



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

September 2021

As we transition to Fall, I want to thank the vast majority of our residents who received our "tall grasses" letter and promptly complied with our request by cutting down both unsightly and fire-dangerous, overgrown vegetation. To those few who didn't voluntarily comply, WIA will be issuing covenant violation notices shortly. Your Board of Directors takes its responsibility to maintain the appearance of our community and manage significant fire danger very seriously.

Secondly, as you'll see elsewhere in this newsletter, fireworks are NEVER allowed in Woodmoor. This includes sparklers and is the rule regardless of what is permitted by the El Paso County Sheriff. Clearly, we live in a heavily forested area. Any out-of-control fire is likely to damage or destroy many, many homes. It's not that your Board isn't patriotic or sensitive to celebrating holidays – it's that we have a duty to protect the community we all live in. Please help by adhering to the NO FIREWORKS and NO OPEN FIRES rules for the benefit of yourselves and everyone else who lives in Woodmoor. We'll do our part by aggressively taking care of the Common Areas and enforcing our covenants, rules and regulations.

Thirdly, we have recently changed our policy concerning use of the Barn in advance of an event. Assuming no conflict, the Board has vested our HOA Administrator with the discretion to allow use of the facility in advance of an event (e.g. decorating) and the authority to impose a small fee for doing so. Thus, the Board relaxed our prior policy that nothing could be left in the Barn overnight, although those who wish to take advantage of this new policy will be asked to sign a waiver for any property left in the Barn overnight.

Lastly, as we approach the Fall/Winter season, please remember that WIA is not involved in road repair or snow removal. That is the sole responsibility of El Paso County. Anecdotally, many residents have had success in bringing particular maintenance or snow removal problems to the attention of the County by using their website (citizenconnect.elpasoco.com). If you have a particular issue, I encourage you to do so.

In closing, again thank you to the overwhelming majority of our residents who comply with our covenants and rules and who remedy problems promptly. You make the job of your volunteer board much easier and our community a great place to live. Please remember our procedures and fines are designed to gain compliance – NOT secure additional revenue for your Association.



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



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



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 \$267 and possibly have a small remaining balance.
- * When you place a call to the WIA Offices, please keep in mind that the staff can be with other residents or out in the field. If you do reach someone's voice mail, **PLEASE** leave a message, and they will return your call at their earliest convenience. You may also follow up with an email.

Are you signed up for email blasts?

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. 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 Brian Bush, Per Suhr, and Tom Smith. Nominations or self-nominations are due to the WIA office **on or before November 16, 2021**. 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.

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**.

If you receive a violation, please act (communicate with the WIA Office or remove the trailer, RV, or boat) 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.

Trash Cans

Trash cans **MUST** be stowed in your garage or out of sight 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.

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 has installed "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. Dogs do not have to be on a leash when on their own property, but should be under voice command.



Storage of firewood

Firewood should **NEVER** be stacked/stored between trees, and it is strongly recommended to not store it underneath your deck. It should be stacked neatly at least 30 feet from your home. You do not want to give a ground fire a way to the crowns of the trees, nor do you want to give firewood under a deck a way to ignite a fire on your deck.



Covenant Violation Process

For those residents that do not know, WIA would like to explain what happens during the covenant violation process.

If the violation is a barking, loose or aggressive dog, or an immediate matter of public safety, then the call should be made directly to WPS (719-499-9771), as they, or an independent third party, must witness the act in order to issue a violation. An Officer is available 24/7. Please do not think you are bothering them, even if it is the middle of the night.

If the matter is not an immediate threat to safety:

1. Report the violation to the WIA Office, either by a phone call or by submitting the violation form online (<https://www.woodmoor.org/wia-violation-submission/>). Once you file a report of a violation, all further information should be directed to the WIA Office, not WPS.
2. A WIA staff member will investigate the violation and determine if it is founded or unfounded. If unfounded, there is nothing further that happens.
3. If founded, a formal violation notice is issued with a time-frame for remedy.
4. If remedied, the violation is closed. If the violation is not remedied, then a second/final violation notice is issued with an additional time-frame to remedy.
5. If still not resolved, a Notice of Hearing is issued, where the resident can speak to the Board regarding the violation. The Board can fine a resident for not complying with the covenant, or depending on circumstances, the Board can allow more time to resolve the violation. If not resolved at that time, then there is typically an additional per-day fine levied.
6. Last resort is for WIA to file a lien against the property and/or send the matter to the attorney for further resolution, up to and including foreclosure of the property.

WIA will NEVER reveal who actually reported the violation, as we do not want to cause tensions between neighbors. The reason we do not accept “anonymous” reports is in case we need more information to be able to verify a complaint.

The Board does have the authority to approve variances to the rules (not covenants). For example: if a resident has a need for a variance to the number of vehicles to be parked outside on their driveway, they can submit a Vehicle Variance Request to the Board for their consideration. Depending on the circumstances and the number of vehicles, the Board will typically grant a variance for up to 6 months. Occasionally these may be extended for a limited time. Variances are not to be used as a permanent solution to the problem.

If you have a question, please contact Matthew at matthew@woodmoor.org or by phone at 719-488-2693 x 4 or any other staff member in the WIA Office.

Noxious Weeds - Not Wildflowers

The pictures below (left to right) are common mullein (indian toilet paper), thistle (knapweed), yellow toadflax (butter-and-eggs), and myrtle spurge. These are noxious weeds, not wildflowers. If you have these on your property, we strongly encourage you to eradicate them immediately.



From the desk of WPS

This summer we've seen more rain than we've had in years, which is great; however, with the rain came growth of grasses and weeds. Did you know that you are responsible to mow and maintain the property up to the edge of the road? Did you know the majority of vegetation fires start at the edge of the roadway? Of course people know that a cigarette butt thrown out can start a fire, but what about a truck and trailer that is dragging a chain? What about a car driving with a flat tire? And of course pulling a hot vehicle onto the shoulder of the road to park. Catalytic converters on vehicles get very hot and can easily start a fire. Please mow the grasses and weeds in the ditches and shoulders of the road on your property. It is your responsibility, not El Paso County.



This 4th of July WPS issued numerous violations for using fireworks resulting in thousands of dollars in fines being levied by the WIA Board of Directors. There were three common themes from residents that were issued violations for fireworks. First, we thought it was safe because it recently rained. Second, we thought they were legal in the County. And lastly, we thought sparklers were allowed. **No type of fireworks are allowed at any time in Woodmoor.** If you have to light it, it's strictly forbidden in Woodmoor regardless of the weather or what the County allows.

Recreational fires (such as fire pits and chimineas) are only allowed in a commercially purchased fire pit (with spark arrestor) or other pre-approved device. If the fire pit is built by a homeowner, it must be approved by the Tri-Lakes Fire Protection District **and** by the Architectural Control Committee before use. Please do not jeopardize your home, neighbors' home, and community by having a fire or using fireworks.

We continue to see bears in the area, so please keep your trash cans secured inside a garage or shed until the day of pickup. Keep BBQ grills clean and secured inside if possible. If you use bird feeders, suspend between two large trees. Bears are attracted to the easy food source, and if found, will continue to come back.

With school starting please abide by the 20 mph school zone speed limits to keep our kids safe and always be careful of all pedestrians on the roads.

Winter is just around the corner. I would like to remind all Woodmoor residents that the El Paso County Department of Transportation (EPCDOT) is responsible for all the roads in Woodmoor, including snow removal. EPCDOT will plow the roads based on a priority system with each road classified as a priority one, two, or three.

****Priority One Roads** are defined as all paved roads that are identified on the El Paso County Major Transportation Corridor map as major arterials. Priority one roads in Woodmoor are: County Line Road, Furrow Road, Higby Road, Highway 105, and Woodmoor Drive.

****Priority Two Roads** are defined as roads that collect traffic from subdivision roads and allow traffic circulation within residential areas, while providing channels to the major arterial system. Common priority two roads in Woodmoor would be, but are not limited to: Augusta Drive, Bowstring Road, Caribou Drive, Fairplay Drive, Knollwood Boulevard, Lake Woodmoor Drive, Old Antlers Way, Top O' the Moor East and West, White Fawn Drive, and other similar roads not listed.

****Priority Three Roads** are roads that are residential in nature. These roads will be plowed when time, available funds, and equipment permit.

For a complete list of the roads and their respective priorities please visit: <http://adm.elpasoco.com/transportation/Pages/SnowRemoval.aspx>

****From EPCDOT**

2021 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 261 cubic yards of flammable material from the area (376 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 2022 dates as soon as we have them scheduled.

Creating Winter Interest - By Kathy Lariviere, Colorado Master Gardener

Does your winter garden lack color? Evergreens are winter workhorses, providing that verdant living color we crave so much. Trees such as ponderosa pines, bristlecone pines, and Colorado blue spruces are all Colorado natives. Dwarf conifers such as mugo pine 'Mops' and Colorado spruce 'Globosa,' have rounded, mounding shapes which add contrast and interest to the winter landscape.

Ground covers act as a living mulch, and add color and substance when placed in front of other, taller plants. Woolly and Turkish veronicas form evergreen mats, hardy ice plants sport a rosy, raspberry hue in winter, and sedum 'Angelina' provides a rich russet pop of color. And all of these ground covers will be lovely complements to spring - flowering bulbs.

Leave healthy perennials and grasses standing all winter to provide cover for birds, small mammals, and beneficial insects. The dried seed heads of brown-eyed Susans (*Rudbeckias* sp.), sunflowers, and coreopsis, and attractive fruits and berries such as rose hips and crabapples, will draw birds to the garden for a winter feast, and add form, color, and character to the winter landscape.

Grasses provide texture and movement with winter winds. Their seed heads add further interest, and their leaves provide nesting material come spring. Blonde Ambition blue gramma grass is a native grass that has it all. It holds its form well during the winter, has interesting seed heads that remain on the plant all winter, provides food and habitat for birds and beneficial insects, and is xeric to boot.

Hardscaping is another important element to consider for the winter garden. Well-placed boulders anchor the landscape. Stone walls and flagstone paths, outlined in snow, beautifully frame the garden. Fences, trellises, and arbors provide graceful backdrops and welcome contrasts. And sculptures, statues, and large pots add beauty, form and grace.

Submit gardening questions to csung2@elpaso.com or call 719-520-7684. The in-person help desk is open 9 a.m. - noon and 1 - 4 p.m. Mondays and Wednesdays at 17 N. Spruce St. Find on Facebook at Colorado Master Gardeners - El Paso County.

Forestry Grant Information

Woodmoor was awarded the State Fire Assistance Wildland Urban Interface (SFA WUI) grant in 2020. 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 \$1,000 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.

- 34% (29 lots) of primary intended recipients are in progress or completed
- 9.61 acres have been treated
- \$14,711.70 has been or is in progress of being reimbursed for contractor cost and labor

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.**



Important Dates

October 11 — WIA Offices closed
October 12 — ACC Meeting, 7pm
October 13 — Covenant Hearings, 6:30pm
October 26 — ACC Meeting, 7pm
October 27 — WIA Board Meeting, 7pm



November 9 — ACC Meeting, 7pm
November 10 — Covenant Hearings, 6:30pm
November 16—Deadline for Board Nominations
November 17 — WIA Board Meeting, 7pm
November 23 — ACC Meeting, 7pm
November 25 & 26—WIA Offices closed



December 7 — ACC Meeting, 7pm
December 8 — Covenant Hearings, 6:30pm
December 15 — WIA Board Meeting, 7pm
December 24 — WIA Offices closed
December 31—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
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 Administrator
Matthew Nelson, Covenants/Forestry
Bob Pearsall, Architectural Control/
Common Areas
Amber Garner, Bookkeeping/Barn
Rentals

Office hours: Monday—Thursday 8am to 4pm, Friday 8am to noon
1691 Woodmoor Drive, Monument, CO 80132