



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

I am humbled to enter my fourth year as your Board president (don't worry, VP Peter Bille keeps me line). As you know, COVID restrictions required cancellation of our annual meeting in January. I am pleased to report, however, that a sufficient number voted by mail to elect a new WIA Board of Directors. The Board reorganized on January 27th with all members retaining their prior positions.

Despite COVID our staff and WPS officers have remained healthy and safe. We continue to adjust public access, working from home and rules concerning barn rentals in accordance with what seems to be ever-changing COVID guidance. I believe we have managed to meet all of our service requirements and hopefully have not inconvenienced any of you to any significant degree.

WIA continues to develop and implement plans to "improve" your association. Last year we put in pet waste stations (with a contract to empty them) and the Marsh trail. At the end of the year, we constructed a new roof over that portion of the Barn that became exceedingly difficult and expensive to repair. We also installed new windows in the Barn (it's a LOT warmer in there).

We continue to enforce our covenants for the benefit of all WIA members. I'm pleased to note that the vast majority of our residents immediately remedy violations when informed of them by our staff. Only rarely do infractions require a Board hearing to resolve. Make no mistake, however, your Board understands that covenant enforcement is critical to maintain the quality of life of our community. Like dues that go unpaid, covenants that go unenforced detract from the enviable community that Woodmoor has become.

I encourage those very few of you who have not paid your 2021 dues to do so or establish a payment plan to prevent lien fees, interest and penalties which, frankly, dwarf the annual dues assessment of \$267. I'd also encourage any member who has been assessed by the Board to resolve your account. We can and will take action to collect these debts because we owe it to all the other 3000 homeowners in our association who timely resolve these issues.

As I previously reported to you, our revenues for 2020 were adversely impacted by COVID. Nevertheless, your staff did an outstanding job in holding down expenses and we managed to turn 2020 with a small surplus which we deposited in our reserve account. We have a balanced budget for 2021 that enables us to reward our staff and WPS officers and implement needed improvements throughout WIA, one of which was hiring Amber full-time due to increased workload as WIA grows. I assure you that your volunteer Board understands its fiduciary obligation to our members. We are committed to being good stewards of the resources you entrust to us. Your Board thanks you for the opportunity to serve you, and I encourage any resident who has an issue or just wants to be better informed to attend one or more of our monthly Board meetings (1900 on the fourth Wednesday of the month).

March 2021



Inside this issue:

President's Report

Annual Meeting Recap

Good Neighbor Award

Roads

2021 Board Members

WPS

Exterior Projects

Pet Waste Stations

Home Business?

Forestry

Covenants

Garage Sale

Scholarships

Common Area Usage

Warning

Purge the Spurge

No Open Burning

Important Dates

Annual Meeting Recap

The 2021 Annual Meeting was cancelled due to COVID-19. We received enough ballots/proxies by mail to elect the candidates. Three were running for the three open positions.

The election results were as follows:

Bert Jean	679	Edwards Miller	647
Peter Bille	675	There were 11 write-ins	

Bush had previously posted what would have been the presentation at the Annual Meeting on the website for residents to view. No nominations were received for the Vincent Elorie Award for 2020. Due to the storm on January 26th, the League of Women Voters of the Pikes Peak Region conducted the ballot count on Thursday, January 28th.



Good Neighbor Award Winners



The Kenny Family
The Ditzler Family
The Northway Family

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, such as mowing and raking, snow removal, and fire mitigation for neighbors that were not physically able to perform the work themselves. Thank you!!!

WIA not responsible for roads in Woodmoor

If you have a question about snow removal on the roads within Woodmoor, please contact El Paso County Public Services Department at 719-520-6460., not Woodmoor Public Safety or Woodmoor Improvement Association.

Please follow this link to view the County's snow removal plan: <https://www.woodmoor.org/snow-and-ice-control-plan/> (this is a two-page document, so be sure to read both pages). If your mailbox is damaged by a snowplow, you will need to contact the El Paso County Risk Management Section.

Please follow this link to report potholes or road damage within Woodmoor: <https://publicworks.elpasoco.com/customer-service/>. This link will take you to the online Customer Service Request. Once a report is filed, you will be able to track the service request. You can also report downed or missing road signs through the above link.

Your 2021 Board Members

Brian Bush	President
Peter Bille	Vice-President
Rick DePaiva	Secretary/Community Outreach
Connie Brown	Treasurer
Per Suhr	Director of the Architectural Control Committee
Bert Jean	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

Throughout the year, WPS receives numerous complaints regarding loose dogs. One common question we consistently receive is “Are owners allowed to walk their dogs off leash on roadways or in common areas?”

The answer to this question depends largely on who is conducting enforcement. For example, State Law (C.R.S. 30-15-101) and El Paso County Resolution N. 02-394 both specify that all dogs be either physically restrained such as on a leash or similar tether not longer than fifteen feet in length, or in a pen, cage, fence, or motor vehicle. So, in the purest sense, the answer is no, dogs are not allowed to be walked on roadways or loose in the common areas without a leash.

This being said, WIA/WPS uses discretion when issuing covenant violations, and typically only enforces animal-at-large issues that present a nuisance or safety concern to the community or residents of Woodmoor. For example, if a dog owner is with their dog and in control of their dog through such means as voice control or an electronic collar, we do not consider this a violation. On the other hand, if a dog is running loose without the owner present, we would consider this a violation and could issue the owner a violation. While we are not giving permission to violate state or local laws, we also realize that many residents enjoy being able to go on walks, play catch or throw a frisbee with their well-trained pets in our common areas. Just be forewarned – if you choose to walk your dog or allow your dog to run loose, you could receive a summons from a Sheriff's Deputy or a Law Enforcement Officer for the Humane Society of the Pikes Peak Region.

Another important consideration for dog owners is to please remember not everyone loves dogs and some people are downright terrified of them. People are often seen walking carrying a stick; it is not to ward off a mugger, but to scare off a loose dog. Your dog may be friendly, but if it likes to run and say hi to others, you should consider placing the dog on a leash. If we receive a complaint and we verify that your pet behaved in such a way which could cause someone to be fearful for their own safety, you could receive a violation by WIA/WPS and/or cited by local law enforcement.

Another complaint that we routinely receive is that a dog has wandered onto a neighbor's property to relieve themselves. Please pick up after your pet. Why should neighbors have to clean up after your dog? The WIA has placed dog waste stations in many common areas. These stations are emptied weekly for your convenience. Most Woodmoor common areas are drainage areas and dog waste is very hazardous to the water supply. We do not want dog waste getting into the water supply and request your help in this matter.



Architectural Control Reminders

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. Your application must be submitted at least one week prior to the meeting, 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 will be scheduled for 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. If your project does not meet current ACC standards, you may be required to rebuild it to the standards or remove it in its entirety.

It is best to contact Bob at bob@woodmoor.org with any questions prior to starting a project. He will work with you to get your project approved in a timely manner if it meets all the requirements of the Project Design Standards Manual. If not, he will work with you to bring your project into compliance.

Woodmoor is not here to stop you from doing projects on your home, we just want to ensure that you are following the existing guidelines.

Pet Waste Stations Installed

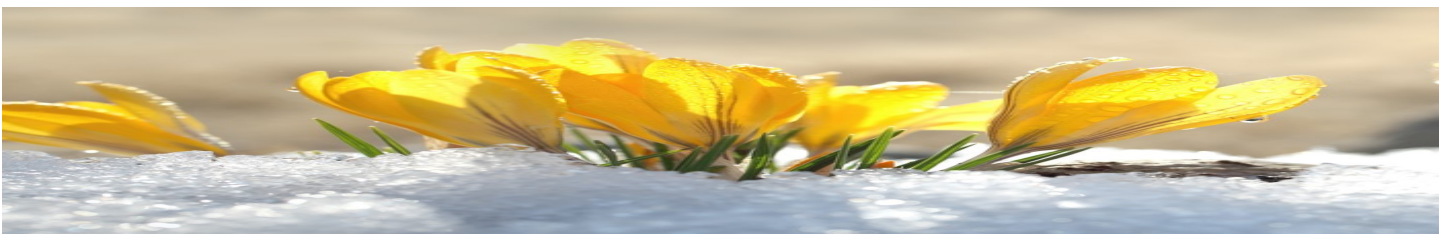
Please be a responsible dog owner and pick up after your pet. Woodmoor Improvement installed 7 pet waste stations throughout frequently used Common Areas. We cannot install pet waste stations along roadways, as that is not property owned by Woodmoor, so we put them where we thought they would be best utilized. We have a service that cleans them out on a weekly basis and restocks the bags.

We will reevaluate the locations as time goes on to see if any need to be relocated. We may also add additional stations if it is necessary.



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.

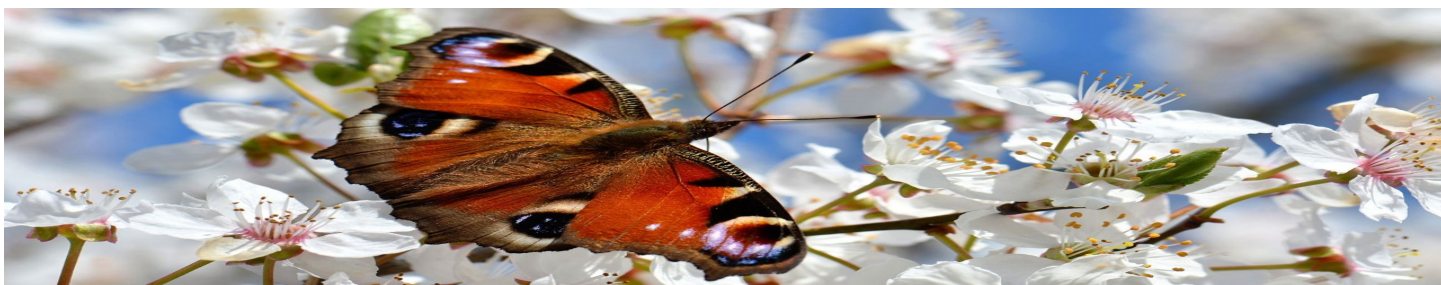


Forestry

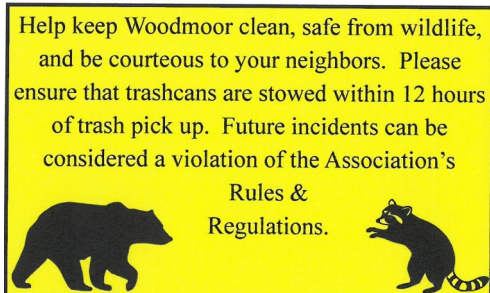
The State Fire Assistance—Wildland Urban Interface (SFA-WUI) grant that Woodmoor Improvement Association was awarded in 2020 is going well. The initial intent was to encourage the residents along Woodmoor Drive to do fire mitigation on their lots in order to create a fire break between central and north Woodmoor.

To date residents have completed \$15,782.58 worth of work. They will be reimbursed \$7,891.29. There are 4.76 acres that have been treated, and that is .23 miles of the ~1.5 mile targeted area. Woodmoor will continue to reach out to the residents along this corridor to encourage them to perform work that could potentially save their home and many around them. Currently only residents along the east-west portion of Woodmoor Drive are eligible to participate in this grant. Once the Woodmoor Drive corridor has been mitigated, WIA will be able to offer the remaining grant funds to other areas of Woodmoor.

If you have an interest in participating in this grant, please contact Matthew at the WIA Office. He can be reached at 719-488-2693 x 4 or by email at matthew@woodmoor.org. A forestry evaluation is required. Once the work is completed, Matthew and a representative from the Colorado State Forest Service will inspect the work completed to ensure that it meets the criteria for reimbursement.



Covenants



Friendly 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 sight 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.

NEIGHBORHOOD GARAGE SALE

Are you planning early for your spring cleaning? Or getting ready to move? Sign up for the Annual Woodmoor Garage Sale at woodmoorgaragesale.com. The site is not active yet, so keep an eye out so you can get registered. It's Friday, June 25 and Saturday, June 26 from 8am to 2pm.

Sponsored by: Claire and Jeff Garlick with Blessings Realty. Questions? Call them at 719-332-8360.

Dates/Times: Friday, 6/25 & Saturday, 6/26, 8am-2pm.

Register: Register as a seller at woodmoorgaragesale.com

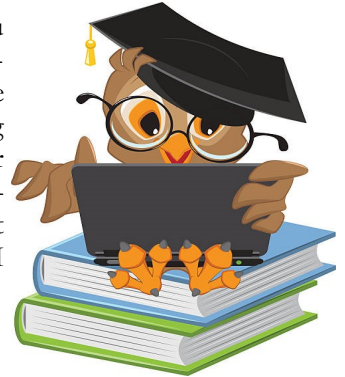
Questions: Claire Garlick - 719-332-8360

Deadline for Registration: June 18th

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. For the second year in a row, 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!



Common Area Usage Reminders

Some reminders regarding the usage of WIA Common Areas:

1. No ice fishing is allowed on any ponds within Woodmoor.
2. No swimming in the ponds or ice skating on the ponds.
3. No snowboarding or skiing on Toboggan Hill. It is for sledding only.

WARNING!!!

With warmer weather approaching, we will be out in the field more often. In order to avoid receiving a covenant violation for trailers, boats, or RVs, please make sure they are stowed in an enclosed garage or stored off-site. These items are allowed to be brought in to load and unload items for a trip or for repairs for no more than 72 hours at a time, and no more than 20 overnights per year. They cannot be stored on your lot, unless stored in a garage or shed.

We will also be looking for dead trees, as they pose an extreme fire hazard. It is not a matter of if, but when a fire will happen in Woodmoor. Limbing up trees and scrub oak, as well as removing slash and dead trees from your property can help save your home, neighboring homes, and possibly loss of life.

Remember that real estate signs are to be no larger than 144 square inches or 1' x 1'. This is a covenant and cannot be changed without 2/3 vote of the entire membership.



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.



Purge the Spurge

Exchange your spurge for FREE groundcover plants!

Saturday, April 24, 2021 from 1:00-3:00 p.m.

By Cindy Schaefer, Colorado Master Gardener

Colorado State University Extension El Paso County Master Gardeners will give you free groundcover plants in exchange for your bagged Myrtle spurge! The more Myrtle spurge you bring, the more plants you get.

This event will be held at the Colorado State University Extension – El Paso County, 17 N. Spruce Street, Colorado Springs on Saturday, April 24, 2021 from 1:00 p.m. to 3:00 p.m.

Myrtle spurge (*Euphorbia myrsinites*), also known as donkeytail spurge, is a highly invasive noxious weed and, unfortunately, has been planted in many rock gardens. This plant is rapidly expanding into sensitive ecosystems, displacing native vegetation and reducing forage for wildlife. The same attributes that make it appealing to El Paso County gardeners (drought tolerance, hardiness, and tolerance of poor soils) also make it a successful competitor with native species.

Myrtle spurge is a **Colorado A List Species noxious weed**, which requires eradication on all lands County, State, Federal, or Private.

Be Aware! This plant exudes toxic, milky latex, which can cause severe skin irritations, so take necessary precautions when removing the plant:

- wear rubber gloves
- cover your arms and legs

protect your eyes, nose and mouth

Be sure you are pulling Myrtle spurge and not another type of weed. It's also important to dig out the roots. Place securely in bags.

To attend this event, print one ticket per household to exchange with your bag(s) of Myrtle spurge and receive your FREE groundcover plants.

Tickets are available at: <https://www.eventbrite.com/e/purge-the-spurge-tickets-137366399599>

Thanks to FOX, the Friends of Extension, creators of the Colorado Springs Garden Tour for supporting this FREE event!



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



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



Important Dates

April 13—ACC Meeting, 7pm
April 14 — Covenant Hearings, 6:30pm
April 27 — ACC Meeting, 7pm
April 28 — WIA Board Meeting, 7pm

May 11 — ACC Meeting, 7pm
May 12— Covenant Hearings, 6:30pm
May 25— ACC Meeting, 7pm
May 26— WIA Board Meeting, 7pm
May 31 —Deadline for scholarship submittals
May 31 — Memorial Day– WIA Office closed



June 5 — Chipping Day, 9am—4pm (tentative)
June 8 — ACC Meeting, 7pm
June 9 — Covenant Hearings, 6:30pm
June 22 — ACC Meeting, 7pm
June 23 — WIA Board Meeting, 7pm
June 25 & 26 — Woodmoor Garage Sale



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
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 Manager
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.