

2022 Annual Meeting Welcome!

Brian X. Bush, President
Woodmoor Improvement Association
Board of Directors

Working together to improve our community



Meeting Overview

- **2021 Annual Meeting had to be cancelled because of COVID**
- **2021 slides were posted on WIA website**
- **2020 minutes approved by me as exception to policy**



Required Protocols

- **Confirmation of Quorum**
- **Thanks to our residents for returning their ballots. Nominated volunteers will be elected to the new Board of Directors.**

WIA's Mission

- **Covenant Control**
- **Architectural Control**
- **Common Area Improvements and Maintenance**
- **Woodmoor Public Safety**

2021 Board of Directors

- **Brian X. Bush - President**
- **Peter Bille - Vice President**
- **Connie Brown - Treasurer**
- **Rick DePaiva - Secretary/Community Outreach**
- **Per Suhr - Architectural Control**
- **Steve Cutler - Common Areas**
- **Tom Smith - Forestry**
- **Ed Miller - Covenant Control**
- **Brad Gleason - Public Safety**

WIA Staff

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- **Administration** **Serving Woodmoor Since**
 - Denise Cagliaro, Administrator** **2010**
 - Robert Pearsall, ACC/Common Areas** **2012**
 - Matthew Nelson, Covenants/ Forestry** **2018**
 - Amber Garner, Bookkeeper/Barn Rentals** **2018**

 - **Woodmoor Public Safety**
 - Kevin Nielsen, Chief WPS** **1991**
 - Chad Forquer, Deputy Chief** **2001**
 - Arthur (Art) Brown, Officer** **1998**
 - Karl Schill, Officer** **2011**
 - Justin Gates, Officer** **2014**
 - Drew Olson, Officer** **2016**
 - Robert Perry, Officer (departs 15 Feb 2022)** **2018**
 - Shannon Sare, Officer** **2020**

2021 Highlights

- **Barn renovations (new portico roof, replaced windows)**
- **New trail in The Meadows**
- **Working District 38 Safe Route to Schools grant by pledging nearly \$45K**
- **\$245K state mitigation grant (resident matching) to facilitate defensible corridor along Woodmoor Drive. To be expanded.**
- **Three “free-to-residents” chipping days; matching mitigation grants (from WIA)**
- **5 \$1000 academic scholarships**

2021 WIA Income & Expenses

- Increase of 2022 dues (\$8.00 to \$275) due to increasing costs
- Top 3 income sources were: Dues, New Construction Fees, Barn/Office Rentals
- WIA/WPS staff doing “great” holding expenses under budget
- Top expenses: Payroll, Common Area Improve/Maintenance, Forestry Maintenance and Woodmoor Public Safety operations.



2022 Objectives

- **Maintain Strong Commitment to Firewise as a top priority – Community Wildfire Protection Plan and Mitigation of Risks**
- **Continue to develop trails in WIA Common Areas/Enforce Community Standards**
- **Remain engaged on possible WOSC donation of common area and proposed Proterra development**
- **Continue digitizing WIA Files**

Reserve Fund


- **Well funded vs. the plan; annual contributions are made as recommended**
- No 2021 reserve expenditures**

Woodmoor Public Safety Services

- **Immediate Officer Response:** Armed, trained professionals that can respond to alarms, suspicious activity, complaints, and assists. Emergency response with TLMFD, State Patrol for accidents, EPSO for agency assists, and motorist assists including vehicle lockouts, winter driving hazards, and jump starting vehicles
- **Vacation Checks:** Check your home while you're away
- **Crime Prevention:** Committed to having the lowest crime rate in El Paso County
- **Traffic Control:** Assist in traffic control at accident scenes. Also for LPES, LPMS, PRHS.
- **24/7 Patrol:** WPS will always have an Officer "on duty". WPS Officers vigorously patrol the community and will respond to almost any complaint or concern you may have
- **Radio System:** WPS can communicate directly with the EPSO, TLMFD, MPD and PLPD over the 800 Mgz radio system

2021 Public Safety Stats

Serving Citizens of Woodmoor



• On Duty Hours	12,500
▪ Miles driven	60,000
▪ Vacation checks completed	9,751
▪ Total calls for service:	1,117
▪ Assists:	244
▪ Open Doors:	273
▪ Suspicious Activity:	158
▪ Criminal Activity:	77

Top Covenant Violations 2021



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- Trailers on property in excess of 72 hours – 17%
 - Mowing needed on property- 16%
 - Barking dogs- 13%
 - 224 Violations (200+ additional potential violations resolved by friendly letter)
 - Many issues resolved with friendly email or telephone call and without board hearing/fines
 - **GARBAGE CANS LEFT OUT TOO LONG**

Top ACC Projects 2021

- Repaint House/Trim – 11.1%
- Roof Replacement – 8.1%
- 764 Total Projects – virtually same as 2020 (761)
- 563 approved in office – 73.7%

Common Area Improvements

- Continued pond augmentation for Lower Twin and Wild Duck Pond
- Common areas mowing (1ST & 2ND cut, 6/21 & 9/21)
- Noxious weed spraying on common areas (5/21)
- Firewise tree and scrub oak mitigation

Common Areas (continued)

- **Picnic tables installed at The Marsh Common Area (Eagle Scout Project)**
- **Trail and drainage upgrade at The Meadows Common Area**
- **Landscaping/Mowing at WIA offices/barn**
- **Completion of landscaping from new WPS addition**

TRAIL AND DRAINAGE UPGRADE AT THE MEADOWS



01/13/2022

TRAIL AND DRAINAGE UPGRADE AT THE MEADOWS



01/13/2022

COMPLETION OF THE ROOF AT THE BARN



SFA-WUI Grant Purpose: mitigate the east/west portion of the Woodmoor Drive corridor to create a shaded fuel break, protect an evacuation corridor, and facilitate firefighter access during a fire event

- **About 40% of 74 primary intended recipients, those lots directly along Woodmoor Drive, completed or in progress**

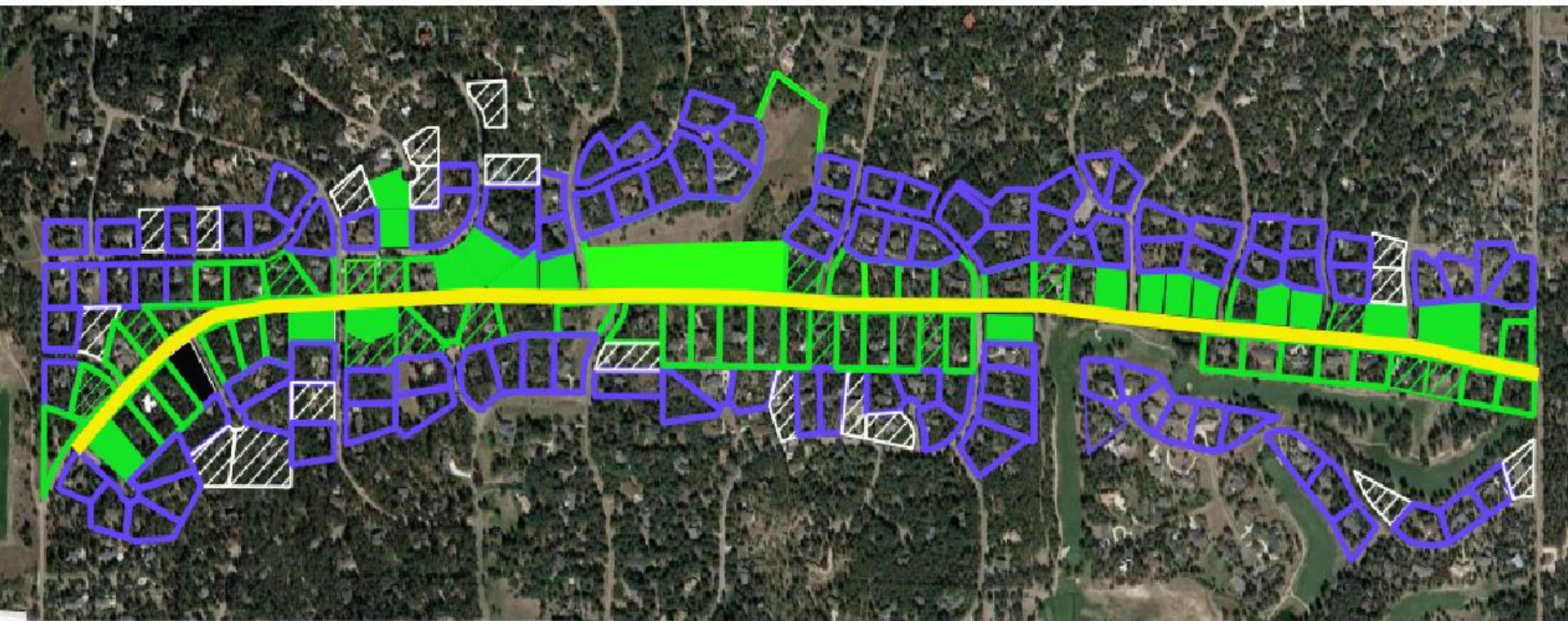
17.76 acres fully treated

\$16,915.63 money reimbursed, \$20,708.64 in reimbursement currently in process

- **Letters mailed to 124 secondary intended recipients, those lots 1-2 lots north/south of Woodmoor drive, 3 January 2022.**

18 evaluations completed/scheduled in the secondary target area. (15% recruitment from first mailing)

SFA-WUI Grant



Legend

- Woodmoor Drive Fuel Break
- Primary intended recipients
- Primary intended recipients in progress
- Secondary intended recipients
- (Hashed white) Secondary lots in progress

0

0.5

1 mi



Author: Matthew Nelson

Date: 25 January 2022

Projection/datum: WGS1984, UTM Zone 13N

Data Source: Woodmoor Water and Sanitation GIS Data,
Google maps satellite overlay.

WIA Common Area mitigation

- WIA mitigated approximately 1 acre at the east side of The Marsh Common Area along Woodmoor Drive

All oak directly under pines were removed. Remaining oak broken into “islands” to reduce fuel continuity.

Oak stumps treated to prevent re-sprouting.

Dead/dying pines were removed.

Selective thinning of remaining pines was conducted to bolster tree health and slow mistletoe die-off

- Next year the oaks along Woodmoor Drive will be pruned/thinned (as is regular maintenance) to maintain this fuel break.



Common Area Mitigation

Benefits:

- SFA-WUI grant metrics met/exceeded. (marked reduction in wildfire hazard)
- Tree health greatly improved by reduction in competition.
- Wildlife value increased by creating mosaic landscape, mixture of openings and shelter areas.
- Aesthetics. While subjective, many enjoy the open and park like appearance.

Free Chipping Days

**New system - slash drop-off to decrease wait time.
WIA will no longer unload your vehicle for you**

The same type of materials will still be accepted

**4 chipping days instead of 3. Anticipated
chipping dates:**

Saturday 25 June and Sunday 26 June.

Saturday 30 July and Sunday 31 July.

PLEASE REMEMBER

- **NO OPEN FIRES. \$5000 FINE**
- **Also commercial fire pits must have a spark arrestor with a screen with holes that are no larger than 1/8 inch.**
- **Built-in fire pits must be approved by the Tri-Lakes Monument Fire Protection District and the ACC.**

2021 Awards

Good Neighbor Award

- The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized.