



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2021



President's Report by Brian Bush

Like 2020, 2021 has certainly been a challenging year for your Association. We have been blessed with great volunteer board and committee members and an outstanding administrative staff and Woodmoor Public Safety officers. When the situation allowed, we were able to open up our facilities such as The Barn and allow entry by residents into our administrative offices. We remain vigilant, however, and constantly monitor the ongoing challenges posed by the pandemic so that we keep everyone as safe as possible. We'll wait to see if we can hold an Annual Meeting this year (we didn't in 2020).

As in 2020, our 2021 revenues took a hit because of the pandemic. However, your staff did a great job in holding the line on expenses. Together with a bit more administrative fees paid for new housing, we expect to turn a small surplus in 2021 that will be used to enhance our reserve account and improve our common facilities. Still, with increased costs for our activities and projects, your Board found it necessary to raise your dues for 2022, to \$275 annually. Still quite a bargain considering the services WIA provides. I can assure you that your Board of Directors takes their fiduciary responsibility to each resident very seriously and carefully monitors our budget. A copy of the adopted 2022 budget has been posted on the WIA website.

I am pleased to report that the great majority of our residents cooperate to enhance the community we all live in. You have helped us address tall grasses that present fire dangers, remove dead trees, comply with trailer rules and adhere to both our off-drive parking and maximum number of cars parked outside limitations. Thank you for that support. However, we could use a bit more help in remembering to take in our trash cans on pickup days. You can be assured that your Board will continue to take aggressive action to enforce our covenants. These benefit the whole community and is the reason Woodmoor is viewed as such a desirable community.

In 2022 we will continue to improve our Common Areas with trails and other features, support our pet waste stations (thanks for using them), and explore a possible donation of additional South Woodmoor Common Area being offered by the Walters Open Space Committee, LLC. We'll also continue to support the Safe Routes to Schools Program and our superb WPS officers who work so hard to insure we have a safe community. We'll also continue to use a substantial state/federal mitigation grant to reduce the fire threat throughout Woodmoor.

In closing, I want to wish each and every resident and their family members a safe, healthy and prosperous 2022. My thanks to each of you for making Woodmoor a great place to live. I urge you to vote for directors in our upcoming election by filling out your ballot, and thank you in advance for paying your dues in a timely manner.

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Please watch for your ballots to arrive during the first week of January

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
2021 Annual Assessment: \$267.00

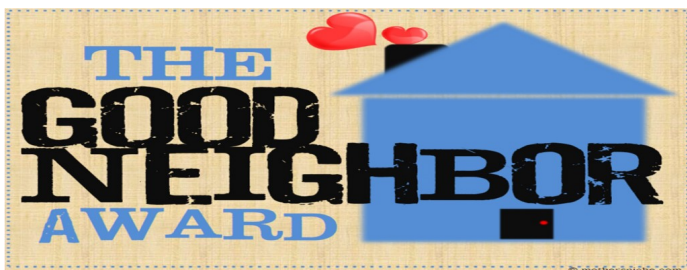
Governance information regarding the association is available from the WIA Management Office. The Declaration, Covenants, Rules and Regulations, Project Design Standards Manual, WIA governing documents, as well as current information regarding association business, and meeting minutes are posted on our 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 open 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 10, 2022.

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
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: Monday through Thursday 8am to 4 pm, Friday 8am to noon

Common Areas by Steven Cutler

With the opportunity to be a volunteer as the Director of Common Areas here in Woodmoor for 2021, it became apparent to me how these areas bring the feeling of openness, as well as value to our homes. One of the items that Woodmoor has that few communities have that sets us apart. A big priority in Woodmoor Common Areas is fire mitigation, with the continued path of making us a strong FireWise community. We finished the mitigation at the Marsh and did some work at the Point, along with some concerned spots throughout Woodmoor. The plan will be to do more mitigation in 2022, which I hope we all consider doing with our own properties. In addition, we are working on creating and maintaining better paths for Woodmoor residents to enjoy. The dog poop stations for the most part have been a success in helping make our Common Areas more enjoyable for all. This is the goal, as we the home owners own these open spaces together. I want to shout out to volunteers like the scouts, and a handful of home owners that give time to policing and doing small projects that benefit every home owner. They are truly appreciated and add value to us all.

As we head into the winter months, I'd like to remind everyone that intends to enjoy our Common Areas in the cold weather that ice skating on the ponds or ice fishing is not allowed (for safety reasons). As for Toboggan Hill reminders; no snowboarding or skiing, as it is only for sledding and tubing. Also children sledding under 12yrs old must be supervised by an adult.

As 2021 comes to an end, I want to recognize the great Woodmoor staff that I have learned does so much behind the scenes to make Woodmoor what it is. We live in a great community, and I hope everyone has a Special Holiday.

Covenant Violation Fee Schedule Update

By Vice President Peter Bille

I wanted to let our members know that the WIA Board has updated our Covenant Violation Fee Schedule. It has been 4 years since our last update. As residents of Woodmoor and members of the WIA, you have agreed to abide by and follow our Covenants, Rules and Regulations. The WIA Board has no interest in imposing fines on our members; however, the Board uses this tool only as a last resort in order to get our residents to abide by the rules they agreed to when they purchased their home or lot. Please take the time to visit our website at www.woodmoor.org to view our Covenants, Rules and Regulations. They are listed at the bottom of our Covenants and Governance page (<https://woodmoor.org/governance/>). Please do not hesitate to contact myself or the WIA staff with any questions or comments in regard to our Covenants, Rules and Regulations.

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 four electronic newsletters (to save on printing and mailing costs), as well as posting them on the website, along with 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.



Are you a walker, dog walker, or biker?

Woodmoor was asked by a concerned resident to write an article about road etiquette, due to concerns for walkers, bikers, and dog walkers.

- Always walk against traffic.
- Always bike with traffic.
- On our narrow roads in Woodmoor, if you are walking your dogs, especially on a leash that extends, please keep the dogs close to you, so they are not impeding traffic.

For your safety, the safety of your animals, and the safety of drivers on our roads, please follow the rules of etiquette. We do not want any persons or animals injured or worse.

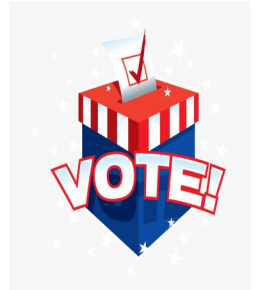
Information on Barn Rentals

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 \$25 per hour over the four free. 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. You also may need to provide an insurance certificate if you are serving alcohol.

From the Secretary Rick DePaiva

The ballots will be sent out at the beginning of January, and we ask you to please get those filled out and sent back as soon as possible. We need your votes to meet quorum. 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. The LWVPPR representatives will count the votes on February 1st. The results will be posted on the WIA website, www.woodmoor.org.

As long as there are no new restrictions in place for gatherings, the WIA Annual Meeting will be on January 31, 2022, at 7pm in The Barn. Sign in will start at 6:30pm. Light refreshments will be provided.



From the Treasurer Connie Brown

The chart below outlines the primary budgeted revenue and expense categories for 2022. The full budget is posted on the WIA website (www.woodmoor.org).

2022 Annual Budget

Revenue Summary

Administrative (dues, interest)	\$913,850.00
Architectural Control	46,250.00
Community Center	30,000.00
Public Safety	49,297.00
Transfer of prior years operating funds	<u>4,286.88</u>
Total Revenue	\$1,043,683.88

Expense Summary

Administrative	\$355,755.90
Community Center	13,600.00
Forestry/Common Areas	149,160.00
Public Safety	<u>525,167.98</u>
Total Expense	\$1,043,683.88

2022 Dues

As noted previously in the President's Report, the 2022 dues will go up slightly to \$275.00, which is a 3% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2022. 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 help with Forestry evaluations. 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 any time.



Woodmoor Public Safety

One of our most common complaints/concerns in Woodmoor is for speeding traffic. It has been talked about many times on social media with many points of view. Most of the time people think it is high school students traveling to or from school and that is not always the case. We're too quick to blame students, teens and young adults, but we see more adults and parents speeding, especially near the middle school and the elementary schools. The other part of this, it is people that live in the community that drive in the community. People are not coming from Colorado Springs to speed through Woodmoor. They are your neighbors and community members. Please slow down and pay particular attention especially in school zones.



One area of serious concern is in the school zone in front of Lewis Palmer Middle School on Woodmoor Drive. As you may or may not know, WPS Officers try to direct traffic at the intersection of Woodmoor Drive and Willow Park Way at the south end of the school. During morning drop-off, we witness downright dangerous behavior on almost a daily basis putting everyone at risk, especially the officer standing in the middle of the intersection. Please, if you are dropping students off, be patient, considerate of others, and especially follow the directions of the traffic control officer.

The WIA has a Speed Monitoring Awareness Radar Trailer (SMART,) and we set up in areas where we receive complaints, if it is safe to do so. The trailer will record data including date, time, speed, and number of vehicles.

We are currently conducting traffic surveys in specific locations in Woodmoor. We will be sharing this data with El Paso County Sheriff's Office for enforcement, El Paso County Dept. of Public Works (roads), and Holly Williams, El Paso County Commissioner for District 1.

If you would like to see the trailer on your street, contact WPS at 719-488-3600 or send an email to kevin@woodmoor.org. Please keep in mind we cannot place the trailer where it would create a hazard or the area next to the road if it is not somewhat level.

Year Round Gardening

Debra Stinton Othitis, Colorado Master Gardener

Winter Watering is Essential for Healthy Trees and Turf Next Year

With the growing season over for another year, you may be looking forward to a break from gardening tasks. However, it is important to plan now how you will water your turf, trees and shrubs throughout the winter in the event of low snowfall amounts.

Once plants go dormant for the year, it is easy to think they don't need care until spring. That is not always the case, especially in years with low or no moisture. Trees are still transpiring (losing water) throughout the winter months. Winter desiccation occurs when the amount of moisture loss is greater than the amount of moisture available. Evergreen trees and shrubs transpire in dormancy at a higher rate than deciduous trees and shrubs. Often the damage from winter desiccation to evergreens is not visible until early spring, when brown needles appear on the ends of branches. Newly planted deciduous trees and shrubs are always especially vulnerable to drought and need to be watered throughout the winter months with little to no snowfall. (continued on page 7)

Year Round Gardening (continued)

Winter desiccation can occur on turf when the soil is frozen, making water unavailable to plants. It is more problematic on sunny, dry, windy days when air temperatures are below freezing. Newly established lawns, whether seeded or sodded, are especially susceptible to damage, as are areas with south or west exposures as lawns. Turf in warm exposures is prone to late winter mite damage. The exceptions to winter watering turf are buffalo grass and blue grama grass which do not require supplemental moisture (nor do cacti, succulents and very low water plants.)

You will need to monitor weather conditions and water during extended dry periods without snow cover – one to two times per month from November to April. It is most critical to water in March and April when new roots are forming. Wait for a day when the temperature is over 40° F, use hoses to water early in the day for about 30 minutes per area. Be sure to disconnect the hose and roll it up to drain it to prevent freeze damage, leaving it ready to use the next time it's needed.

More details on winter watering are available at: <https://extension.colostate.edu/topic-areas/yard-garden/fall-and-winter-watering-7-211/>

If you have gardening questions, please submit them to our email: Csumg2@elpasoco.com. For more gardening information, please “like” our Facebook page: facebook.com/ColoradoMasterGardeners.EPC. For classes, please visit: epcextension.eventbrite.com.

Forestry

Mitigation

Woodmoor has recently completed mitigation at the Marsh Common Area (Top O the Moor West & Woodmoor drive, project area marked with blue X). WIA contracted with a local contractor to complete a ~1 acre project on the east part of the property. This was done as part of our obligation to meet the goals of the SFA-WUI grant we received in 2020. This grant was awarded to mitigate both sides of Woodmoor Drive to create a shaded fuel break. This site was very overgrown with oak and pine along with many weak/dying/dead trees. The oak/pine fuels complex is the most hazardous on our landscape. The crew went through this project area and removed oak directly under pine, pruned the remaining oak into islands, and removed dead/dying trees. The result is a more historically accurate open “park like” setting. The increase in resources will bolster the health of the remaining plants and slow the spread of mistletoe present on the site. Mitigated sites are also more likely to attract wildlife, as they tend to like a mix of open and sheltered areas. The red tail hawks that nest in this area will benefit from the increase in “edge” habitat, as it makes it more attractive to prey species. We think it was a very successful project, and we encourage you to visit the area to see that mitigation can be attractive, protect your home, and increase wildlife values.



Fire Pits and Open Fires in Woodmoor

It has recently come to our attention that the Rules and Regulations are not entirely clear on what constitutes a compliant fire pit or an open fire. A compliant fire pit is constructed of a non-combustible material (rock, brick, metal, etc.) that entirely encapsulates the combustion area. This is to say that no substantial openings may be present on the side or top of the pit. Any openings must be covered by a ¼” metal mesh to prevent embers from escaping. Fire pits ought to have a non-combustible ring around them as well - flammable materials should be cleared to bare mineral soil OR a rock/brick/stone/sand area may be installed. Fire pits must not be placed on wood/composite decks. The screen on top of the fire must be used at all times when not actively adding fuel or stoking the fire. **Only large material may be burned - no slash, trash, or pine needles.** Please be aware of any/all fire restrictions and/or Red Flag warnings in place at the time you want to utilize your firepit. An open fire violation may occur if the fire pit rules above are not followed. Open fire violations are immediately scheduled for Hearing due to the immediate and exigent threat wildfire poses to the community, and a fine of \$5,000 could be assessed. If you have any questions about your fire pit please contact bob@woodmoor.org.



No Fireworks Ever in Woodmoor

Woodmoor confirmed multiple firework violations this year. We found that some residents misunderstood what constitutes a firework. The Merriam-Webster dictionary defines a firework as “a device for producing a striking display by the combustion of explosive or flammable compositions.” Without going into exhaustive detail: **a firework is any device that you must ignite for the purpose of entertainment.** This is to include smoke bombs, fountains, and sparklers, along with the more traditional fireworks. Woodmoor can and does have more restrictive rules than El Paso County. Even if the County/State allow a particular device, Woodmoor does not. Like open fires, any confirmed firework violation is immediately scheduled for Hearing. One careless firework could start a wildfire event in Woodmoor. The best case scenario for a wildfire in Woodmoor, according to the Fire Marshal, is the loss of 1000 homes. This is not to mention the potential for loss of life. Please help us protect our community by not purchasing and lighting fireworks and ensure that guests of your home follow our rules as well. Whether it is the owner or a guest, the owner can be subject to a \$5,000 fine.



Important Dates

January 11 — ACC Meeting, 7pm
January 12 — Covenant Hearings, 6:30pm
January 17 — Martin Luther King, Jr Day - WIA Office Closed
January 25 — ACC Meeting, 7pm
January 31— WIA Annual Meeting, 7pm & Dues deadline

February 8 — ACC Meeting, 7pm
February 9 — Covenant Hearings, 6:30pm
February 21 — President's Day - WIA Office Closed
February 22 — ACC Meeting, 7pm
February 23 — WIA Board Meeting, 7pm



March 8 — ACC Meeting, 7pm
March 9 — Covenant Hearings, 6:30pm
March 22— ACC Meeting, 7pm
March 23 — WIA Board Meeting, 7pm



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IMPROVEMENT ASSOCIATION

1691 Woodmoor Drive
Monument, CO 80132