



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

September 2020

President's Report by Brian Bush

As the COVID pandemic continues, albeit with some ebb and flow, WIA operations remain limited in terms of personnel present in our offices. Residents wishing to consult with our staff are advised that this is on an appointment only basis and that the office remains closed to the public for the present. Certainly, this is a less than ideal situation, but thus far we have managed to avoid positive COVID results for our staff, including our WPS officers, and their families as well as all board members. Thank you in advance for your continued understanding.

In early September, a great many of our residents who had not signed up for our E-Blast resident notifications received a one-time email soliciting them to subscribe. I want to emphasize that WIA does NOT sell, give or allow our email lists to be used by any third party. I also want to emphasize that we reserve E-Blast notifications for information that is Woodmoor specific and is of sufficient importance that we believe you will welcome it. I encourage all our residents to subscribe to this notification system and remind residents that in the event of a natural disaster such as a fire, WIA would try to communicate critical information on a timely basis.

While we had a significant response to my late June letter encouraging you to either pay your 2020 dues or make payment arrangements with our office, unfortunately there are still a few of our residents who are delinquent in their accounts. Your Board is in the process of placing liens against these properties and upon removal of Colorado collection limitations due to COVID, we will pursue collection action in appropriate cases. Don't say that you haven't been warned!

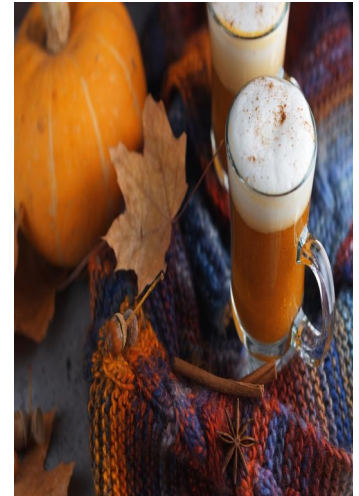
Your Woodmoor Public Safety continues its excellent service to our community. I am personally convinced that we have less problems from criminal elements or vandalism because of their constant patrolling. To further enhance their service, your Board has recently obtained body cameras for our officers and due to the incredible efforts of Brad Gleason, our Director of Public Safety and Kevin Nielsen, our Chief of WPS, we are now part of an exclusive first responder data system called FirstNet, which provides priority communications and enhanced data connectivity. To our knowledge, we are only the second HOA in the nation that has been allowed to join this system.

I am also pleased to note that we continue to seek ways to "improve" WIA for our residents. We have recently completed a stairway and carpeting project in the barn to replace very worn carpeting and bring the railings and stairs leading to our downstairs up to code. Your Board has also recently approved putting a different roof on a portion of the Barn because the flat roof continues to leak, and we spend too much to fix it. This new peaked roof will solve that problem once and for all.

Finally, I'd like to commend our staff for their efforts to serve our residents. Under the great leadership of Denise, Bob Pearsall has handled a significant number of new projects submitted by our residents and Matthew Nelson expertly managed our three chipping days and continues to set the standard for forestry management. More on that later in this newsletter. And, of course, Amber keeps them all in line and handles your calls in a professional and courteous manner. I'd also like to thank our board members for their volunteer service to this community by giving of their time and talents.

2020 Election—Barn utilized as polling center

The Barn will be used by the El Paso County Elections Department as a Voter Service and Polling Center (VSPC) for the 2020 Election. The VSPC will be open on October 30th and 31st from 8am to 5pm and on November 2nd and 3rd from 7am to 7pm. No Barn rentals will be allowed from October 29th through November 5th.



Inside this issue:

President's Report

Miscellaneous Announcements

WPS

Gardening Tips

Grant Information

Ponds Stocked

*No Fireworks, Campfires, or
Open Burning*

Important Dates



September 2020

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 amber@woodmoor.org.
- * HOA dues are NEVER escrowed. These are the sole responsibility of the homeowner to pay, not the mortgage company's. If you are not sure if you paid your dues, please contact the WIA Office.
- * Accounts can be pre-paid prior to coming due, especially if you are planning to be out of town/state when the invoices are sent out or due. If we know the exact amount when you contact us, we will tell you, otherwise you can pay \$260 and possibly have a small remaining balance.
- * When you place a call to the WIA Offices, please keep in mind that due to the COVID situation, the staff is only in the office on a limited basis. If you do reach someone's voice mail, **PLEASE** leave a message, and they will return your call at their earliest convenience.

Are you signed up for email blasts?

As Brian Bush mentioned in this President's article, 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.

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 Peter Bille, Ed Miller, and Bert Jean. Nominations or self-nominations are due to the WIA office **on or before November 16, 2020**. 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).

Do you have a trailer, RV, and/or boat stored on your lot?

If you currently have a trailer, RV, and/or boat stored on your property (outside of a garage), please be aware that this is against the Rules and Regulations, and WIA will be sending violations out over the next several weeks. These items, if not stored inside of your garage, **must** be stored off-site.

The rule is up to 72 hours to load and then 72 hours to unload. More time can be granted for minor repairs or guests that have a need to park in your driveway. The maximum allowed overnights per year is 20. Currently with the COVID situation, the office staff is granting verbal permits, which we are noting in the computer system.

If you receive a violation, please act by the remedy date to avoid being sent to a Hearing before a majority of the Board. If you are sent to a hearing, fines may be assessed. Fines start at \$100 per violation. In addition, you could also be charged \$25 per day until the violation is remedied.

Reminders: (continued)

ALL Exterior Projects MUST be approved by WIA

All exterior projects on your property **MUST** be approved by either the Architectural Control Administrator or the Architectural Control Committee. Most projects are free; however, there are some that require fees. You can submit most projects for approval through the WIA website. Under the Architectural Control tab, scroll to the bottom of the page for the Miscellaneous Project Application.

If you have a question about whether or not you need to complete a Miscellaneous Project Application, please email Bob at bob@woodmoor.org. You can also contact him by phone at 719-488-2693 ext 3. Please leave a message if he does not answer, as he could be in the field or with another resident. Due to COVID, we are limiting the amount of time that each staff member is physically in the office.

Trash Cans

Trash cans **MUST** be stowed in your garage or out of site from the street or any neighboring lot. Because the bears are getting ready for hibernation, it is important to put your trash cans out the morning of your scheduled pick-up. Please return them to your garage or storage area by the end of your scheduled pick-up day.

This picture was taken at a home in Woodmoor, and is one of the prime examples of why you do not leave your trash cans unstowed.

Please help us keep Woodmoor an enjoyable place to live.



Dog Poop/Dogs on leash

One of the most complained about problems in Woodmoor is regarding people that do not pick up after their dogs, whether it be in someone's yard as they are walking their dog, along the roadway, or in Woodmoor Common Areas. The Board and staff are looking into installing "poop stations" in Woodmoor Common Areas; however, this will not eliminate the problem of poop along roadways or on other properties.

PLEASE be a responsible dog owner and pick up after your dog.

A reminder that there is a leash law in unincorporated El Paso County (Woodmoor). Please walk your dogs on a leash.



Political Signs

Per Colorado Statute, you are allowed one political sign per political office or ballot issue that is contested. Signs may be placed in a window or yard. They may not be placed in County road easements or on Woodmoor Common Area. The maximum size is 36" x 48". Signs should not be put up prior to September 20th (45 days prior to the election) and must be removed no later than November 10th (7 days after the election).



From the desk of WPS

With school in session, please abide by the 20-MPH school zone speed limits and stop for the school busses when flashing red lights and stop signals are activated. WPS Officers assist pedestrians and traffic at numerous schools within Woodmoor. Please keep our kids safe and always be careful of all pedestrians on the roads.

WPS has made some exciting changes this year! WPS has received permission to join the Pikes Peak Regional Communications Network (PPRCN), which is a radio network that joins local emergency responders. By joining, WPS officers are able to communicate directly with surrounding agencies such as MPD, TLMFD, PLPD, and EPSO. This will be very beneficial to the community, especially during multijurisdictional events such as wildfires and evacuations.



WPS was also approved to join the AT&T FirstNet wireless program. FirstNet is a nationwide public safety wireless (cellular) network. It provides first responders and other public safety personnel with a platform that allows them to communicate with each other over a very reliable network. FirstNet provides wireless services to government agencies and first responders. These services are at a significantly discounted rate as compared to traditional plans and the network has priority over other providers during mass incidents that may overwhelm other cellular networks. WPS is only the second HOA in the country approved to join FirstNet.

Another addition for WPS is Body Worn Cameras (or BWC's). All officers will be wearing a BWC at all times, which will allow them to record incidents and contacts with the public. These cameras have already proven effective in many ways, including defending against false allegations, providing evidentiary value in a criminal case, and throughout the course of daily duties. Members of the WPS team have been trained in the proper use of these cameras, including the sensitive nature of certain types of calls which WPS commonly responds. These recordings are securely stored and will not be broadcast publicly.

The following information was in the last newsletter. Why? Because it is that important! Paying close attention to the following will not only save lives, homes, and properties, but can also save your bank account! If you don't believe me, ask one of your neighbors who was recently required to attend a hearing and fined for violating rules regarding burning slash, campfires, and lighting fireworks.

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 with a spark arrester with a maximum of 1/4 screen/mesh. Any permanently constructed pits must be erected on a concrete pad or bricks and cleared of all flammable material within 15'. A spark arrester with a maximum 1/4 screen/mesh must also be used. **El Paso County is currently in Stage II Fire Restrictions! Instead of going into what is prohibited, the only thing allowed are gas grills used for cooking and the area must be cleared of all vegetation and flammable materials.** Please do your part in helping to avoid a catastrophic fire in Woodmoor by adhering to these requirements. If you have any questions, or if you wish to report unsafe behavior, please contact us immediately.

Bears are very active right now. Please keep your trash cans stowed in your garages. Never feed any wildlife! Not only is it dangerous for people it usually results in the wildlife having to be euthanized. Remember the slogan; "a fed bear is a dead bear", but this holds true with any wildlife.

2020 Chipping Day Results

WIA would like to thank everyone who participated in the three Chipping Days that were held this year!! As in the recent past, these are free to Woodmoor residents. We do accept donations; however, they are not required.

We were able to remove a total of 223 cubic yards of flammable material from the area (427 loads).

We would like to thank the Lewis Palmer School District for allowing us to utilize the parking lot as Lewis Palmer High School, our contractor John Psensky with Tree Masters, Rocky Top Resources for working with us on the delivery and pick-up of the dumpsters, and the EPSO Wildfire crew for their assistance. Without the cooperation of everyone involved, this would not be possible.

WIA will send out a notice of the 2021 dates as soon as we have them scheduled.

Year-Round Gardening - Debra Stinton Othitis, Colorado Master Gardener

Ornamental Grasses

Grasses can fill large or small spaces in any type of landscape with dramatic color, texture and movement that changes with the seasons. Ornamental grasses are adaptable and are easy to grow.

Grasses can tolerate a wide range of soil types, even poor, and few pests bother them, including deer. Grass heights range from less than 12 inches to over 6 feet and their shapes vary from the stiffly upright Karl Foerster (*Calamagrostis x acutiflora* 'Karl Foerster') to the flowing and fountain-like Mexican Feathergrass (*Nassella tenuissima*) to mounding types in the Fescue genus (*Festuca* spp. consists of over 300 perennial grasses). Foliage color ranges from dark green to blue-gray and some have red tones.

Grasses need regular watering until established, but after that, several species can be drought tolerant, and fertilization is not necessary. The most important maintenance is annual spring cutting of the previous year's foliage before new growth begins. There are a few species such as Blue Oat Grass (*Helictotrichon sempervirens*) that are evergreen and not cut back.

Animal lovers can benefit from grasses like Switch Grass (*Panicum*) in their gardens as seed heads provide food for birds. Butterflies are attracted to Blue Grama (*Bouteloua gracilis*), a native grass with amusing golden sails at the tip of its stems is known by amusing common names such as "eyelash grass" or the Plant Select variety 'Blonde Ambition'^{pp22948}.

Grasses are categorized by temperature. Cool season grasses will start to grow early in the spring and may even remain semi-evergreen over the winter. Cool season grasses also seem to do better and have better foliage quality when temperatures are cool or if they are given sufficient water during drought periods. Some of the more popular cool season grasses include Fescues, Blue Oat Grass (*Helictotrichon*), Tufted Hair Grass (*Deschampsia*), and Autumn Moor Grass (*Sesleria*).



Warm season grasses do better during warmer times of the year and remain attractive even when temperatures are high and moisture is limited. These grasses do not begin to show growth until soils warm. Some examples include Northern Sea Oats (*Chasmanthium*), Japanese Silver Grass (*Miscanthus* sp.), Hardy Pampas Grass (*Erianthus*), Perennial Fountain Grass (*Pennisetum*), and Prairie Cord Grass (*Spartina*).

While most ornamental grasses do best in full sun (4-6 hours a day), there are a number of grasses that will provide interest to shaded areas in the garden, such as Northern Sea Oats, *Chasmanthium latifolium*; Japanese Forest Grass, *Hakonechloa macra* 'Aureola'; and Fall Blooming Reed Grass, *Calamagrostis arundinacea*.

For more information about how to use ornamental grasses in your landscape and charts recommended for grass varieties for different growing conditions, see <https://extension.colostate.edu/topic-areas/yard-garden/ornamental-grasses-7-232/>

The El Paso County Extension is operating remotely at this time due to the COVID -19 virus. You can submit 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. Follow us on Facebook at Colorado Master Gardeners – El Paso County.

Can You Help Purge the Spurge?

Although appearing in landscapes, the State of Colorado would like to see **Myrtle Spurge** (*Euphorbia myrsinites*) disappear. Sometimes sold as a rock garden plant and often seen in areas that have been ignored, this plant is on the noxious weed **List A** which mandates immediate eradication. As with many noxious weeds, this plant is expanding into sensitive ecosystems.

As a low-growing perennial, it has succulent tail-like stems of blue-green leaves with yellow-green flowers. It can project its seeds up to 15 feet, thus reseeding itself to become a very invasive nuisance. It is very tolerant of drought and poor soil. It appears very early in the spring.

Homeowner and business owner alike, if you search and find this in your landscape, beware! The mature plant (continued)

Can You Help Purge the Spurge? (continued)

will exude toxic, milky latex which can cause severe skin irritations. Wear rubber gloves and long sleeves if you need to remove this plant from your property. All parts of the plant are considered poisonous. For additional information about noxious weeds in Colorado, go to: <https://www.colorado.gov/pacific/agconservation/noxious-weed-species>.

The Colorado State University Master Gardeners in El Paso County would like to know if you have this plant anywhere in your area. If you find it, please contact them with your location at: purgeyourspurgeelpasoco@gmail.com.



Grant Information

Woodmoor was recently awarded the State Fire Assistance Wildland Urban Interface (SFA WUI) grant. This grant was written in collaboration with the Colorado State Forest Service (CSFS). The grant is for \$245,000, over a three-year period. The structure of the grant is a 50/50 match. Example - If a resident spends \$1000 on the specified mitigation activities, they are reimbursed \$500. The purpose of this grant is to create a shaded fuel break along the east/west portion of Woodmoor Drive - from Fallen Leaf Way to Furrow Road. A shaded fuel break is removal of select hazardous fuels to slow or stop wildfire spread. As the grant was awarded to create this fuel break, residents along this stretch of Woodmoor Drive are the primary target of this grant. Funds will be made available to other Woodmoor residents after collaboration with our CSFS partners (how and when this will happen, and at what stage in the process, will be determined by CSFS). Please email matthew@woodmoor.org or call (719) 488-2693 x 4 for more information. **Please note: funds cannot be released to residents unless the grant process is followed exactly** We are constrained by the criteria of the grant as written and as awarded.

You **cannot** be reimbursed for work that was previously completed. **DO NOT start any work that you would like to be reimbursed for prior to consulting with Matthew.**

Ponds stocked with fish

On July 30th, WIA stocked Wild Duck and Lower Twin Pond with fish. Approximately 2000 fathead minnows, 100 trout, and 4 grass carp were stocked at the two ponds. The rules for fishing at the ponds are as follows:

- Catch and release with a **ONE FISH** limit. If you are unable to release the fish back into the pond alive, you must stop fishing for the day
- Lures and flies only
- Kids 12 and under may use natural baits such as worms, salmon eggs, and grasshoppers. No corn, power bait, or other artificial bait

To release a landed fish, remove your hook and move the fish forward and back in the water to revive it until it is strong enough to swim away.

No license is required on ponds within Woodmoor

Fishing is strictly prohibited on Lake Woodmoor



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



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



Important Dates

October 12 — WIA Offices closed
October 13 — ACC Meeting, 7pm
October 14 — Covenant Hearings, 6:30pm
October 27 — ACC Meeting, 7pm
October 28 — WIA Board Meeting, 7pm



November 10 — ACC Meeting, 7pm
November 11 — Covenant Hearings, 6:30pm
November 18 — WIA Board Meeting, 7pm
November 24 — ACC Meeting, 7pm
November 26 & 27—WIA Offices closed



December 8 — ACC Meeting, 7pm
December 9 — Covenant Hearings, 6:30pm
December 16 — WIA Board Meeting, 7pm
December 25 — WIA Offices closed



Woodmoor Board of Directors & Staff

Brian Bush, President
Peter Bille, Vice-President
Connie Brown, Treasurer
Rick DePaiva,
Secretary/Dir Community
Outreach

Per Suhr, Director of ACC
Elbert Jean, 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 Cagliari, 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