



# Woodmoor

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

## President's Report by Brian Bush

WIA members, this will be kind of a “good news” “bad news” article. The good news is that your Association remains strong both financially and in terms of our staff, WPS officers and your volunteer board members. As a result of the last election, we welcomed Cindy Thrush as a new Director of Covenants and welcomed back Per Suhr as the Director of ACC. And yes, you saw fit to reelect me and the Board saw fit to continue my term as President of the Board of Directors. I am humbled that both allowed me to continue to serve the WIA.

The other good news is that although we had a serious water leak in the line leading to our building that caused significant water to enter our basement, through the heroic efforts of our staff – especially Bob Pearsall – the damage was contained and the leak fixed. The repair and restoration costs of a little more than \$13K will not have an impact on our 2022 budget. Finally, the good news is that the vast majority of our members have paid their 2022 dues (all but about 200+). I thank you for doing so and urge those who have not to immediately settle your account. The Board has a fiduciary responsibility to Association members to take aggressive enforcement action to collect unpaid dues. Clearly, we hope this will not be necessary for the majority of outstanding accounts, but the time to pay your dues is now.

Now for the bad news. Too many drivers are ignoring our WPS officers trying to control traffic on Woodmoor Drive at Lewis Palmer Middle School. This has led to a serious non-WPS injury and an unsafe condition. There is another article in this newsletter that explains this problem in greater detail – **but please, please, slow down and comply with traffic laws during the time students are arriving and departing LPMS.**

Another piece of bad news is that too many visitors to Toboggan Hill Common Area don't follow parking restrictions and impede local neighborhood traffic and snow removal operations. Again, there is a separate article in this newsletter providing the details and how our residents can help us with this situation. I know that some visitors are not members (we must allow the public access to our Common Areas), but clearly some of the scofflaws are residents who park their car so they can stay warm while watching the hill without thinking of the adverse effects it causes. Please help us out here.

Finally, and this is kind of good news and bad news – we have had a wonderful response to our pet waste stations from the majority of our residents. As you know, we pay a goodly sum to have these serviced. However, as both your Board President and as the President of the water district we live in – I ask ALL pet owners to pick up and properly dispose of their pet waste. You may not think it's all that big a deal – but I assure you it is. It's both a livable community and health issue. Just in case you didn't know, we get some of our water out of Monument Creek, which is fed by drainage areas throughout Woodmoor. So please help us and help yourselves.

In closing, I thank our members for being so courteous and easy to deal with. The overwhelming majority of our members resolve covenant violations without a hearing and ACC problems by slightly changing their projects to comply with our rules. On behalf of our staff, WPS and our volunteer board, thank you for the opportunity to serve you.

March 2022



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## Annual Meeting Recap

The 2022 Annual Meeting was held January 31, 2022. We received enough ballots/proxies by mail to elect the candidates, as well as the 33 residents that were present in person or by Zoom. Three candidates were running for the three open positions.

The election results were as follows:

Brian Bush	790	Cindy Thrush	779
Per Suhr	766	There were 7 write-ins	

The reorganization meeting had to be cancelled on February 2nd because of the weather; however, the Board met in Executive Session over Zoom to elect the officers and other directors. Their positions were formally announced at the regular Board meeting on February 23rd. The minutes from the Annual meeting were approved by the Board at the meeting on February 23rd and have been posted on the website, as well as a recording of the Zoom meeting for those that are interested.



## Good Neighbor Award Winners



The Quattlebaum Family  
and  
The Finger 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 \$25 gift card to Home Depot. All have performed great services for fellow neighbors, such as watering plants and checking on the property while the owners were away long-term. 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://citizenconnect.elpasoco.com/#/homepage>. 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 2022 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
Steve Cutler	Director of Common Areas
Cindy Thrush	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Ed Miller	Director of Forestry

## From the desk of WPS

Toboggan Hill is a great place for kids to enjoy a day of sledding when snow conditions allow. The area is so popular that at times the hill becomes too busy and people park illegally on the roads surrounding the hill. Illegally parked vehicles are a major safety concern since what makes the hill so great, also creates dangerous conditions. Ice and snow-packed roads, with the shoulder of the roads filled with snow banks, make the roads even skinnier than normal. This simply does not allow for street parking. We do have a paved parking lot that can accommodate 19 vehicles. Please use this lot to park all cars and do not park on the roadways.

We've had kids walk out into traffic and people walking down the middle of the road where passing vehicles may not be able to stop on the snow and ice. When cars are parked on both sides of the road, it limits the road to one lane at best, and at times, roads are completely blocked. Even if there is room for one car to pass, it's impossible for a fire truck, ambulance, or even snow plow to get through. Deer Creek Road, Toboggan Hill Road, and Autumn Way are all posted "No Parking". If a WPS officer sees a vehicle illegally parked, we will call the Sheriff's Office and request the vehicle be ticketed or towed. Typically when parking reaches this dangerous level, the hill itself cannot accommodate that many people. If we cannot get the illegal parking resolved or the hill becomes too crowded, we will close the hill temporarily to all.

A reminder that children sledding under 12 years old must be supervised by an adult. Skiing and snowboarding is never allowed on any Woodmoor Common Area to include Toboggan Hill.

Another area of serious concern is in the school zone in front of Lewis Palmer Middle School. WPS Officers are there for the safety of students trying to cross in the crosswalk and to get the school buses in and out efficiently. Although those are our primary functions, we also try to assist in the smooth flow of traffic. On almost a daily basis we witness downright dangerous behavior from people driving in the area. Recently a teacher assisting in traffic control was hit by a car. We've had a WPS officer's foot run over and another officer hit by a side view mirror as the vehicle passed by. Please, if you are driving in the area, dropping off or picking up students, be patient, considerate of others, put your phone down, and especially follow the directions of the traffic control officers. We also conduct traffic control for Palmer Ridge High School on Monument Hill Road and Lewis Palmer Elementary School on Lake Woodmoor Drive. We see the same dangerous behavior from motorists at these schools as we do with the Middle School. Again, please be patient, slow down, be respectful of others, use turn signals, and most of all follow the direction of the traffic control officer.



## 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.

## NOT ALL ANIMAL POOP IS THE SAME!

Recently WIA has been receiving an increased number of complaints about dog owners not picking up their dog's waste during walks. As a dog owner, I love having dogs. We live in a beautiful place, and we take pride in keeping it that way. As a responsible owner, picking up after your dog shows courtesy and respect to your neighbors. We would hope that alone would be enough of an incentive, but sometimes this is not the case. Some may mistakenly think, "What the heck, its nature. After all, no one is cleaning up the wildlife waste".

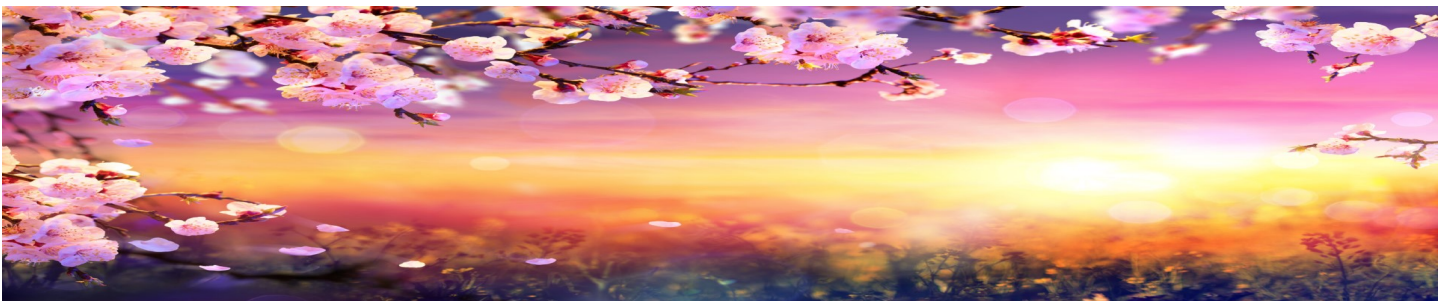
Here is the difference between dog waste and "wild" waste;

- (1) **Dog waste left behind can take a year before it breaks down**, even with rain and snow.
- (2) **Dog waste can make YOUR DOG and humans sick** (especially children and pregnant women). Dog waste can contain parasites like ringworm and tapeworm. Bacteria such as salmonella, parvo, e-coli, and other harmful organisms.
- (3) **Dog waste is responsible for 30% of the bacteria in our drinking water systems.**
- (4) **Dog waste isn't the same as wildlife waste.** Wildlife consumes resources and nutrients from the eco system, while dogs eat commercial pet food that contains a lot of protein. So, no, it is not another form of fertilizer.



In 2020, WIA installed eight (8) dog waste stations in our common areas to assist owners with their dog waste disposal. Hopefully, the dog waste stations and this helpful information will help residents understand the importance of every dog owner to doing their part to keep the Woodmoor common areas and the drinking water supply free of dog waste!

WIA will re-evaluate the locations of installed pet waste stations periodically to determine if they are being utilized to their full potential. If you notice an area (must be on a Woodmoor Common Area—not along a roadway) that you believe needs a pet waste station, please contact Bob at bob@woodmoor.org. He and the Common Area Director will evaluate the area and determine if there is a viable location.





## Forestry - Grant

Woodmoor received a \$245,000 Western State Fire Assistance – Wildland Urban Interface (SFA-WUI) grant in 2020. The purpose of this grant is to mitigate the Woodmoor Drive corridor to create a shaded fuel break. In addition to a fuel break being created, the mitigation will facilitate evacuation and firefighter access during a wildfire event. We are happy to report that approximately 40% of primary intended recipients (those directly on Woodmoor Drive) have started or completed mitigation on their lot. Starting January 2022, WIA opened up funding to good secondary recipients (those a few lots north/south of Woodmoor Drive) and 20+ lots have begun mitigating in that secondary area.

To date, Woodmoor residents have fully mitigated 17 acres, and WIA has mitigated 1 acre in the area targeted by the grant. Another 10+ acres are in progress at this time. \$36,000 in reimbursements have been processed to residents who participated in this grant. As we progress through 2022 and 2023, WIA will open up funding to progressively larger groups of residents. This will be based on proximity to Woodmoor Drive and/or associated to wildfire risk. Highest wildfire risk areas, as defined by Woodmoor Community Wildfire Protection Plan, will be targeted for funding before opening up funding to lower risk areas. Please contact WIA Forestry at 719-488-2693 x 4 or [matthew@woodmoor.org](mailto:matthew@woodmoor.org) with questions.

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.



## Trash Can Reminder

Help keep Woodmoor clean, safe from wildlife, and be courteous to your neighbors. Please ensure that trashcans are stowed within 12 hours of trash pick up. Future incidents can be considered a violation of the Association's

Rules &  
Regulations.



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](http://woodmoorgaragesale.com). The site is not active yet, so keep an eye out so you can get registered. It's Friday, June 24 and Saturday, June 25 from 8am to 2pm.

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

**Dates/Times:** Friday, 6/24 & Saturday, 6/25 8am-2pm.

**Register:** Register as a seller at [woodmoorgaragesale.com](http://woodmoorgaragesale.com)

**Questions:** Claire Garlick - 719-332-8360

**Deadline for Registration:** June 17th

## 2022 Chipping Days

Woodmoor is happy to announce that the WIA chipping days will be expanding in 2022. We plan to host two weekend events, a total of 4 days, on June 25/26 and July 30/31. The location will remain at the south parking lot of Lewis Palmer High school. To decrease wait time, WIA will be shifting to a resident slash drop - much like the Black Forest Slash Pile. Residents will queue up in their vehicle and be released progressively to drop slash in a central location. WIA and their contractors will no longer unload your vehicle for you. This change will allow ~5 vehicles to unload at once rather than the 2-3 vehicles being unloaded as in previous years.

The same type of materials will be accepted. Slash/logs up to 8 inches in diameter, pine needles, etc. **As in previous years: NO construction materials, rock/rubble, stumps, or garbage will be accepted.** Only clean slash/logs will be accepted. Please contact the WIA Office with questions 719-488-2693 x 4.

## 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.

## Trailers, Rvs, Boats?

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.



## Real Estate Signs

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. Please encourage your neighbors to sign up as well!

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. The four newsletters are only available electronically, and we will send a notice each time one is available.



# Right-Sizing Plants for your Landscape

By Susan Flynn, Colorado Master Gardener

Before buying a tree, shrub, or perennial, homeowners should research the plant's mature size in order to allow enough space for that plant to grow in a healthy environment. Plant tags frequently include suggested spacing. Choosing plants that are too large for the intended site can have negative – and even disastrous – consequences.

When selecting a tree, ensure that it will fit into the available growing space without pruning. Allow your tree enough root space so sufficient water and oxygen are available for the tree throughout its life. A mature tree should not obstruct a desirable view from inside the house, prevent access to the front door, interfere with a driver's visibility at an intersection, or touch overhead power lines.

Shrubs can grow 20 feet tall, and can spread up to 15 feet. Shrubs planted too densely may receive more shade or require more frequent pruning. If the shrubs in your landscape are too close, consider removing one or more to allow more space for the others.

Allowing enough room between your perennials is also important. Although you may be tempted to place plants close together so your beds look fuller, doing so can result in the plants crowding each other when they reach maturity. While waiting for your perennials to mature, plant annuals for the first few growing seasons in the bare spots.

By designing your landscape with the mature size of your trees, shrubs, and perennials in mind, you can provide a healthy environment for your plants and avoid costly mistakes in the future.

## Common Areas

By Steve Cutler

As part of Woodmoor's ongoing Common Area improvement plan, we are happy to inform our members that during the months of December 2021 and January 2022, Woodmoor constructed and finished an ADA-compliant walking trail at The Meadows. Instead of just a social footpath made of homemade wooden "bridges" over Dirty Woman Creek, (which at times could be flooded and muddy), we now have a 7-foot wide road base trail that connects Wild Duck Pond to Augusta Drive, through the 36.76 acres of The Meadows. This trail, which took over 300 tons of road base to construct, also includes five new culverts that were graded and leveled for safer crossings over the creek. It is hoped that this will allow for more year-round usage. Additionally, Woodmoor will be installing 2 benches that face the Front Range, in the spring, for relaxing and enjoying the Common Area. A dog waste station is currently located at the trail head on Augusta Drive but may be more centrally relocated depending on trail usage and resident feedback. Please utilize the dog waste stations in all of the Common Areas, but especially the Meadows as it directly interfaces with Dirty Woman Creek. The creek is a source of drinking water for all of Woodmoor. (Please see our other article on dog waste for more information). We hope that all of our residents will enjoy this new trail and help keep it clean for everyone to use.





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



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





## Updated Rule

### This is the old rule:

F. OPEN FIRES Open fires including campfires are not allowed in Woodmoor unless in an approved container (approved by the Tri-Lakes Monument Fire Protection District Fire Marshal) and will be placed no less than 15 feet from any structure. An approved container shall be made of a non combustible material such as steel, concrete, or stone and be completely shielded on the bottom with brick and/or rock, encircling the entire fire pit with no gaps on all sides. The container must have a spark arrester (screen) covering the top constructed of woven or welded 12 gage wire (minimum) having openings not exceeding ¼ inch. Containers commonly used as BBQ grills are allowed if the fuel used is of liquid petroleum gas, natural gas, butane, or charcoal briquettes. Burning of fire wood is allowed in an approved container. Burning of slash and trash in any type of container is strictly forbidden.

### This is the new rule adopted by the Board at the February 23, 2022 Board meeting:

## F. FIRES

**Open Burning** is not allowed in Woodmoor under any circumstances. Open burning includes the combustion of any matter which is not fully contained within a fire pit (with spark arrestor in place), outdoor fireplace, or stationary barbeque as described below.

**Recreational Fires** are generally permitted in Woodmoor. Recreational fires may be conducted using an enclosed fire pit, outdoor fireplace, or chiminea. Each of these devices must have a spark arrestor in place, either directly above the fuel or at the top of the chimney. Fire pits not purchased from a commercial retail store must be approved by the Tri-Lakes Monument Fire Protection District Fire Marshal prior to use. The following requirements pertain to recreational fires:

1. Recreational fires are not permitted when Red Flag Warnings have been issued by the National Weather Service, when the El Paso County Sheriff has implemented a burn ban which forbids ignition of such fires, or when sustained or gusty winds make the activity unsafe.
2. The location of the fire pit, outdoor fireplace, or chiminea must be a minimum of 25-ft from combustible construction including homes, sheds, and any other structures.
3. All combustible vegetation (leaves, dead grass, pine needles, etc.) must be cleared within 5-ft in all directions of the fire pit.
4. The container used must be constructed of non-combustible material (steel, concrete, stone, etc.) and must be fully enclosed on all sides with no gaps.
5. A spark arrestor (screen) constructed of woven or welded 12-gauge wire and with openings no larger than ¼-inch must be in place and cover the entire fuel area from side to side.
6. A minimum of 1 extinguishment source must be present at all times from ignition to full extinguishment of the fire. Appropriate extinguishment sources include a pressurized water hose, a fully charged fire extinguisher (minimum 4A rating), a 5-gal bucket of water, or a 5-gal bucket of sand/dirt.
7. The fire must be constantly attended by a responsible adult who is capable of calling 911 in the event of an emergency.
8. The maximum size of the fuel pile shall not exceed 3-ft in diameter and 2-ft in height.
9. Flame height shall not exceed 4-ft when measured from the base of the fuel pile.
10. Permissible fuels include firewood, logs under 3-ft in length, and manufactured “fire logs” that are commercially available. **Burning of slash, trash, gasoline (or other flammable liquids) and any hazardous material is prohibited. Slash includes vegetation, pine needles, pinecones, small branches, and similar debris.**

Please see the attached 3-page flyer that pertains to the above rule for further explanation. If you have additional questions, please contact Matthew at [matthew@woodmoor.org](mailto:matthew@woodmoor.org).



# WOODMOOR IMPROVEMENT ASSOCIATION

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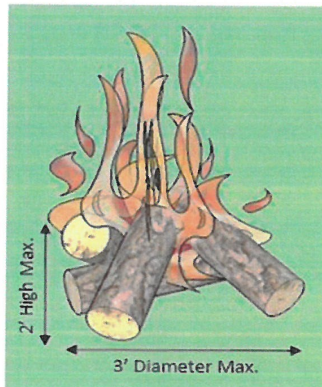
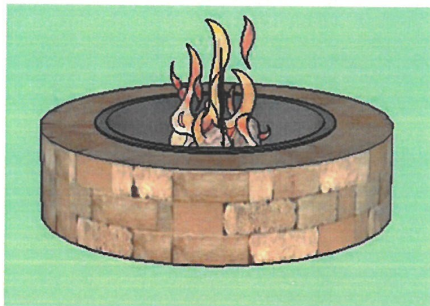
## Recreational Fires and Portable Outdoor Fireplaces

### INTRODUCTION:

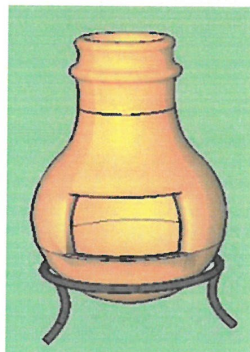
As one of the largest threats to our community, the Woodmoor Improvement Association takes fire very seriously. This document contains the requirements of Woodmoor Improvement Association (WIA) for recreational fires and use of portable outdoor fireplaces at residential dwellings (including townhomes). Other entities (El Paso County Sheriff, National Weather Service, Tri Lakes Monument Fire Protection District, etc.) may have additional requirements which are not included in this document. The party utilizing a recreational fire or portable outdoor fireplace is responsible for confirmation that their activity is not in conflict with any requirements or restrictions by WIA or other entities.

### DEFINITIONS

**Recreational Fire:** An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a **total fuel area** of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious, ceremonial, cooking, warmth, or similar purposes.



**Portable Outdoor Fireplace:** A portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. A portable outdoor fireplace may be open in design or may be equipped with a small hearth opening and a short chimney or chimney opening at the top.



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## FIRE LOCATION



Recreational fires, including those conducted in a portable outdoor fireplace, are **required** to be a minimum of 25-ft away from all combustible materials and structures, including houses, decks, fences, sheds, utility poles, etc. Other conditions, such as dry vegetation, pine needles, or leaves which could cause a fire to spread to within 25' of a structure shall be eliminated prior to ignition. This could necessitate mowing and watering grass, trimming trees and shrubs, etc.

## ALLOWABLE FIRE PIT CONTAINERS

The container used must be constructed of non-combustible material (steel, concrete, stone, etc.) and must be fully enclosed on all sides with no gaps. A spark arrestor (screen) constructed of woven or welded 12-gauge wire and with openings no larger than 1/4-inch must be in place and cover the entire fuel area from side to side.



Fire pits that are homemade or otherwise constructed by hand (not purchased from a retail store) must be approved by the Tri Lakes Fire Protection District Fire Marshal prior to use. WIA will conduct a site inspection, free of charge, to any resident who wishes to utilize recreational fire. The purpose of the inspection is to ensure safety as well as awareness and compliance with all requirements described in this document.

## PERMISSIBLE FUELS

Firewood, logs (not longer than 3-ft) and manufactured "fire logs" are permitted for use as fuel. Slash, to include tree branches, leaves, pine needles, pinecones and other debris may not be burned. In addition, household trash, flammable liquids, hazardous materials, and similar items not specifically listed above as permissible are not allowed. At no time is the flame height allowed to exceed 4-ft when measured from the base of the fuel pile.

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## ATTENDANCE

Recreational fires and portable outdoor fireplaces shall be attended by a responsible adult who has access to a telephone to notify the fire department if a problem develops. This attendance shall be constant and shall continue until the fire is completely extinguished.

**If the fire extends beyond the area where you intended, call 911 IMMEDIATELY and report it!**

## EXTINGUISHMENT

Means of extinguishing the fire shall be present at all times and shall include at least one of the following:

- A pressurized water hose with spray nozzle
- A fully charged fire extinguisher with a minimum rating of 4A
- A 5-gallon bucket of water
- A 5-gallon bucket of sand with a shovel

## BURN RESTRICTIONS

Use of recreational fires and portable outdoor fireplaces is prohibited during the following times:

1. When there is a "Red Flag Warning" issued by the National Weather Service:  
<https://www.weather.gov/pub/>
2. When the Fire Weather Outlook for the day is "Elevated, Critical, or Extreme":  
[https://www.spc.noaa.gov/products/fire\\_wx/](https://www.spc.noaa.gov/products/fire_wx/)
3. When there is an open burning restriction issued by the El Paso County Sheriff:  
<https://www.epcsheriffsoffice.com/>
4. During periods of sustained or gusty winds that make the activity unsafe.

## Open Burning

**Open burning is never allowed in Woodmoor.** Examples of open burning include, but are not limited to, the following:

- Use of a fire pit, outdoor fireplace, chiminea or similar without a spark arrestor in place
- Use of fire or torch to eliminate weeds or other unwanted vegetation
- Burning of debris, trash or vegetation outside of a fully enclosed fire pit
- Campfires



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## Dead Trees or Slash?

WIA will be looking for dead trees/slash, as they pose an extreme fire hazard, and we have had a significant amount of tree mortality due to the recent draught, as well as insect infestations. 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. You may qualify for some of the grant monies (see article on page 5 for more information), so please contact Matthew at [matthew@woodmoor.org](mailto:matthew@woodmoor.org) for more information. Or take advantage of the WIA Chipping Days (also mentioned elsewhere in this newsletter).

## Outdoor Lighting Recommendations for Woodmoor Residents

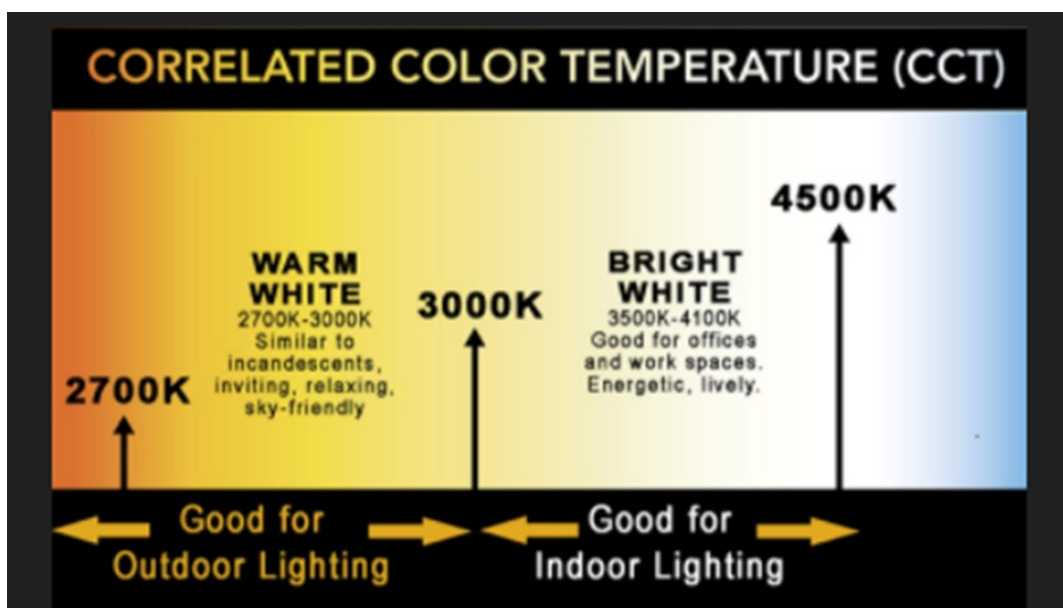
The Board invited a local resident who is a lighting expert to submit an article about outdoor lighting. WIA would like to recommend that you take this information into consideration when adding or replacing outdoor lighting.

Have you ever realized while driving on the road, you see white lights coming at you in your rearview mirror? No, it is not a UFO, it is a vehicle with new technology of head lights approaching you.

LED lighting has come a long way and the strong beam you see from a vehicle on the road is measured in lumens. The color white is the spectrum that is measured in Kelvin temperature.

People have asked me, what do you recommend for outdoor lighting in Colorado? My answer is simple, if you want to see stars at night, which is why many homeowners choose to live in Woodmoor, then I would recommend 3 areas to look into. Following these simple suggestions will make the neighborhood safe without over lighting your property, which can effect your neighbor's area.

- ♦ **First, color Temperature.** I would suggest 2700K – 3000K for the color. This is a warm light that looks a bit orange. See the chart below



## Outdoor Lighting Recommendations (continued)

- ♦ **Second, what kind of fixture should I use?** To help fight light pollution so you can see stars at night, I would select a cut off fixture for the side of the house so light is around the perimeter only, post top used for driveways and other landscaping features put in the downward position. See below for some fixture examples in the right column.

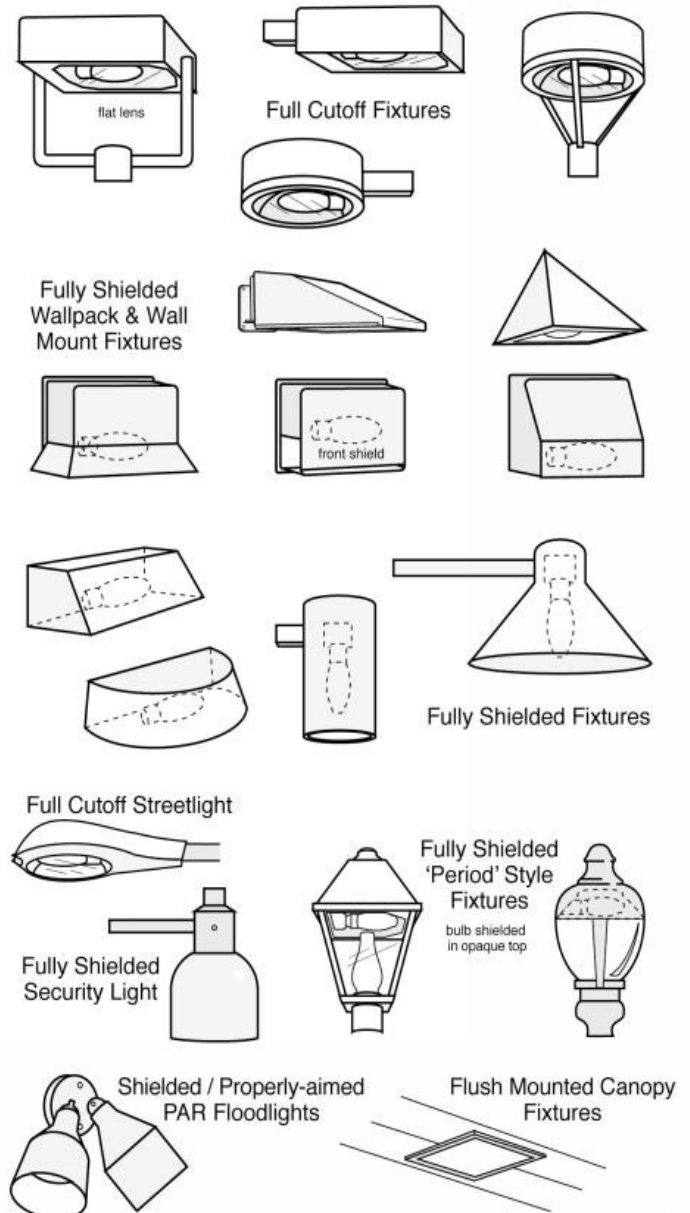
### Examples of Encouraged and Discouraged Lighting Fixtures

#### Discouraged



#### Encouraged

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



- ♦ **Third, what kind of bulb, wattage, and lumens should I use?** What if my fixture is integrated and needs no bulbs? Also, take into consideration if your fixture has more than one bulb make sure it doesn't exceed total lumen output.



## Outdoor Lighting Recommendations (continued)

- 300-700 lumens for motion sensors
- 700-1300 for Flood Lights

Comparison from Incandescent, CFL, and LED below shows what wattage and lumens you need depending on the type of lamp you use.

*Energy Saving*  
**COMPARISON**  
INCANDESCENT vs. CFL vs. LED

LEAST EFFICIENT MOST EFFICIENT

	Standard Incandescent	Compact Fluorescent	LEDs
<b>450 LUMENS</b>	40W * \$4.82/Yr**	9-13W * \$1.08-1.57/yr**	4-5W * \$0.48-0.60/yr**
<b>800 LUMENS</b>	60W \$7.23/yr	13-15W \$1.57-1.80/yr	6-8W \$0.72-0.96/yr
<b>1100 LUMENS</b>	75W \$9.03/yr	18-25W \$2.17-3.01/yr	9-13W \$1.08-1.57/yr

\* LESS BRIGHT



## Important Dates

April 12—ACC Meeting, 7pm

April 14 — Covenant Hearings, 6:30pm

April 26 — ACC Meeting, 7pm

April 27 — WIA Board Meeting, 7pm

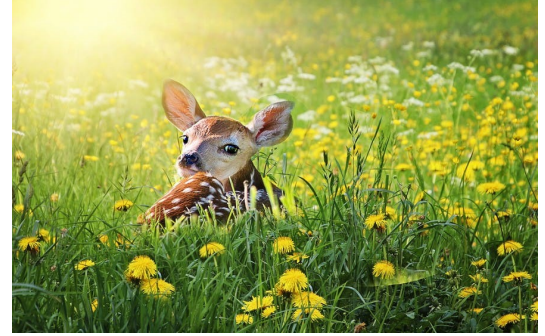
May 10 — ACC Meeting, 7pm

May 12— Covenant Hearings, 6:30pm

May 24— ACC Meeting, 7pm

May 25— WIA Board Meeting, 7pm

May 30 — Memorial Day— WIA Office closed



June 9 — Covenant Hearings, 6:30pm

June 14 — ACC Meeting, 7pm

June 21 — ACC Meeting, 7pm

June 22 — WIA Board Meeting, 7pm

June 24 & 25 — Woodmoor Garage Sale

June 25 & 26—Woodmoor Chipping Days



## Woodmoor Board of Directors & Staff

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**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.  
1691 Woodmoor Drive, Monument, CO 80132