



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

As I sit here writing this article about the coming summer, I'm of course reminded of the 18 inches of snow we had last week and the dusting we had this morning. For those of you who sustained shrub/tree damage like I did, I want to remind you that we are having two chipping "weekends" this summer (i.e. a Saturday and Sunday instead of Saturdays like we did in past years). The first of these will be 25/26 June (I know, the Woodmoor garage sale is over that weekend as well) and will feature changes we believe will enhance responsiveness. You will off-load your slash and we will have a high-speed pickup and vastly improved chipper to take care of it. We believe this will substantially reduce waiting times to off-load. As in past years, this is a free service to association members (we'll expect a small donation from non-members).

Although saddened by the departure of our covenants/forestry administrator Matthew Nelson for greener pastures in Manitou Springs as their arborist (Matthew did great things in his nearly four years with WIA), I'm pleased to announce we hired one of our long-time WPS officers, Justin Gates to replace him. I'm confident that Justin will do just as good a job as Matthew did. We also hired one WPS replacement – more about them in other parts of this newsletter – and are looking for one more to bring us to full WPS staffing.

WIA continues to work on Safe Routes to Schools (the project was out for bid in May), engaging with Lewis Palmer Middle School and District 38 officials to explore better traffic alternatives in front of LPMS and to improve safety for WPS officers.

WIA recently closed on the property in South Woodmoor, known as the South Woodmoor Preserve. The Walters Open Space LLC donated 65 acres to WIA. Now that their generous and gracious offer has gone through, WIA is poised to install improvements in this area that will benefit all WIA members, but especially those in South Woodmoor. This has long been a key goal of your association.

You'll also note later in this newsletter that WIA anticipates being able to expand use of our state/federal mitigation 50/50 matching grant to all WIA residents later this summer. Given the experience of recent fires in Colorado, I strongly encourage you to make use of this mitigation grant (basically you get the grant to pay for half of what you spend on mitigation). But remember, there are specific requirements such as a pre-inspection and authorization BEFORE you have any work done or do it yourself.

Finally, my deepest thanks to the overwhelming majority of our members who (1) honor our covenants (no chickens), (2) follow our rules and regulations, (3) DON'T HAVE OPEN FIRES, and (4) take in their trash cans. Your board is so very fortunate that we have relatively few instances of non-compliant behavior. And even in those cases, the vast majority of you comply when we ask (or maybe remind you of our enforcement powers). You make this a wonderful community to live in which, if recent house prices are any indication, is truly valued by those seeking to live here. Thanks to you all and thanks to your association staff, WPS officers and your volunteer board for what they do. I'm honored and humbled that they allow me to serve in this position.

June 2022



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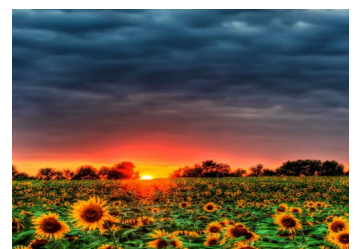
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June 2022

Annual Garage Sale

The Annual Garage Sale is back for 2022. Local realtors, Jeff and Claire Garlick organize the Woodmoor Garage sale each year.

For 2022, it will be held on **Friday, June 24th and Saturday, June 25th** 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.

Registration deadline is Friday, June 17th.

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



Growing Vegetables in Containers

By Debra Stinton Othitis, *Colorado Master Gardener*

Container gardening is an increasingly popular way for home gardeners to grow their favorite vegetables, particularly when gardening space is limited. Containers can be placed on a windowsill, patio, deck or balcony, or in any place where growing conditions are appropriate for producing vegetables. Most vegetables require full sun although leafy greens can tolerate less than 6 hours of sun per day. Container gardening is an easy way to introduce children to the joys and rewards of vegetable gardening.

Just about any container can be used, but the most important thing to consider is drainage. Plants will not grow successfully in soil that is continually water logged. Do not put anything (e.g., rocks, broken pot pieces, etc.) in the bottom of the pot as layering materials in a container actually impedes drainage. Water moves best through a continuous column of soil mix.

Many vegetables, herbs, and flowers will not be productive if they are allowed to wilt so remember that container gardens require more frequent watering. Plastic containers do not dry out as quickly as ceramic or clay. However, even plastic containers may require daily or twice daily watering as plants grow larger, and summer heat increases. Do not allow containers to dry completely or fine roots will die.

Use a good potting soil with a slow-release fertilizer that will help your plants get nutrients for two weeks. After that, you'll need to fertilize your vegetable plants every 2 to 4 weeks with a complete fertilizer with twice as much phosphorus as nitrogen or potassium such as 10-20-10 or 12-24-12. If you want to grow organically, liquid kelp, seaweed, or fish-based fertilizers are excellent choices for container-grown plants.

Almost any vegetable that will grow in a typical backyard garden will also do well as a container-grown plant. However, variety selection is extremely important.

Learn more at: <https://extension.colostate.edu/docs/pubs/garden/07238.pdf>

Submit gardening questions to csumg2@elpasoco.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 us on Facebook at Colorado Master Gardeners – El Paso County.



From Vice President Peter Bille

As summer is just about upon us, we have had several residents asking about the Woodmoor Improvement Association (WIA) Covenants, Rules and Regulations and how they are enforced. As a reminder, all property owners within Woodmoor signed a document, stating that they received, reviewed, and agreed to the WIA Covenants, Rules and Regulations. This occurred when you purchased your home or lot. The title company that processed your paperwork was required by law to have these documents as part of your closing. If you would like, you are welcome to contact the WIA staff for a copy of this document.

With that cleared up. The definition of an association is as follows: (often in names) a group of people organized for a joint purpose. As such, the WIA is made up of our 3100 plus home/lot owners. Simply put, all members of the Association carry the responsibility to both abide by and help enforce these rules. If you witness a violation, you have the responsibility to bring this forward to the appropriate staff member, so that the WIA staff/Board on behalf of the Association can rectify the issue and help bring the resident into compliance.

The WIA staff and Board are not here to punish our members, but to help them abide by the rules they agreed to when they purchased their home or lot. The WIA is not here to handle individual neighbor disputes. The WIA will not be used as a weapon by one resident against another. When a violation is confirmed by the staff or Board, the WIA Board/staff will act on behalf of the Association as the complaining party, again to help the resident rectify the issue and help bring the resident into compliance.

As always, access to the WIA Board, WIA staff and WPS is open to all of our members. Please do not hesitate to contact the WIA staff, WIA Board or WPS with any questions. We are here to serve our members.

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.

The quarterly newsletters are emailed and available on the WIA website.

**PLEASE READ:
IMPORTANT
MESSAGE**

From Director of Forestry Ed Miller

This year instead of having three Saturdays for Chipping Days, we have opted to have two full weekends of Chipping Days. Those dates will be 6/25, 6/26, 7/30 and 7/31 at the Lewis Palmer High School by the baseball field. These events will run from 8:00AM to 4:00PM on Saturdays and 8:00AM to 2:00PM on Sundays. You will have to unload your own vehicles, as we hope that this will reduce the amount of time each resident spends waiting to get their vehicles unloaded.

We encourage all residents to participate in these Chipping Days. We also encourage residents to let friends that live in other communities around us know that they can also participate in these events. These events are free to all Woodmoor residents, but we will request a small fee of \$5.00 to participate in our Chipping Days from non-residents. These events will benefit all communities in the area.

Please see flyer later in this newsletter for specifics on what is and is not acceptable.

We will also still have containers available for you to dispose of your pine needles. As always, you will be required to empty the bags into the container.

If you have further questions, please contact Justin at 719-488-2693 x 4 or by email at justin@woodmoor.org.

The following articles were submitted for publication as a public service to our residents.

Six Lessons Learned from the Marshall Fire

By Einar Jensen, Risk Reduction Specialist
South Metro Fire Rescue

Could a wildfire like the Marshall Fire occur in our fire district? Yes. And because it could occur here, it's important that we consider lessons from that devastating wildfire and act on them.

South Metro Fire Rescue's Community Risk Reduction Bureau and its website are great sources for information on wildfire mitigation. Most property owners could benefit from the following mitigation tips:

- ◇ Remove dead leaves and needles from gutters regularly.
- ◇ Remove dead leaves and needles from the base of exterior walls and from under decking.
- ◇ Remove junipers from within 30 feet of any home, business, church or other structure.

Mitigation is effective at protecting our families and property from low- and moderate-intensity wildfires. The Marshall Fire was pushed by hurricane-force winds with gusts exceeding 100 mph. Mitigation is not effective against high- and extreme-intensity wildfires. That is **Lesson 1**.

- ◇ **Lesson 2:** When extreme wildfires are burning near or through neighborhoods, the only option is evacuation.
- ◇ **Lesson 3:** It's critical that residents register for their county's reverse emergency notification systems. We have to opt-in to add our cell phones to the contact lists for pre-evacuation and evacuation alerts from the sheriff's offices.
- ◇ Those alerts include information on the incident, its location, its predicted growth, and where evacuees should go. However, if you're in a neighborhood or other area threatened by an approaching wildfire, you can evacuate before receiving an alert.
- ◇ **Lesson 4:** All families need a neighborhood evacuation plan. It should identify a location in a different zip code where family members will meet if they are separated when an evacuation is ordered or become separated while evacuating. It also should consider options for children old enough to stay home alone on any other day, but not old enough to drive.
- ◇ **Lesson 5:** We all need a family communications plan. As you are packing your car, you probably shouldn't answer calls from concerned friends and family about the impending disaster. Instead, they should call a designated family member who will act as the family information officer. You can check-in when you're able.
- ◇ **Lesson 6:** Inventory your home now before an emergency occurs. That inventory will make your interactions with your insurance agent much easier. As you create the inventory, you'll know if your insurance policy covers the proper value of the home and its contents.

Lessons Learned: Homeowners, Renters Should Verify They're Properly Insured

By Einar Jensen, Risk Reduction Specialist
South Metro Fire Rescue

Homeowners who lost their homes in the Marshall, Cameron Peak, East Troublesome and other recent wildfires have learned tough lessons regarding their insurance policies. It's essential that we also learn those lessons, preferably without having to lose a home.

The cost to rebuild a house is not the same as the value of the house before the structure fire, wildfire, or other disaster.

Two-thirds of wildfire victims in the U.S. are underinsured, according to United Policyholders, a homeowner's insurance advocacy group. Today is a great day to fix that problem.

Lessons Learned: Homeowners, Renters Should Verify They're Properly Insured (continued)

The declarations page of your policy should identify the limit of what will be paid if you need to rebuild. Has that amount changed to reflect the mushrooming costs of home construction?

Your policy may have extended replacement-cost coverage, but it's optional. Colorado law requires insurance companies, when offering or renewing a policy, to offer extended replacement coverage of at least 20% above the limit of insurance in Coverage A. Will that total be enough to cover reconstruction of your home in your neighborhood?

Another type of coverage is called Coverage B. It covers other structures on the property such as fencing, sheds, and detached garages. Make sure it has adjusted over time.

Your policy may be based on "prevailing market rates," according to the Colorado Department of Insurance, but who sets those rates and when were they set? The market value of a home includes the land under it and its location, but it doesn't account for the costs of labor and materials. Those seemingly rise daily.

Another optional type of coverage is law and ordinance coverage. It covers increased costs for demolition, construction, renovation, and repair associated with updates in building codes and other local requirements.

To get reimbursed for your home's contents, it's best to provide your insurance company with a complete inventory of those contents. Colorado law requires insurance companies to cut a check for 30 percent of a homeowner's total coverage without requiring any documentation, but that's a significant loss for someone who lost her property in the fire. Providing documentation can increase the return on your insurance investment.

Renters also should look at their coverage, particularly for personal property. This coverage helps reimburse you if personal belongings are stolen or destroyed by a fire or other covered peril. It can cover clothing, furniture, electronics, and other belongings.

From WPS

Woodmoor Public Safety has one new officer, which means we are searching for one more to make us fully staffed with 8 officers. Geoff Allen worked for WPS once before in the mid 90s and is very familiar with the Woodmoor area.

As many of you are aware, school is out and the kids will be enjoying the summer, so please slow down and watch for the children playing.

Bears are already out in full force. Please keep your trash cans put away and out of their reach. The bears have been known to enter garages and look in freezers, so please be cautious when you have your garage door open. Bird feeders should be kept out of the bear's reach, including humming bird feeders.

We have also had reports of coyotes in the area harassing small dogs and cats. You should not let your pets out at night untended.

Please do not put food out for the wildlife. It is against the law and Colorado Parks and Wildlife can issue a citation, as well as fine you. The animals can get too accustomed to people and can become dangerous.



WIA SFA-WUI Grant

Recruitment for the Grant has now opened up to three new targeted areas. The three high risk areas identified are: **Woodmoor Forest area, the Caribou East loop, and the Scrub Oak Circle area.** These areas have been identified due to the high density of ponderosa pines and high occurrence of ladder fuels and gambel oak (scrub oak).

We anticipate opening up the Grant to the entire Woodmoor community mid-July 2022.

This is a 50/50 reimbursement grant. Lot owner spends \$1000, they get \$500 reimbursed. Lot owner spends \$2000, they get \$1000 reimbursed. No maximum limit is given by the grant, though one may be imposed by CSFS depending upon level of resident buy in. The purpose of this grant is to remove fuels and protect the community from the exigent threat of wildfire. Wildfire in this area is inevitable. It is our responsibility to prepare for it.

Ready to get started! Great, let's go over the steps and typical questions you may have:

- First things first! Get your lot evaluated by a Woodmoor Forestry Volunteer.

Call the WIA office at (719) 488-2693 x 4 or email justin@woodmoor.org to get an evaluation set up. You **MUST** have an evaluation **prior** to any work being done so that we can identify what needs to be done to satisfy the Grant. This will also allow us to guide you through the Grant process from start to finish.

- How much work do I have to do to receive reimbursement?

Per the grant language, the entire lot, or the vast and overwhelming majority of the lot, must be mitigated to receive reimbursement. This is not removal of all plants (fuels): WIA and CSFS will work with you to create a plan that is eligible for reimbursement while still preserving the most important values on the lot.

- What activities are NOT reimbursable?

Landscaping activities (rock work, planting, weed control, stump removal, etc.), raking pine needles beyond 5 feet of the foundation of the home, purchase of equipment (chainsaws, pole saws, trailers, etc.), equipment maintenance (saw chains, spark plugs, etc.), time, travel and fuel to slash disposal sites.

We especially encourage you to apply if your house is surrounded by gambel/scrub oak, has gambel/scrub oak scattered under pine trees, or if you have an unmanaged, dense pine forest with unhealthy, spindly trees. Every bit of fuels reduction you do on your property will help. If you are not sure if you want to be a part of the Grant, or you just want some advice about mitigating your lot to give your home the best chance you can in the event of a fire, our Forestry volunteers can assist with that as well!

Please call the WIA office at (719) 488-2693 x 4 or email justin@woodmoor.org to get an evaluation set up or with any questions. These evaluations are free and will cover the details, provide information, and a plan to protect your property.

We are very excited to have the opportunity to provide financial assistance to Woodmoor residents. Wildfire is a matter of WHEN, not IF, and we greatly appreciate your help in achieving the goals set forth in the grant.

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. 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.

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.

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).

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. If parking on the roadway is necessary, we ask that you be aware of the area you 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.

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.





Chipping Days

6/25 & 6/26 and 7/30 & 7/31

Lewis Palmer High School

Sat 6/25 & 7/30 8 am to 4 pm

Sun 6/26 & 7/31 8 am to 2 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 pull up and unload your vehicle where directed**

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 4 — WIA Offices closed
July 12 — ACC Meeting, 7pm
July 14 — Covenant Hearings, 6:30pm
July 20 — WIA Board Meeting, 7pm
July 26 — ACC Meeting, 7pm
July 30 & 31 — Chipping Event at LPHS



August 9 — ACC Meeting, 7pm
August 11 — Covenant Hearings, 6:30pm
August 23 — ACC Meeting, 7pm
August 24 — WIA Board Meeting, 7pm



September 5 — WIA Offices closed
September 8 — Covenant Hearings, 6:30pm
September 13 — ACC Meeting, 7pm
September 27 — ACC Meeting, 7pm
September 28 — WIA Board 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
Ed Miller, Dir of Forestry
Brad Gleason, Dir of Public Safety
Cindy Thrush, Dir of Covenants

Kevin Nielsen, Chief of Public Safety
Denise Cagliaro, HOA Manager
Justin Gates, Covenants/Forestry
Bob Pearsall, Architectural Control/
Common Areas
Amber Garner, Bookkeeping/Barn
Rentals

Office hours: Monday—Thursday 8am—4pm Friday 8am-noon

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