



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

September 2022

This has been an eventful summer for your WIA Board of Directors and Staff – full of challenges and accomplishments. First, I'm pleased to report that our two weekend chipping days achieved significant reduction of slash and very positive reviews from our members who basically just had to drop their loads and depart. Secondly, we have made very good progress in administering our State mitigation grant that has allowed use of these matching funds to substantially reduce fuel loads in some of our more critical areas. Third, WIA took possession of a 65 acre tract in South Woodmoor known as "The Preserve" courtesy of the Walter's Open Space Committee, LLC donating that land to WIA as additional common area. We've begun maintaining this area and in the coming months you will see some improvements that we believe will benefit all of our members. Fourth, we've engaged with both Proterra and David Weekley Inc. as the new Cloverleaf development takes form. Although this will be a metro district, WIA will have primary enforcement of covenants, rules and regulations.

Like the rest of you, there have been challenges as well. Material prices and the availability of labor continue to be issues – although we are very fortunate that contractors whom we have used for many years have been available for our regular maintenance and special projects. We continue to seek an 8th WPS officer – not being immune to the labor shortages but were very fortunate to see Justin Gates, a former WPS officer, perform admirably in filling the position vacated by Matthew Nelson. I'm also proud to report that the WIA staff have done a superb job in administering our budget and safeguarding our member funds. We are very fortunate that the Association is well resourced to perform its mission.

There are many issues of concern to the community that your Board is working on. For example, we opposed opening the back gate of Brookmoor to regular traffic on South Park. We are engaging with El Paso County on traffic concerns on Monument Hill Road (with the new 264 apartment complex proposed), Woodmoor Drive in front of the Middle School and how to use our road conditions information to help El Paso County better plan for road improvements as well as advocating for a traffic signal in front of Palmer Ridge High School. It seems clear to us that, at least in the near future, a great deal of additional development is planned along with repair to some of our infrastructure.

In closing, I am grateful for our great staff and board members who epitomize selfless service. I am also grateful that the overwhelming majority of our members comply with our covenants, rules and regulations. While we do have enforcement actions, the vast majority are resolved without board involvement. So, to those of you who don't light off fireworks, those of you who keep their tall grasses in check, and those of you who follow our rules concerning trailers and parking excess vehicles – a great big thank you. You make this community what it is and if current home prices are any indication, you make Woodmoor a place where everyone wants to live.



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September 2022

Living with Urban Wildlife

By Corey Adler, District Wildlife Manager, Area 14

As many of you know living in Colorado is amazing. Colorado offers us vast open spaces, tall mountain peaks, beautiful scenery and of course lots of wild animals.

People from all over the world probably imagine herds of elk in our mountains or bighorn sheep walking along precarious cliffs when they think of Colorado.

I bet many of those same people don't think about the wildlife they can find living right in our cities along the Front Range. But I bet all of you can fill them in on this wildlife secret in our backyards.

Now I'm sure many of you enjoy the wildlife that comes with living along the Front Range and near the animals' wild, natural habitat. But I'm also sure there are some of you that might get a little jittery or worried when some of these animals seem to stay around a little longer than expected.

As the human population of Colorado grows so does our impact on the natural wildlife habitats in the state. The more housing developments built means more habitat is destroyed and more wildlife is displaced.

Though we impact the wildlife in many ways, we can still coexist with wildlife and live harmoniously. I will give a few great pointers that people who live in our neck of the woods can follow and adhere to so that our lives with wildlife are a pleasant one.

I first want to make one thing clear to everyone, wildlife is WILD! We all need to remember and respect that for the animal's sake. Wildlife should not be harassed, captured and for the most part not fed or taken care of.

Because these animals are wild, we need to keep them that way. The intentional and inadvertent feeding of wildlife is the major cause of most problems between wildlife and humans.

Usually when there is a dangerous or potentially harmful encounter between people and wildlife it happens because people fail to leave animals alone.

I believe many of you have heard of incidents that happen in Yellowstone National Park each summer when people either touch some of the wildlife in the park or get too close to it. With these encounters people are either injured and/or their actions cause the animal to inevitably be put down.

This is what happens here in our own backyard. When people impact and influence the lives of the wildlife most of the time the wildlife is on the short end of the stick and has to be moved or put down.

It is our responsibility as wise humans to help with these potential issues. Taking a few precautions and following a few suggestions can prevent many conflicts with our wildlife. Here are a few important tips to help:

- **Never Feed Wildlife!** Putting food out for deer, bears, squirrels, bunnies, or most any wild animal is not needed and potentially illegal. The wildlife in our neighborhoods are WILD and they know where plenty of food and water is. By feeding wildlife you can actually be causing more harm than good since a lot of times the food we give them is not compatible with their digestive system. This can cause the wildlife to suffer and potentially die. Songbird feeding is okay, but birdseed attracts other animals and you should keep an eye out to make sure other animals don't take advantage of this easy snack.
- Cover window wells to keep wildlife out so they don't become accustomed to a good location to hide or live.
- Keep all pet food inside your home or garage.
- Keep pets in an enclosed fenced area and ALWAYS keep a dog on a leash while you are out with them. This will help keep your dog, and the wildlife, safe.
- Keep your garbage inside your garage or shed at all times and only put your trash out the morning it is scheduled to be picked up.
- Keep your garage closed at all times. By leaving the garage open animals can easily get to food stored inside or even get into refrigerators or freezers that are inside the garage.

Living with Urban Wildlife (continued)

- If you have a large garden consider fencing it and covering it with special netting.
- Cover fireplace openings and all vents that open to the outside. This will keep animals from nesting inside and will help avoid potential problems if wildlife gets in.
- If you have livestock near your house protect them by using an electrified fence around their enclosure.

By following these simple suggestions living with wildlife can be quite an easy and enjoyable experience.

Now some of you might ask about wildlife like raccoons, skunks, squirrels, and rabbits. Colorado Parks and Wildlife (CPW) does not send an Officer out to deal with these types of animals if they are acting more like a nuisance or a pest. If you are having problems with these animals you can call our office to find out more information, but then you will need to call a wildlife control or pest management company to have them come out and catch and remove these animals.

CPW does have more information on our website at <https://cpw.state.co.us/> that can help with these types of wildlife, but as said earlier, if you have a problem with them you will need to contact a wildlife pest control company.

So as many of you know and can see there is plenty of wildlife living within and among the areas we call home. By taking a few precautions and being observant, both the wildlife and ourselves can live together in harmony.

If you have any questions or comments about this article, or about anything else dealing with the natural resources of our state, give me a ring at 719-439-9637 or send me an email at corey.adler@state.co.us.

From WPS

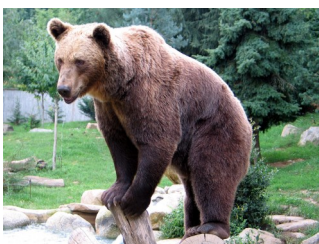
This summer we have received lots of rain which has made the grasses and weeds grow very high. Please mow your entire lot up to the edge of the roadway, under any scrub oak, trees or bushes. They are again predicting a dry and windy fall this year due to another La Nina.

Please watch your speed while driving through Woodmoor. We receive many complaints of speeding which we've confirmed through our SMART trailer (speed monitoring radar trailer). Please slow down especially in school zones.

Believe it or not winter is approaching and with that snow, and I would like to remind all Woodmoor residents of a few things. First of all the El Paso County Department of Public Works is responsible for all the roads in Woodmoor including snow removal, repairs, and signage. You can find more information by visiting El Paso County Department of Public Works website at: publicworks.elpasoco.com/road-bridge/snow-plowing.

WPS carries jumper cables for a quick jump and tow straps in case your vehicle is stuck for minor incidents with no damage. If the vehicle is too big or is stuck too bad, we can assist you in getting a tow truck.

A reminder that the bears are very active right now preparing for hibernation. Please keep your garbage cans stowed, except on your trash pick-up day. Please refer to the Living with Urban Wildlife article above.



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



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



Reminders:

- * Don't forget to update your contact information prior to December 1st, as the Annual Assessment notices will be sent out in December. We can email your invoice to you, but you must notify us of this preference. You can call the WIA Office at 719-488-2693 extension 5 or 6 or send an email to: denise@woodmoor.org or amber@woodmoor.org.
- * HOA dues are **NEVER** escrowed. These are the sole responsibility of the homeowner to pay, not the mortgage company's. If you are not sure if you paid your dues, please contact the WIA Office.
- * Accounts can be pre-paid prior to coming due, especially if you are planning to be out of town/state when the invoices are sent out or due. If we know the exact amount when you contact us, we will tell you, otherwise you can pay \$275 and possibly have a small remaining balance.
- * When you place a call to the WIA Offices, please keep in mind that the staff can be with other residents or out in the field. If you do reach someone's voice mail, **PLEASE** leave a message, and they will return your call at their earliest opportunity. You may also follow up with an email.

Are you missing out on important information?

Woodmoor tries to keep residents informed of important events or happenings, such as Fire Restrictions, community meetings, etc. Our best method of communication is through our website and email blasts. If you are not signed up to receive email blasts, please go to the website (www.woodmoor.org) and go to the bottom of the page where it says "Sign up for email updates". You can sign up for WIA news only, WPS reports only, or both. We do not sell your email address, nor do we send junk emails—everything sent is relevant to the Woodmoor community. Also please consider mentioning this to your neighbors and friends in Woodmoor, as we only have about 1/2 of residents signed up.



Looking for Board Candidates

Do you have an interest in and a willingness to serve your community?

The WIA Board of Directors is soliciting candidates to fill three board position terms which expire at the WIA Annual meeting in January. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. Those seats are currently held by Rick DePaiva, Connie Brown, and Brad Gleason. Nominations or self-nominations are due to the WIA office **on or before November 28, 2022**. Nominations must include a brief biography which will be included in the December newsletter and on the website. All candidates must be Woodmoor property owners listed on the property deed and a member in good standing. If you have any questions, please contact Denise at the WIA Office.

Do you have a trailer, RV, and/or boat stored on your lot?

If you currently have a trailer, RV, and/or boat stored on your property (outside of a garage), please be aware that this is against the Rules and Regulations, and WIA will be sending violations out over the next several weeks. These items, if not stored inside of your garage, **MUST** be stored off-site.

The rule is up to 72 hours to load and then 72 hours to unload. More time can be granted for minor repairs or guests that have a need to park in your driveway. The maximum allowed overnights per year is **20**.

If you receive a violation, please act (communicate with the WIA Office or remove the trailer, RV, or boat) by the remedy date to avoid being sent to a Hearing before a majority of the Board. If you are sent to a hearing, fines may be assessed. Fines start at \$100 per violation. In addition, you could also be charged \$25 per day until the violation is remedied.

Reminders: (continued)

ALL Exterior Projects MUST be approved by WIA

All exterior projects on your property **MUST** be approved by either the Architectural Control Administrator or the Architectural Control Committee. Most projects are free; however, there are some that require fees. You can submit most projects for approval through the WIA website. Under the Architectural Control tab, scroll to the bottom of the page for the Miscellaneous Project Application.

If you have a question about whether or not you need to complete a Miscellaneous Project Application, please email Bob at bob@woodmoor.org. You can also contact him by phone at 719-488-2693 ext 3. Please leave a message if he does not answer, as he could be in the field or with another resident.

Trash Cans

Trash cans **MUST** be stowed in your garage or out of sight from the street or any neighboring lot. Because the bears are getting ready for hibernation, it is important to put your trash cans out the morning of your scheduled pick-up. Please return them to your garage or storage area by the end of your scheduled pick-up day.

Please help us keep Woodmoor an enjoyable place to live.

Dog Poop/Dogs on leash

WIA installed pet waste receptacles in Woodmoor Common Areas; however, this will not eliminate the problem of poop along roadways or on other properties. The pet waste stations are being utilized, and it is much appreciated.

PLEASE be a responsible dog owner and pick up after your dog.

A reminder that there is a leash law in unincorporated El Paso County (Woodmoor). Please walk your dogs on a leash. Dogs do not have to be on a leash when on their own property, but should be under voice command.



Storage of firewood

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



Folding Tables for sale

WIA recently replaced all of the folding tables that are used for Barn functions. We will have 19 six foot tables and 5 eight foot tables for sale on a first-come basis. The tables are in fair shape, most just have some minor stains or slight blemishes or are missing one or more rubber foot (floor) protectors. They are \$10 each for the six foot tables and \$15 each for the eight foot tables. Please stop by the WIA Office at 1691 Woodmoor Drive during normal business hours to view/purchase any of the tables. You may also want to call first, 719-488-2693, to make certain that there are tables still available.

Do you have tall grass/weeds?

You are required to maintain your property up to the roadway, including the ditch areas. If you have tall grass/weeds that exceed 9", please take the time to cut them down. Even though we have had some rain of recent, it dries out quickly, and we don't want a spark from a discarded cigarette or a dragging chain on a vehicle to start a fire. El Paso County ordinance also states that, natural or not, your grasses should be less than 9" in height. WIA will be sending out notices to those residents that have not mowed around the middle of September.



2022 Chipping Event Results

WIA would like to thank everyone who participated in the two weekend Chipping events that were held this year!! As in the past, these were free to Woodmoor residents. We do accept donations; however, they are not required.

We were able to remove a total of 385 cubic yards of flammable material from the area (606 loads).

We would like to thank the Lewis Palmer School District for allowing us to utilize the parking lot as Lewis Palmer High School, our contractor Wilder Excavation, and Rocky Top Resources for working with us on the delivery and pick-up of the dumpsters. And a huge thank you to all of our Forestry volunteers. Without the cooperation of everyone involved, this would not be possible.

WIA will send out a notice of the 2023 dates as soon as we have them scheduled.

Important Dates

October 10 — WIA Offices closed
October 11 — ACC Meeting, 7pm
October 13 — Covenant Hearings, 6:30pm
October 25 — ACC Meeting, 7pm
October 26 — WIA Board Meeting, 7pm



November 8 — ACC Meeting, 7pm
November 10 — Covenant Hearings, 6:30pm
November 16 — WIA Board Meeting, 7pm
November 22 — ACC Meeting, 7pm
November 24 & 25 — WIA Offices closed
November 28 — Deadline for Board Nominations



December 8 — Covenant Hearings, 6:30pm
December 13 — ACC Meeting, 7pm
December 14 — WIA Board Meeting, 7pm
December 26 — WIA Offices closed



Woodmoor Board of Directors & Staff

Brian Bush, President
Peter Bille, Vice-President
Connie Brown, Treasurer
Rick DePaiva,
Secretary/Dir Community
Outreach

Per Suhr, Director of ACC
Steve Cutler, Dir of Common Areas
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 Administrator
Justin Gates, Covenants/Forestry
Bob Pearsall, Architectural Control/
Common Areas
Amber Garner, Bookkeeping/Barn
Rentals

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