



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

June 2021

President's Report by Brian Bush

Spring/Summer may finally be here – but I wouldn't bet on no more snow, as the scrub oak still hasn't leafed out yet. Your Association continues its efforts to make Woodmoor a great place to live and raise a family. That said, I have several items to bring to your attention.

A few of you have recently received notices of covenant violations involving keeping trailers on your property for more than 72 hours without special permission. Put simply, although this may be a small inconvenience for those who need to move and store your trailers, your Board of Directors is very cognizant of their duty to enforce these covenants and the effect if we did not. The Association consists of well over 3000 homes (second largest in Colorado). If we didn't control trailers (and excess cars for that matter), Woodmoor would soon look like an RV park or used car lot. In my opinion that would severely detract from the community everyone wants to live in (judging by house sales recently). I humbly ask you to do your part and follow the rules.

Secondly, as has been previously published, WIA is serious about fire mitigation – knowing that a fire is not a matter of “if” but “when”. Board mitigation grants, free-to-residents chipping days and our federal/state grant of nearly \$250,000 in matching funds is all part of our mitigation strategy. So too is our covenant enforcement on dead trees and excess fuels including tall grass, including a \$5000 fine for an “open fire” first offense. Our wet Spring will require each of us to do a bit extra to keep these fuels in check. I also encourage residents (especially those living along Woodmoor Drive) to contact Matthew Nelson our forester to see if you qualify for this matching grant money. And, please don't tempt fate – NO OPEN FIRES OR FIREWORKS IN WOODMOOR- EVER.

Thirdly, thanks to those of you who responded to notices that you had not paid your 2021 dues. To those few who did not, we have initiated liens against your property. When it comes time for you to settle-up, you will note that late fees, interest and lien fees will dwarf your annual dues. However, you can't say we didn't warn you.

Lastly, please sign up for E-Blast, we'd love to have a higher percentage of residents we could contact via email to convey important community information. We carefully guard your privacy and only a Board member can approve an E-Blast so that we don't overload inboxes. In terms of COVID, we are constantly monitoring state and local guidance and adjusting use of our facilities and availability of our staff to meet these changing requirements. Please remember that Denise, Bob, Matthew, Amber, Chief Kevin and the WPS officers work for you through your Board of Directors. In my humble opinion, they and your volunteer Board of Directors do an outstanding job truly improving your Woodmoor Association.



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Annual Garage Sale

The Annual Garage Sale is back for 2021. Local realtors, Jeff and Claire Garlick organize the Woodmoor Garage sale each year.

For 2021, it will be held on **Friday, June 25th and Saturday, June 26th** from **8am to 2pm** each day.

To register, please go to: **woodmoorgaragesale.com**.

Maps will be available at Wesley Owens, Community Banks of Colorado, and online beginning June 23rd.

Registration deadline is Friday, June 18th.

Any questions should be directed to Claire Garlick at 719-332-8360.



Are you missing out on important information?

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 WIA 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 day information, notifications of fire bans or other emergencies.

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

**PLEASE READ:
IMPORTANT
MESSAGE**

Tree Selection for El Paso County

By Fredricka Bogardus, Colorado Master Gardener

Trees are an investment which if grown well, will add value and beauty to your landscape for decades to come. Trees provide shade, shelter for birds, sometimes spectacular spring blooms, fruit, or good fall color.

There are several factors to consider when selecting a tree. Scale is probably the most important factor. Pay close attention to mature size when selecting trees. Large trees can exceed 50', small trees may reach maturity at 20'. Like Goldilocks you need to find the size that is 'just right' for your garden. Growth rate is a factor to consider, while fast growing trees may seem like a good idea, they typically are more brittle, making storm damage a bigger problem.

If you are considering a flowering tree, think about fruit. Flowering trees that produce fruit can make a major mess in your landscape; are you willing to do the clean up every year? Some varieties produce no visible fruit, others have fruit that politely stays on the tree through winter (persistent fruit), providing a food source for birds and requiring little clean up. There is no right or wrong; just know what you are getting.

For an extensive list of recommended trees for our region consult the Front Range Tree Recommendation List (<https://extension.colostate.edu/.../garden/treereclist.pdf>).

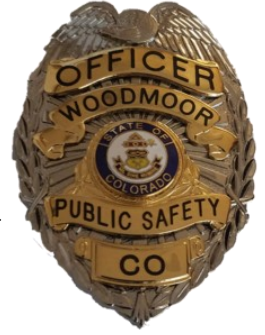
Trees not recommended for our region:

Ash trees because of susceptibility to Emerald Ash Borer

From the desk of WPS

Recently the Tri-Lakes area has seen an increase in vehicle burglaries officially known as Criminal Trespass Auto or CTA. To avoid being a victim of a CTA, please follow these simple rules and other crime prevention tips.

When leaving your vehicle outside, always keep your vehicle locked. Do not leave any valuables in sight including garage door openers, keys, purses/wallets, briefcases, and weapons. I personally had a window smashed while living in Colorado Springs and a cushioned stadium seat (looked like a briefcase) was taken. The thieves quickly discarded the seat; however, I had to replace a window. Even if you are only at a gas station, do not leave your purse or wallet on the seat when outside. If you park your vehicle outside on a regular basis, please take the garage door opener out of the vehicle. Thieves can take your garage door opener and return later to burglarize your house. Remember to use a dead-bolt lock on the door leading into your home from the garage, and keep it locked at all times. When working outside, keep your garage door closed.



WPS has an officer on duty and we patrol the community 24/7. After 10pm, officers are on the lookout for open garage doors, suspicious vehicles/persons, or anything out of the ordinary. If we find an open garage door, we will attempt to make contact to close the door. An open garage door is an open opportunity for a quick score for thieves.

Never leave your vehicle running unattended. Not only could the vehicle be stolen, you may be cited by the El Paso County Sheriff's Office.

Do not allow someone claiming to be from a utility, repair, landscaping company, etc. to escort you outside to address an issue before verifying their identity. It could be a diversion tactic so another person can burglarize your home while you are outside.

I would like to remind residents that fireworks of any kind and open pit fires (campfires) are strictly forbidden in Woodmoor at all times. A commercially purchased fire pit with a spark arrestor (screen), or a pit that has been built, which was approved by the Architectural Control Committee (ACC) and the TLMFPD Fire Marshal, can be used if we are under no burn restrictions and we are not under Red Flag Warnings. The burning of slash is **never** allowed at any time regardless of what is being burned. If you or any person on your lot is caught using fireworks, burning slash, or having an open pit fire in Woodmoor, you could be issued a covenant violation and be facing a fine of a minimum of \$5,000 from the WIA. WIA takes the possibility of a fire very seriously, as we have been told on numerous occasions that it is a matter of when, not if, a fire will happen in Woodmoor.

WIA and WPS do not accept anonymous complaints

WIA does not accept anonymous complaints. Texting the WPS cell phone is also considered an anonymous complaint.

The reason that we do not accept anonymous complaints, is that if we need more information while attempting to investigate the complaint, we do not know who to contact. With over 3,000 properties and one covenant person, staff time is very valuable. If we have all the information we need, it makes it much easier to determine if the complaint is valid or not.

It has always been the policy of the Association that we DO NOT divulge who the complainant is. Once a violation is verified, the WIA becomes the complainant. We do not want to have neighbor battles because of complaints that were submitted for covenant violations.

Please call WPS (719-499-9771) with any barking dog complaint, as the officer may have additional questions, especially if the caller is uncertain as to where the dog actually resides.

Keep in mind that it may not be an immediate neighbor that has submitted the complaint. We receive complaints from realtors, other residents driving by, as well as staff or Board members.



Plan ahead for Hail Mitigation

By Fredricka Bogardus, Colorado Master Gardener

If there is any single risk to your garden for total destruction, it is probably a 20 minute hailstorm in the middle of the growing season. Plants that were just moments ago flourishing and green can be reduced to something that resembles chopped spinach. While there isn't a lot you can do to prevent the damage, you can try to minimize it.

Watch the weather. Protection won't do you any good if it isn't in place when the storm hits. Very warm weather and predicted thunderstorms in the afternoon are the risk periods for hailstorms. The warmer the weather, the more likely damage will occur.

Hail cloth, available in local garden centers, is a tightly woven cloth that allows sunlight through but is tough enough to repel hail. This is a great product idea for the top of hoop structures, tomato cages or any other structure you may have available. For young plants consider some temporary protections while the plants get started. Walls of water can be placed on heat loving plants such as tomatoes and peppers. Gallon milk cartons with the bottom cut off can protect new seedlings such as cucumbers, squash etc. Make sure to leave the cap off for ventilation. They offer pretty good weather protection until the plant outgrows the structure or needs access to pollinators.

After the storm, if your plants have been damaged you may wonder what to do with them. Annuals, if severely damaged are probably not going to recover. If damage is minor, fertilize lightly and wait for one week or so to see if they recover enough to be welcome in your garden. If recovery isn't satisfactory to you then your only option is to remove the plant, and if it is still early in the season you can replace it. Remember that some plants sold as annuals are actually tender perennials, geraniums are an example. Those plants should be treated like the perennials below. Perennials, shrubs and trees will probably survive even severe damage. They may not look great this year but will be back another year. Fertilize lightly to encourage foliage growth, cut back severely damaged foliage, and broken branches. Clean up the garden to minimize the risk of plant disease carried in the debris. It may take a few weeks but most of these plants should recover even from severe damage.

When you have questions, Colorado State University Extension has research based answers. Get answers to your horticulture questions by ask.extension.org. any time day or night. Monday to Thursday from 9 a.m. – 12 p.m. you can phone 520-7684 or emailing CSUmng2@elpasoco.com.

For current garden tips visit www.facebook.com/ColoradoMasterGardeners.EPC

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.

Last year WIA installed 7 poop stations throughout Woodmoor Common Areas. We have them serviced weekly, and we are very appreciative of the residents that utilize them.

WIA requests that if you are not near a Common Area with a poop station that you still pick up after your pet, especially along the roadways, as there are residents who like to walk, and they do not want to have to avoid piles of poop as they are walking. It is the responsibility of the individual that the community continues to be a place for all to enjoy.

If there is a Common Area that you think could benefit from having a poop station installed, please contact Bob at the WIA Office, and we will take it into consideration.



Trailers, RVs, Boats, Commercial and Excess Vehicles

WIA has received numerous complaints about trailers, RVs, boats, commercial and excess vehicles.

Please remember that trailers, RVs, and boats 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 performing 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.

Commercial vehicles are not allowed, unless stored in an enclosed garage or can be covered with magnets. This is a covenant, not a rule, so it cannot be changed without a 2/3 vote of the entire membership (currently 3,070 lots).

We also understand that extenuating 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. Guests can park on the roadway; however, when possible, we request that they park in the driveway. When parking on the roadway, we ask that they are aware of the area they park in, as this can cause a problem for emergency personnel to get firetrucks, ambulances, etc. through on the narrow roads, or could cause a fire if parked on the grassy areas next to the road. 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.

Architectural Control

Reminder: ALL exterior projects must be approved by the Architectural Control Administrator or the Committee. Bob can approve certain projects in the office, such as repaint, deck replacement with same footprint, driveway resurfacing, driveway replacement with same footprint, door and window changes, etc. Projects such as fences, sheds, ancillary buildings, additions, etc., must go before the Committee. The committee meets twice each month (except December), on the second and fourth Tuesday. Your project must be submitted to Bob by the Friday prior to the meeting. If your project involves neighbor notifications, it must be submitted two weeks prior.

Most projects can be submitted through the WIA website (www.woodmoor.org). Go to the Architectural Control tab and scroll to the bottom of the page. The form will go directly to Bob when submitted. If he has any questions or needs additional information, he will contact you.

If you are unsure whether or not your project needs approval, please call or email Bob (719-488-2693 x 3 or bob@woodmoor.org).

NO Dumping in Common Areas

WIA has received several calls over the past couple of years, notifying us that someone has dumped items, garbage, slash, etc. in a few of our Common Areas. Typically this is after the fact and the culprits are unknown.

Please do not dump unwanted/broken items, garbage, pine needles, slash, etc. in ANY Woodmoor Common Area. If WIA has to clean this up, haul it to the dump, and/or dispose of it in some other manner, those costs come out of every resident's dues.

WIA sponsors three FREE chipping days per year, where Woodmoor residents can take their slash (dead trees, tree limbs, etc.) and their pine needles and have them chipped up and/or disposed of properly.

If you see someone leaving items, garbage, slash, etc. in a Woodmoor Common Area, please contact WPS on their cell phone 719-499-9771 immediately. If caught, the person could be subject to a Hearing before the Board, and they may be assessed a fine. If they are not caught, then a staff member or contractor will have to clean up the area.

Please be respectful and help keep Woodmoor a desirable community in which to live.



Chipping Days

6/5, 7/10, 8/7

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.



Important Dates

July 5 — WIA Offices closed
July 10 — Chipping Day, 9am - 4pm, LPHS
July 13 — ACC Meeting, 7pm
July 14 — Covenant Hearings, 6:30pm
July 27 — ACC Meeting, 7pm
July 28 — WIA Board Meeting, 7pm



August 7 — Chipping Day, 9am - 4pm, LPHS
August 10 — ACC Meeting, 7pm
August 11 — Covenant Hearings, 6:30pm
August 24 — ACC Meeting, 7pm
August 25 — WIA Board Meeting, 7pm



September 6 — WIA Offices closed
September 8 — Covenant Hearings, 6:30pm
September 14 — ACC Meeting, 7pm
September 22 — WIA Board Meeting, 7pm
September 28 — ACC Meeting, 7pm



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
Steve Cutler, 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 by appointment only—June 1 through June 30

Office hours: Monday—Thursday 8am—4pm Friday 8am-noon—Beginning July 1st
1691 Woodmoor Drive, Monument, CO 80132