



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2020



President's Report by Brian Bush

Like our country and our residents, 2020 has been and remains a challenging year for WIA. Although I'm happy to report that our staff (including our Woodmoor Public Safety officers) and their families have remained healthy and avoided COVID, we have had to constantly juggle work schedules, meetings and use of our facilities over the past 9 months. I thank our residents for their understanding and patience as we continue through this process. I sincerely hope that none of our members have been too terribly inconvenienced.

As you might expect, our revenues for 2020 have also been adversely impacted. Barn rentals and office rentals have been lower than we forecast in our 2020 budget. Much of this has been mitigated by the excellent work of our staff in holding down expenses. Nevertheless, some of our costs such as salaries and improvements to our Common Areas will increase in 2021. Therefore, although your Board decided on no dues increases in 2018 and 2019 and a very small 1.68% increase in 2020, the Board has decided that it will be necessary to raise dues for 2021 from \$260 to \$267 annually. This is slightly under our maximum increase of 3%. You may rest assured however, that your association is in enviable financial shape, and we will continue to be aggressive good stewards of the funds that you entrust to us.

I am also pleased to report that we have been able to "improve" your association in 2020. We installed a new trail at The Marsh (and will do more in 2021), are in the process of constructing a permanent fix to the leaky roof over the entrance to the Barn and have upgraded our administrative spaces. WIA also continues to support the Safe Routes to School program which will result in additional trails for our residents and their children and recently secured a \$245K 3 year state mitigation grant that will enable us to match funds with residents to create a more defensible fire corridor along Woodmoor Drive. More details about this grant appear later in this newsletter. I would be remiss however, not to remind our residents – NO OPEN FIRES – EVER. We have and will continue to heavily fine non-compliant owners (up to \$5000 for a first offense) given the severe threat it poses for the community (think the Chatfield fire or the recent Skyway fire).

I also want to make you aware that we are monitoring the COVID situation with respect to our annual meeting. Depending on circumstances, we may have to cancel or go virtual with this meeting. We'll give you as much notice as possible, but in the meantime I encourage you to vote for new directors on the Board because we might not be able to vote at the annual meeting.

I want to thank the volunteers who serve on your Board for their gracious service to WIA. Together with our excellent administrative staff and cadre of WPS officers, we have the second largest and best managed HOA in Colorado (at least in my opinion). Finally, I want to wish each of you and your families a safe, healthy and enjoyable holiday season. Thank you for the opportunity to serve you.

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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
2020 Annual Assessment: \$260.00

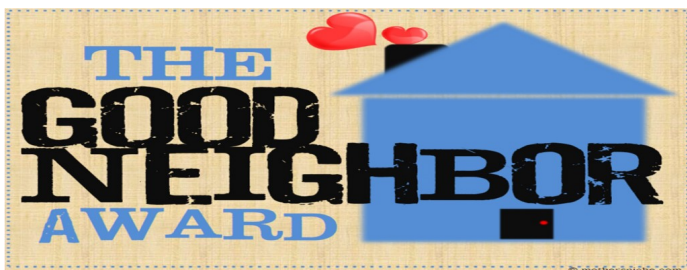
Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Project Design Standards Manual, WIA governing documents, as well as current information regarding association business, and meeting minutes are posted on our 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 staff is available by appointment 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 Denise at denise@woodmoor.org by January 11, 2021.

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
Bert Jean, Dir of Common Areas
Tom 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: By Appointment Only



Architectural Control by Per Suhr

As your ACC Director, I would like to take some time to explain Architectural Control and how the Architectural Control Committee (ACC) functions. The ACC is a committee appointed by the WIA Board of Directors that is responsible for assuring that project applications submitted to the Committee meet the standards set forth in the WIA Covenants and the Project Designs Standards Manual (PDSM). The ACC is composed of Woodmoor residents who volunteer their time to help keep Woodmoor as pristine as possible. Woodmoor is a covenant-controlled community. The ACC derives its authority from the WIA Covenants, the PDSM, and the WIA Board of Directors. The Covenants are the source document from which all other governing documents, including the PDSM, descend. The Covenants and the PDSM govern what a resident can build, where it can be built, and what materials can be used by the resident to complete a project. All exterior projects must be submitted to the ACC for review and approval. The PDSM is a guide to help residents better understand how to get your project approved. The best way to start any project is to contact the ACC Administrator, Bob Pearsall at the WIA office. He can explain the process for getting your project submitted and approved. Bob will be glad to help you start your project and supply whatever documentation you need (if available in our files).

What are Covenants?

Covenants are conditions tied to the ownership or use of land. In a homeowners association, these are the “laws” that were set in place when the association was formed. When you purchase a property within a homeowners association, you are agreeing to abide by the covenants in place for that association. Covenants are purposely made difficult to change, so that they remain the same over time. Violations of Covenants are enforced by a hearing before the Board, possible fines, and can go as far as foreclosure of a property. In order to change the Woodmoor Covenants, we must have a two-thirds majority of over 3,070 owners agree to the changes. The only other option is for a Board to petition the court to have the judge order the changes. This is a very expensive option for an association to do.

Common Areas by Bert Jean

As we close out 2020, I wanted to pass along the common area improvements plan for 2021. Your Board has approved continued improvements to the Common Areas including expansion of the trail in The Marsh and a trail in the Meadows. You can expect to see new benches at these locations as well. In addition to the trails, we will be adding a pavilion to Toboggan Hill adjacent to the parking area to provide a little shelter to the parents and kiddos who use this park. You can expect all of this to start in Spring, once we get some warmer weather.

WIA installed 7 pet waste stations at the beginning of October on Common Areas throughout Woodmoor. If you notice that one is overflowing or out of bags, please contact Bob Pearsall (bob@woodmoor.org) in the WIA Office, and he can arrange for service.

The importance of our open spaces cannot be overstated. These parks offer a place of refuge in our community and increases the overall home value. I hope everyone takes as much pride in our Common Areas as I do.

I look forward to seeing you out there in 2021 and wish you all a Happy Holiday season!

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.



Meet the 2021 Board Candidates



Peter Bille

Peter has served on the WIA Board for 6 years. He has been Secretary, President, and Vice President. He is currently serving as Vice President and assists with all facets of the Board. He has been instrumental over the years in making sure that WIA's IT systems are upgraded and working properly. Peter would like to serve another term to ensure that Woodmoor remains a beautiful and enjoyable place to live.



Bert Jean

Bert has served on the WIA Board since being appointed 2 1/2 years ago. He has served as the Secretary/Director of Community Outreach and is currently serving as the Director of Common Areas. As Secretary/Director of Community Outreach, Bert was instrumental in establishing the Woodmoor Scholarship program. He would like to serve another term in order to make Woodmoor's Common Areas great!



Edwards Miller

Ed has served on the Architectural Control Committee for many years, and he has served on the WIA Board in a couple of different positions. He is currently the Covenants Director. He would like to continue to serve the residents of Woodmoor and assist with the new forestry grant that was awarded to WIA, as well as helping to improve the overall quality of life in Woodmoor.

Annual Meeting

Due to the current COVID restrictions, we are not certain if we will be able to hold an in-person meeting or if it will have to be a virtual meeting. Please keep an eye on your email or on the WIA website (www.woodmoor.org) for further updates as we get closer to the January 25th date.



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

Information on Barn Rentals

Due to the current COVID-19 restrictions, there are no events allowed in The Barn. We encourage residents wanting to utilize The Barn for an event to contact Amber at amber@woodmoor.org or submit an inquiry through the WIA website at the bottom of any page. Click on “Inquire about Community Center Availability”. A reminder that residents have 4 free hours available to them each 6 months. You cannot accumulate hours, nor can you combine your hours with another resident. If you need more than 4 hours, the charge is \$20 per hour. A damage deposit is still required of either \$500 or \$1,000 depending on whether you use the sound system and/or big screen tv.

From the Secretary Rick DePaiva

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 25, 2021, where candidates will each have the floor to introduce themselves. Then voting will be open to residents in attendance who have not yet voted, if an in-person meeting is held. Once voting is declared closed, the LWVPPR will tally the votes the following day (January 26th), and the results will be posted on our website, www.woodmoor.org.



From the Treasurer Connie Brown

The chart below outlines the primary budgeted revenue and expense categories for 2021. The full budget is posted on the WIA website (www.woodmoor.org).

2021 Annual Budget

Revenue Summary

Administrative (dues, interest)	\$879,808.00
Architectural Control	31,500.00
Community Center	30,000.00
Public Safety	51,156.00
Transfer of prior years operating funds	<u>64,994.00</u>
Total Revenue	\$1,057,458.00

Expense Summary

Administrative	\$353,544.00
Community Center	18,200.00
Forestry/Common Areas	184,625.00
Public Safety	<u>501,089.00</u>
Total Expense	\$1,057,458.00

2021 Dues

As noted previously in the President's Report, the 2021 dues will go up slightly to \$267.00, which is a 2.7% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2021. 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.

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

Volunteers Needed

Woodmoor is looking for volunteers to serve on the Architectural Control Committee (ACC), as well as volunteers to help with Forestry evaluations. You do not need to have prior experience in either of these areas.

The ACC meets twice a month on the second and fourth Tuesday. Most meetings last anywhere from an hour to two hours. Projects are submitted for approval, such as sheds, fences, major modifications, and new homes. We must have five members, but it is nice to have at least 7 or 8 in order for members to go on vacation or who must miss a meeting due to work or family matters. If you are interested in joining the ACC, please contact Bob at bob@woodmoor.org. You can come and sit in to see if it is something you would be interested in. If you are interested, we ask that you attend 3 meetings, and after the third meeting, you can be appointed to the ACC.



If you have an interest in volunteering for our Forestry Department, please contact Matthew at matthew@woodmoor.org. Matthew is our Forestry Administrator and he has a degree in Forestry. His degree makes him an excellent teacher for volunteers to learn about the trees in the area, including FireWise requirements, etc. WIA provides the training. If you would like to help keep Woodmoor a safe, FireWise community, please contact us at your earliest convenience.

Thank you from El Paso County Clerk & Recorder

As you may or may not know, WIA partnered with the El Paso County Clerk & Recorder for the 2020 Presidential Election to utilize the Barn as a Voter Service and Polling Center (VSPC). The VSPC was open to voters on October 30th and 31st and on November 2nd and 3rd. There were 394 people that voted at the Barn and an additional 172 people dropped off their ballots. We received a very nice Thank You letter from the El Paso Clerk & Recorder thanking us for the use of the Barn.

Woodmoor Public Safety

Technology Upgrades

2020 has brought exciting and much needed technology upgrades to Woodmoor Public Safety, enhancing officer safety and communication in several ways! Some of these enhancements include a new radio system, body worn cameras, and access to a cutting-edge wireless network.

Radios

Historically, Woodmoor Public Safety has utilized our own analog repeated radio system that allowed our officers to communicate with each other while on-duty. Essentially, this was a glorified walkie-talkie system. Realizing this system was antiquated and lacking in many ways, we began looking at options that would both improve our internal communication and would also allow us to communicate with other public safety agencies in the area. After months of discussion, we were approved to join the Pikes Peak Regional Communication Network (PPRCN) earlier this year! By accessing this network, WPS officers can communicate directly with the El Paso County Sheriff's Office, Monument PD, Palmer Lake PD, and Tri-Lakes Monument Fire using cutting-edge digital Motorola radios! Interoperability between public safety entities is paramount to the safety of all first responders and our ability to effectively serve the public, which is why we worked so hard to join the PPRCN. Additional benefits of this partnership include:

1. A dedicated talkgroup (channel) for Woodmoor Public Safety to effectively communicate internally.
2. Direct radio communication with EPSO dispatch and surrounding agencies.
3. The ability to communicate on local and state-wide mutual aid channels.
4. The ability for our channel to be patched with other talkgroups that we might not generally be able to access (in the event of a large-scale incident).



Woodmoor Public Safety (continued)

FirstNet

Only a few months ago, Woodmoor Public Safety was granted final approval to join AT&T FirstNet! FirstNet is a government-funded nationwide wireless network dedicated solely to public safety agencies. Subscribers to FirstNet receive such benefits as higher data speeds, improved coverage areas, priority (preemptive) bandwidth availability, enhanced reliability, and ability to network with other subscribers across the country. Perhaps the most noteworthy point in all of this is that Woodmoor Public Safety is only the 2nd HOA-based private public safety entity in the country to receive this approval! The ability for WPS to join FirstNet speaks very highly of the WPS team, their qualifications, and their strong relationships with surrounding agencies. As WPS moves toward tablets and other wireless data-driven devices, having a fast and reliable wireless network is imperative, making this a very exciting accomplishment!



Body Cameras

It is no secret that body cameras have become an important aspect of public safety throughout the country. Woodmoor Public Safety recognizes that Body Worn Cameras (BWC's) provide an irrefutable record of contacts with members of the public, which can be beneficial in countless ways. In conjunction with FirstNet, these BWC's create a record of events and provide enhanced safety for both the officer and the citizen, ultimately leading to improved service levels. Additional benefits of BWC technology include:

1. Serve as a resource to Officers in completing reports and testifying in criminal proceedings if so summoned
2. Provide enhanced officer safety by reducing the incidents of criminal activity, violent public interactions, and interference with Officers in the performance of their duties
3. Promote increased accountability for Officers
4. Improve public trust and confidence in the performance of Officers
5. Deter and minimize false complaints and false allegations of misconduct by members of the public against the department or an Officer
6. Provide data to assist the department in evaluating and improving department practices, tactics, strategy, officer training and safety practices
7. Utilize GPS data to document patrol routes, identify closest unit for response, and locate an Officer in the event of an emergency.



Banner Boards

Although not “technology”, the WIA has placed eight “Banner Boards” throughout the community. WPS will use these boards to place information that is pertinent and relevant to the community when appropriate. Probably the most important is the placement of “Red Flag Warning” banners. A red flag warning is a weather forecast warning issued by the National Weather Service to inform the public, firefighters, and land management agencies that conditions are ideal for wildland fire combustion and rapid spread. Other banners may notify residents of upcoming events, such as chipping days.

Fire Danger

A common myth is that fire danger only exists during the hot months of summer. Although humidity levels do tend to increase during the winter, the fact remains that Colorado is almost always in “wildfire season” and precautions should remain throughout the year. Only recently declared contained, the East Troublesome Fire in Grand County continues to burn, even after multiple snowstorms. Please be vigilant throughout the entire year, recognizing that snow contains very little actual moisture and Woodmoor remains dangerously dry. Regardless of current fire bans, campfires, fireworks, and burning of slash is never allowed in Woodmoor. When Red Flag Warnings are issued, please use extreme caution when cooking outdoors or conducting any activity that could create a spark or fire risk.

Did You Know?

One of the many services offered by Woodmoor Public Safety is Vacation Checks! Whether you're planning to be gone only a day or two, or for an extended period of time, WPS Officers are happy to stop by your residence each day, walk the perimeter, check for unlocked doors or vandalism, and help with packages and/or newspapers that might otherwise be left outside. Vacation checks can be requested through the Public Safety tab at www.woodmoor.org.

Woodmoor Public Safety (continued)

2020 set a record for online Black Friday shopping. This means lots of packages being delivered....and increased opportunities for porch pirates. WPS strongly encourages you to check your front porch and other areas of your property each day for packages that may have been delivered. If you are going to be gone, arrange for mail and deliveries to be picked up by a friend or neighbor. Many delivery companies such as UPS and FedEx provide free notification of upcoming deliveries in an effort to avoid theft. Accumulating newspapers, mail, and packages is an obvious tip to a potential thief or burglar.

With winter weather upon us, please be extra careful when driving. Roads in Woodmoor are often shaded from sunlight, making snow and ice a common occurrence. If you need assistance, please contact WPS and an Officer will respond to your location. All WPS vehicles are equipped with vehicle lockout kits, jump starter kits, and other safety equipment. WPS wants to ensure all residents make it home safely this winter!



First Responder Recognition

At the November Board Meeting, the Lewis Palmer School District made a point to recognize local First Responders who provide an invaluable service to the school district and to the community. Invitees included El Paso County Sheriff's Office, Monument Police, Tri-Lakes Monument Fire, Palmer Lake Fire, Palmer Lake Police and Woodmoor Public Safety! Each agency was recognized for their partnership with D-38 and was provided a certificate and challenge coin by Superintendent K.C. Somers. WPS Chief Nielsen humbly accepted this thoughtful and meaningful gesture of appreciation.



Forestry by Tom Smith

Holidays in the Forest – It Might Not Always Be

At this time of year, Woodmoor residents create a holiday extravaganza by adorning their homes and their trees with lights and decorations, a virtual wonderland for kids and adults. Driving the winding roads of our community of 3000 homes, the adventurer will find spectacles that bring back childhood memories.

It may not always be like this!

It has been approximately 80 years since a significant fire has occurred in Woodmoor. Our community is due for a devastating fire as experienced in Black Forest and Waldo Canyon. A drive through Black Forest gives one a picture of how dangerous a fire can be. Without each property owner's efforts, all our homes and possessions are in jeopardy of being lost by a life-threatening and devastating fire.

To protect your property and our community from an explosive fire, there are several things you should consider.

1. Protect your property by mitigating its fire promoting characteristics. Proper mitigation requires gutters and roofs to be free of debris and all wood decks in good condition. Also, keep subgrade window boxes clear and preserve a 5-foot space around your home that is free of mulch, wood debris, and other fuels.

Forestry (continued)

2. To prevent a fire from reaching your home, create a 30-foot carefully mitigated space around your home. You may have plants in this space, but how they are arranged is very important when it comes to protecting your home. This "defensible space" should be free of any high-sap containing trees and scrubs. Junipers and scrub oaks are incredibly volatile and combustible.

3. Homeowners should space trees located 30-100 feet from their homes to prevent crown fires. At ground-level, there should be adequate vertical space if scrub oaks exist below Ponderosa Pines. In the summer, grasses should be kept below 9-inches in height to ward against grass fires.

4. There are absolute, strict guidelines for fireworks and outdoor fires. You must be familiar with the policies and adhere to them. These are exigent fire risks to Woodmoor. Failure to comply can result in fines over \$5000.

If you have any questions or would like a Firewise Evaluation of your property by WIA staff or volunteers, please call the office. You will also receive information about mistletoe and Mountain Pine Beetle infestation in our community.

The Colorado State Forest Service recently awarded WIA a \$245,000 grant; this is a 50/50 matching grant to develop a firebreak along Woodmoor Drive. If you live on Woodmoor Drive, please contact the office for additional information.

Woodmoor is a beautiful place to live and enjoy the beautiful forest-like natural environment of Colorado.

To lose this for generations to come would be truly devastating. It is incumbent for every one of us to do all we can to protect Woodmoor and our surrounding neighborhoods so that we can enjoy the festive holiday decorations and beautiful foliage and fauna for decades to come.

Popular amaryllis is a holiday star

By Joan Nusbaum, Colorado Master Gardener

One of the fun things to do around the holidays is to grow flowers indoors from bulbs. Amaryllis is popular because of the large blooms and variety of colors to choose from. Once the flowers have faded, it's possible to get subsequent blooms if you follow the steps outlined below. Basically, you can think of this process as growth, feeding and rest.

Growth: First, be sure that your bulb is planted in a pot with a drainage hole. If not, repot the bulb using an all-purpose potting mix placing the bulb with the top half above the potting mix. The pot should be no more than 2 inches larger than the bulb.

Amaryllis grow best when they are slightly pot-bound. You may need to repot in a larger pot only every three to four years.

A sturdy pot will ensure that your flower will not fall over when the tall flower appears! Sometimes there will be more than one flower.

Feeding: After the flower has faded, remove the flower head just below the petals to prevent seed formation. Allow the stalk to remain, as it continues to feed the bulb through photosynthesis, which creates energy that is stored then in the bulb. Remove this only after the stalk has shriveled and died.

Continue to provide a weekly feeding of blossom-boosting fertilizer mixed according to the package directions. The bulb will grow bigger and add leaves. Keep feeding until there are seven leaves.

Rest: Amaryllis does not require a dormant period in order to flower. You may continue to grow your plant outdoors in the summer. However, if you want to have Amaryllis flowers around the holidays, you must force dormancy about 10 weeks before you wish to see these beautiful flowers indoors.

Once the seventh leaf has appeared, stop watering and allow the bulb to dry out, which promotes dormancy. Place the pot with the bulb in a cool dark place for at least two months. Allow the leaves to die back before cutting them off. When you are ready for another flower, place the potted bulb in a sunny window and resume watering and fertilizing.

You should see a new blossom in seven to nine weeks. If you happen to have an older bulb that has diminished in size, you can rejuvenate the bulb by using this procedure.



Photo credit—Kerry Peetz, Colorado Master Gardener

Important Dates

January 1 — New Year's Day - WIA Office Closed
January 12 — Covenant Hearings, 6:30pm
January 13 — ACC Meeting, 7pm
January 18 — Martin Luther King, Jr Day - WIA Office Closed
January 25 — WIA Annual Meeting, 7pm - TBD
January 26 — ACC Meeting, 7pm
January 27 — WIA Regular Board & Reorganization Meeting, 7pm
January 31 — Dues deadline



February 9 — ACC Meeting, 7pm
February 10 — Covenant Hearings, 6:30pm
February 15 — President's Day - WIA Office Closed
February 23 — ACC Meeting, 7pm
February 24 — WIA Board Meeting, 7pm



March 9 — ACC Meeting, 7pm
March 10 — Covenant Hearings, 6:30pm
March 23 — ACC Meeting, 7pm
March 24 — WIA Board Meeting, 7pm



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1691 Woodmoor Drive
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