS

The biggest concern for Woodmoor is a wildfire. It has been said it's not a matter of if, but when we will have a fire! Due to this, the WIA Board of Directors (BOD) has taken a very aggressive stance on ***campfires, fireworks, burning slash (yard waste), and even fires in approved fire pits during "Red Flag Warnings" or Stage II Fire Restrictions***. We are often asked, what is an approved fire pit? An approved pit must be commercially purchased product and must include a spark arrester with a maximum of ¼ screen/mesh. Any permanently constructed pits must be erected on a concrete pad or bricks. A spark arrester with a maximum ¼ screen/mesh must also be used. Combustible material and vegetation must be cleared within 15' of any fire pit. You must also file an Application for a Miscellaneous Project with the Architectural Control Committee.

Another dangerous condition that causes fires is "***Off-Drive Parking***". Pulling onto grasses and weeds with a hot car can start a fire. Off-drive parking is defined as parking vehicles anywhere on your lot other than approved and maintained parking pads and driveways. Owners and tenants are not allowed to park vehicles on or next to roadways unless for temporary guests or maintenance such as sealing a driveway. This is due to the traffic hazard it creates for emergency vehicles, passenger vehicles, and pedestrians walking without sidewalks. If parking alongside a roadway will be necessary at your residence, please cut any vegetation to within 3 inches of the ground before doing so.

Last year we delivered "tall grass" letters to over 200 residents with overgrown grasses and weeds. We anticipate this to continue in 2020. The recent rain, while greatly needed, will cause wild grasses and weeds to grow quickly. This same tall vegetation then becomes dry later in the summer, creating dangerous fuels for a wildfire. The vast majority of residents that received the letter last year took corrective action and mowed their lot. Thank you! This year, failure to take action could result in a covenant hearing with the WIA BOD. Please be proactive in maintaining your property to avoid this from being necessary.

If you drive on Woodmoor roads I don't need to tell you that most roads are in need of some repair with some being in horrible shape. Many people think the WIA is responsible for the repairs and maintenance of the roads. We are not. All roads in Woodmoor are owned and maintained by El Paso County Department of Public Works except those in private areas such as townhomes. Although WPS Officers will report areas with problems or concerns, we recommend anyone with a concern should create a service request by going to: <https://citizenconnect.elpasoco.com/#/homepage> or calling 719-520-6460.

Endangered Pollinators

Endangered Pollinators: Why You Should Care and What You Can Do to Help

By Debra Stinton Othitis, Colorado Master Gardener

No doubt you've read about the declining insect populations around the world due to global warming, light pollution, loss of habitat, and pesticides, to name a few causes. However, you may not have stopped to think about how this reduction of insects might impact your daily life. Here is some food for thought:

More than 85% of flowering plants require animals (mostly insects) to move pollen.

Pollinators are responsible for 35% of crop production worldwide.

Most of our vitamins and minerals are from insect-pollinate plants.

Pollinators are responsible for 1 in 3 mouthfuls of food and drink we consume.

(Source: Xerces Society for Invertebrate Conservation)

Perhaps now you are asking yourself "How Can I Help?" There are two things that pollinators need to survive: 1) native plants for food and (2) places to nest. Each person can have an impact by simply converting just 10% of their yard into a "pollinator island"—a native plant habitat. Native plants are the backbone of a pollinator garden as many insects are plant specific, whereas non-native plants support far fewer pollinators.

Here are just a few online tools to help you get started:

<https://www.xerces.org/publications/habitat-assessment-guides/habitat-assessment-guide-for-pollinators-in-yards-gardens>

(Continued on page 4)

Endangered Pollinators (continued)

<https://www.nwf.org/nativeplantfinder/>

<https://extension.colostate.edu/topic-areas/insects/attracting-butterflies-to-the-garden-5-504-2/>

<https://extension.colostate.edu/topic-areas/insects/attracting-native-bees-landscape-5-615/>

<http://intermountainbiota.org/portal/checklists/checklist.php?cl=4172&pid=77>

When you have questions, Colorado State University Extension has research-based answers. Get answers to your horticulture questions from Colorado Master Gardeners by visiting ask.extension.org any time day or night.

Lawn Irrigation with water wise rules

Keeping the lawn lush, with the new rules
Kerry Peetz, Colorado Master Gardener

Green, lush turf makes gardeners happy. Is it possible to achieve this with the new “Water Wise” rules? Yes it is! A healthy, green, lush lawn is fabulous but research proves this does not require a constant stream of water. The “rules” should have no effect if we tend to the soil and pay time and attention to proper care.

Watering an established lawn means, “water[ing] as deeply and as infrequently as possible.” Deep and infrequent irrigation stimulates root growth, resulting in healthy, drought tolerant, and pest resistant turf. While it’s true that a deep, healthy root system produces vigorous turf, rooting depth is determined primarily by genetics and soil condition – not irrigation. Maximum rooting depth occurs when soil conditions allow the roots reach their full potential. This is not achieved by proper irrigation alone; a combination of irrigation, fertility and core aeration (once in spring and/or once in fall) maximizes rooting depth and turf vigor.

Irrigate when the turf indicates water is needed. Watch for signs of wilt. Footprints or lawn mower tracks that remain at least one half hour after traffic has passed indicates irrigation is needed. Turf will also turn a shade of blue-gray when it is water stressed and needs irrigation.

Don’t irrigate again until you see signs of wilt. It’s important that the soil dries somewhat between irrigation applications. Continually water-logged soils are deprived of oxygen which is required for proper root growth.

For more details, see Colorado State University Fact Sheet #7.199: *Watering Established Lawns* at <https://extension.colostate.edu/topic-areas/yard-garden/watering-established-lawns-7-199/>

The El Paso County Extension is operating remotely at this time due to the COVID -19 virus. You can submit gardening questions by email at csumg2@elpasoco.com, and we will get back to you as quickly as we can. We are not able to take walk ins/samples or phone calls at this time. We look forward to working with you in person once the situation improves.



Tree Concerns?

Many residents have noticed unusual discoloration on their trees. Due to an early freeze in October of 2019 and a relatively dry spring, many trees are showing signs of winter desiccation or winter drought stress. Winter desiccation can be identified by discoloration of needles from the tip down. Internal dieback of needles may also indicate drought stress as the plant sheds less productive needles. The effect is generally somewhat uniform on the tree though the windward or more exposed parts of the plant may show more stress symptoms.



Winter desiccation is best cured by prevention. Winter watering (Per CSU fact sheet 7.211) should prevent most winter damage. Ensuring the plant has enough water through this year's growing season gives the plant the best chance of survival. Supplemental watering through the summer may be required. In some cases installation of a mulch ring (2 inches deep under the drip line of the tree) may be advisable. Mulch should only be used on high value plants well away from the structure to prevent fire danger. Mulch should not be used within 5 feet of the structure.



Mountain pine beetle (MPB) and ips beetle are also being found in Woodmoor. MPB generally causes sap bubbles on the trunk and may kill a tree in one season, particularly with the base line of stress the plants are experiencing right now. Damage usually is seen in July. Ips beetle generally is found by top-down dieback of the plant. Ips damage can be found March-September. If you see any unusual symptoms on your trees, please call the office immediately and we will schedule an inspection. It is important to remove heavily affected trees promptly to avoid further tree loss.



Please call (719) 488-2693 x 4 with questions or to set up a free property evaluation.

Spruce ips damage (William M. Ciesla, Forest Health Management International, Bugwood.org)

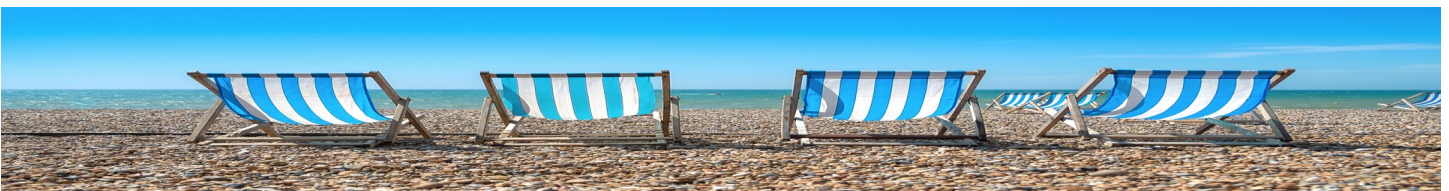
A brief reminder of tree removal: All ponderosa pine more than 4 inches in diameter, further than 30 feet from the house or 5 from the drive, require WIA permit before removal. All ponderosa pine within 30 feet of the home or 5 of the drive may be removed without a permit. Any species not a ponderosa pine does not require a permit for removal.

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.



Trailers, RVs, Excess Vehicles

Although we are all living in some very different times right now with the COVID-19 situation, the WIA Office staff have been working from home without access to the databases, etc.; however, they have still been replying to emails and returning phone calls. As they have been allowed to return on a very limited basis to the office, they are starting to work more diligently on concerns that have been submitted over the past three months.

We have noticed a lot of trailers, RVs, and excess vehicles. Please remember that trailers and RVs are only allowed to be on your lot for up to 72 hours, and then they must go away (whether that be back to a storage facility or on a trip). If you are having to do maintenance or if you have visitors, you can email or call (please leave a message), and the staff can issue a permit for up to 10 days. Trailers and RVs are permitted for no more than 20 overnights per year.

We also understand that these circumstances have forced children/family members who would normally be away at college or who have lost a job, to come back home. We encourage you to reach out to the staff for a Vehicle Variance Request, if you are going to have more than the 3 vehicles allowed per the Rules and Regulations in your driveway. Vehicles cannot be parked off-drive, due to concerns of fire; they must be parked on the driveway footprint approved by WIA. Residents are not permitted to park on the roadway, as this can cause a problem for emergency personnel to get firetrucks, ambulances, etc. through on the narrow roads. If space allows, and you are interested in expanding your driveway or adding a parking pad, please submit a Miscellaneous Project Application to the ACC for approval. If you have questions, please contact the WIA Office.

Forestry

Free class!

Open to the first 50 residents to sign up

“Reduce Your Home Ignition Potential”

Thursday, July 30th - 7pm

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.



Chipping Days

7/11 & 8/1

Lewis Palmer High School

9 to 4 pm

For More Information:

488-2693 x 4 www.woodmoor.org

What is acceptable:

- ✓ Woody limbs & branches only, up to 8" in diameter
- ✓ Pine needles (must be removed from bags)

What is NOT acceptable:

- ✓ NO trash, weeds, or yucca
- ✓ NO construction or building materials
- ✓ NO nails or wire
- ✓ NO root wads, dirt or rocks
- ✓ NO grass clippings or bags of leaves
- ✓ NO Junipers

***Please remain in your vehicle except to unstrap your load or if you have pine needles only to unload**

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



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



Homeowners Save Open Space

After a single post on social media that undeveloped land in the middle of the South Woodmoor neighborhood had been put up for sale, many were surprised and unnerved at the uncertainty of what might lie ahead. A determined few organized a neighborhood meeting in September of 2018, and now, after an unprecedented effort, a majority of the land will be preserved as open space.

The subject land is about 135 acres. The space winds through South Woodmoor like a golf course, because that was the plan put forth more than 25 years ago by then owner and developer Vernon Walters. After realizing a golf course would not be profitable, he abandoned that idea and owned it until his passing. After that, several family members owned and maintained the land. In May 2018, they opted to sell.

South Woodmoor homeowners Tish Norman and Chris Williams formed and led the “Walters Open Space Committee.” Many residents have served on this committee the past 20 months, often meeting weekly to brainstorm, strategize and plan how to preserve this rare piece of open space. Out of this committee came the idea to generate more financial participation from the owners who border that space; they would expand the back of their lot a proportionate number of square feet and, more importantly, keep the open space open! The group then formed a limited liability company and shortened its name to WOSC LLC.

Ultimately, 113 of the bordering homeowners pledged their money and became members of WOSC LLC. While a significant accomplishment, WOSC was unable to raise enough capital to meet the negotiated asking price. The deal stalled. A local developer heard of WOSC’s grassroots efforts, contacted Tish Norman and expressed an interest in participating. Several months later, the deal was made and the property placed under contract. For its participation, ProTerra Properties LLC will develop approximately 37 acres of the open space. WOSC and its members will own the rest.

The efforts came to fruition May 26, 2020, when WOSC and ProTerra closed on the land. Much work remains, including surveys, county requirements, attorney fees, plus future improvement plans, including a better neighborhood trail.

To join this effort, please visit: <https://www.gofundme.com/save-south-woodmoor-co-open-space>. There you will find pictures and updates.

This amazing success story shows how success can come from people working together, even homeowners and a developer. That happened because many new relationships were forged these 20 months. Neighbors who didn’t know each other beyond a friendly wave are now close. Now, thanks to the dedication and hard work of WOSC members and ProTerra, South Woodmoor will have its open space.



Important Dates

July 3 — WIA Offices closed
July 8 — Covenant Hearings, 6:30pm
July 11 — Chipping Day, 9am - 4pm, LPHS
July 14 — ACC Meeting, 7pm
July 22 — WIA Board Meeting, 7pm
July 28 — ACC Meeting, 7pm
July 30 — Forestry Class, 7pm at The Barn



August 1 — Chipping Day, 9am - 4pm, LPHS
August 11 — ACC Meeting, 7pm
August 12 — Covenant Hearings, 6:30pm
August 25 — ACC Meeting, 7pm
August 26 — WIA Board Meeting, 7pm



September 7 — WIA Offices closed
September 8 — ACC Meeting, 7pm
September 9 — Covenant Hearings, 6:30pm
September 22 — ACC Meeting, 7pm
September 23 — WIA Board Meeting, 7pm



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: Contact Office for appointment—719-488-2693