



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2022



President's Report by Brian Bush

First, on behalf of your Board of Directors, administrative staff and Woodmoor Public Safety Officers, I wish all members of the Association a happy, safe and healthy holiday season. Please remember at this time of year to be a bit more cautious with your packages and mail and drive more carefully, especially during inclement weather.

Secondly, I'm pleased to inform you that the staff and directors have formulated a 2023 budget (to be posted on the WIA website) that will allow us to accomplish all of our goals in the coming year. Like many of you, in this time of high inflation, this was a challenge, especially when it came to employee compensation. For this reason, your Board found it necessary to slightly increase dues from \$275 per year to \$283 per year (I've made it a policy to keep dues in round numbers). Still quite a bargain for the services provided, our common areas and patrols and vacation checks by our WPS personnel. I urge you to both take advantage of their security checks and report suspicious activity or neighborhood nuisances. This is what keeps our community such a desirable place to live.

Third, the Board has received numerous questions about our plans for the South Woodmoor Preserve, which was generously donated to WIA by the Walters Open Space Committee, LLC in June 2022. The Board agreed to maintain this new area to the same standard as all of our other Common Areas and install modest improvements (one trail, four benches, and four pet waste stations) as part of the donation agreement with WOSC. The Board has also decided, however, that we will NOT install parking areas or other improvements until we evaluate use of this area and give our residents an opportunity to provide input to the Board. Thus, with regard to items in the donation agreement, we will invite interested residents to discuss their recommendations and concerns with the Board in the near future. We'll announce the date for this via Eblast (probably just after the holiday period).

Finally, I urge all residents to pay their dues promptly, and when your ballot is received, please vote for three Board members by filling out a ballot and returning it in the postage-paid envelope. Paying your very reasonable dues allows your Association to fulfill its duties, saves you money in terms of late fees and lien fees, and allows the administrative staff to concentrate on more important duties like covenant enforcement and forestry mitigation. Rest assured, however, that if you don't pay your dues, we WILL take action because that is the only fair thing to do when the vast majority of our residents promptly pay theirs. If you need to set up a payment plan for your dues, contact our administrative staff and they will be more than happy to assist you.

And really finally, I'm pleased to report that the overwhelming majority of our members work with us to promptly resolve violations of our Covenants, Rules and Regulations. To you I say THANK YOU for doing this by working with Justin Gates without having to go before the Board. Your Board always seeks compliance, not fines or liens, and you help us greatly by promptly resolving these issues. To those that do not, I encourage you to do so, but again, rest assured that your Board will take appropriate action to preserve this great community for the benefit of all residents. Again, please enjoy the holidays safely and in health.

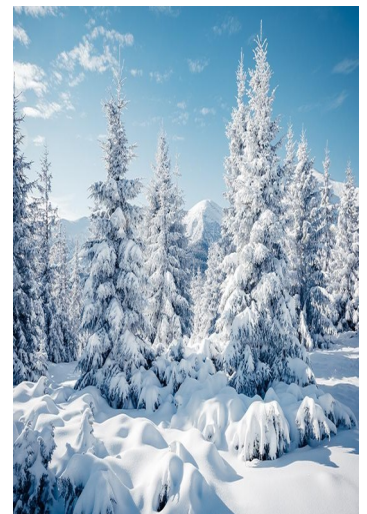
Inside this issue:

Mandatory
Disclosures
Good Neighbor
Award

Common Areas
Secretary
2023 Dues
Email Notifications

WPS
Treasurer
Important #s

The Preserve
Forestry
Fire Pits/Open Fires
No Fireworks
Important Dates
Reminders



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
2023 Annual Assessment: \$283.00

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 13, 2023.

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 Cagliari, HOA Administrator
Justin Gates, 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

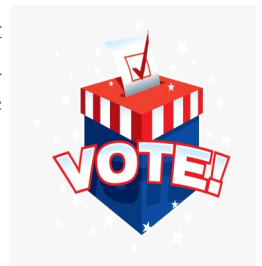
Common Areas by Steven Cutler

As we come to the end of the year, WIA would like to thank the folks who help keep our Common Areas clean for all residents. It may be as simple as picking up trash that has blown into these areas or getting rid of some small broken off branches. It is all greatly appreciated. WIA also appreciates the residents that reach out with solutions such as the request to place 2 additional pet waste stations on 2 different Common Areas that needed to be addressed this past year. It was not almost overnight that these 2 new waste stations were utilized, bettering the areas where they were installed. To update the residents on one of WIA's biggest improvements for 2023, we will start building a road base trail at The Preserve in January (see the map in another article in this newsletter). This is the property in the South Woodmoor area received as a donation in June from WOSC, who purchased and saved the property. Adhering to the donation agreement that WOSC and WIA agreed to prior to the donation of the approximately 65 acres, WIA will be installing 4 benches, 4 pet waste stations, along with 10,200 feet of road base trail. The property was walked with the President of WOSC in June and suggestions of the placement of these items were made. This is a significant investment for WIA, with the additional expense of insurance, yearly mowing and noxious weed spraying to get The Preserve up to the standards we have and need for all WIA Common Areas on a continuing basis. The good news is The Preserve will bring the South Woodmoor residents a true Common Area, which until this point, the main Common Areas have all been in North Woodmoor.

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. The ballots will come with a postage-paid envelope or they can be dropped off at the WIA Office. The results will be posted on the WIA website, www.woodmoor.org.

The WIA Annual Meeting will be on January 30, 2023, at 7pm in The Barn. Sign in will start at 6:30pm.



2023 Dues

As noted previously in the President's Report, the 2023 dues will go up slightly to \$283.00, which is a 2.9% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2023. 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.



Important: Email Notifications

The easiest and cheapest way for Woodmoor to communicate with the residents is by email blast. We encourage residents to sign up on the Woodmoor website (www.woodmoor.org), scroll almost to the bottom of the page on the right-hand side. You can sign up for WIA email blasts, as well as WPS email blasts; however, you must subscribe to each separately. We DO NOT sell the lists, 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. Chief Nielsen sends out a monthly Woodmoor Public Safety report of the previous month's calls for service.



Woodmoor Public Safety

During the holiday season mail and package thefts increase dramatically. Retrieving delivered packages from your porch as soon as possible has become very important. Deterrents include video surveillance systems and “Ring” doorbells, but they are only deterrents. The best way to combat stolen packages is to receive the packages before they can be taken. Consider having your package delivered to a UPS store, an Amazon locker located in many convenience stores, delivered to family or friend that will be home, delivered to your work, or request a signature upon delivery.



Not all packages stolen are items that can be easily replaced. They may include family pictures or heirlooms which may be worthless to thieves and could just be discarded. Medications and medical equipment could also be stolen.

Although many of our mail thefts are people looking for gift cards and cash, professionals may use it for identity theft. The U.S. Postal Service reaches every home and business in the country. The vast majority of the mail it delivers arrives intact. During the holidays mail theft increases as the thieves are looking for gift cards or even cash. Please check your mailbox ASAP after delivery and do not place any outgoing mail in your box to be picked up by the carrier. Set up “informed delivery” by USPS. You can track and manage mail and package delivery and even receive pictures of incoming mail for that day. Best of all it’s a free service. Log into: www.usps.com/manage/informed-delivery to sign up.

I would like to remind people that use Toboggan Hill that children sledding under 12 years old must be supervised by an adult. Skiing and snowboarding are never allowed on any Woodmoor Common Area to include Toboggan Hill. The use of all Woodmoor Common Areas, including sledding at Toboggan Hill, is done at your own risk and the WIA cannot be held responsible for an accident.

The parking area for Toboggan Hill can accommodate up to 20 cars so please, when parking in the lot, try to limit the space between the vehicles to fit as many as possible. All roads surrounding Toboggan Hill are posted “No Parking” due to the hazardous conditions that may exist. If a WPS officer sees a vehicle illegally parked, we will call the Sheriff’s Office, and the vehicle could be ticketed.

Pond safety in winter is another concern. WIA/WPS does not maintain or monitor ice conditions and ice skating or ice fishing is **never** allowed. Motorized vehicles of any kind including snowmobiles are not permitted on any Common Area. If you’re caught operating a motorized vehicle in a Common Area, you will be issued a violation notice and could be fined.

We receive many calls of “when will our street be plowed?” WIA does not plow any roads, and in fact, it is illegal for them to do so. El Paso County Department of Public Services is responsible for the plowing. You can call 719-520-6460 for your concerns or visit <http://adm.elpasoco.com/publicservices/transportation/Pages/default.aspx> for snow removal policies and priorities.

From the Treasurer Connie Brown

The chart below outlines the primary budgeted revenue and expense categories for 2023. The full budget is posted on the WIA website (www.woodmoor.org).

2023 Annual Budget

Revenue Summary

Administrative (dues, interest)	\$977,690.00
Architectural Control	21,000.00
Community Center	43,250.00
Public Safety	56,042.00
Transfer of prior years operating funds	<u>5,291.29</u>
Total Revenue	\$1,103,273.29

Expense Summary

Administrative	\$364,862.85
Community Center	13,000.00
Forestry/Common Areas	178,971.40
Public Safety	<u>546,439.04</u>
Total Expense	\$1,103,273.29

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

The Preserve

WIA has recently taken over maintenance and improvement responsibilities of approximately 65 acres of land located in South Woodmoor on what was former called The Walters Property, and is now called The Preserve. WIA acquired The Preserve from the Walters Open Space Committee (WOSC), through a donation agreement in June of 2022. As part of the donation agreement negotiated between WIA and WOSC, WIA has agreed to; (1) maintain the property, which is now Woodmoor Common Area, to a level equivalent to all of the other Common Areas in Woodmoor; (2) to install certain improvements on the property such as, trail and drainage improvements, park benches, and pet waste stations; and (3) work in cooperation with Proterra Properties on the Cloverleaf development and their improvement commitments to The Preserve.

As part of WIA's maintenance commitments, The Preserve will now be mowed twice yearly and sprayed annually for noxious weeds per State of Colorado and El Paso County standards. Additionally, the four (4) new pet waste stations will be serviced weekly by our contractor. WIA currently has ten (10) waste stations located on the other Common Areas in Woodmoor, and the resident response has been overwhelmingly positive. Using the waste stations helps protect our water supply and makes mowing much easier for our contractor. The plans for installation of trail and drainage improvements is scheduled for late this winter or early spring depending on weather. All other improvements will be completed after the trail improvements. If you have any questions about the maintenance and improvements please contact Common Area Administrator Bob Pearsall at (719) 488-2693 Ext 3 or bob@woodmoor.org.



Forestry by Justin Gates

The Western State Fire Assistance Wildland Urban Interface Grant

As many of you are aware, the Woodmoor community has been participating in the Western State Fire Assistance Wildland Urban Interface Grant (SFA-WUI). This grant was written in partnership with the Colorado State Forest Service (CSFS). The awarded amount was \$245,000. This is a 50/50 reimbursement grant, meaning lot owners can be reimbursed for half of the work they perform or contract on their lots.

The Woodmoor community currently has a forest that is crowded and has a closed canopy made up of predominantly Ponderosa Pine. Peer reviewed studies have shown that Ponderosa Pine forests have been historically open canopy forests with a clear understory due to being shaped by frequent fires and other natural disturbances. Historically prior to western settlement, the Ponderosa forests of the Colorado Front Range were much more open than they are now. Ponderosa Pine forests have evolved to benefit from disturbance that creates an open canopy and healthy residual trees post disturbance.

“Currently Woodmoor’s Ponderosa forest is due for a major disturbance that will change it from a closed canopy unhealthy forest to an open canopy healthy forest. Conditions are ripe for a major catastrophic wild fire or bark beetle infestation. There is currently a heavy understory that will provide ladder fuels for a crown fire. Also the Ponderosa Pines are densely cluttered which will invite bark beetles and help carry a crown fire. It is recommended that homeowners thin the vegetation aggressively to mimic a natural wildfire disturbance. This will help keep fire out of the crowns of the trees and keep trees growing vigorously so that they are able to fend off insects and disease.”

-David Poletti, Colorado State Forestry

The primary concern of this grant is to create crown spacing and removal of hazardous ladder fuels. This does not mean removing all fuels, but removal of the hazardous fuels and reduction of fuels continuity. Each lot receives a tailored plan to achieve the metrics dictated by the grant while preserving the desired attributes of the lot. Structure hardening and Home Ignition Zone (HIZ), while not part of this grant, are also an important facet of effective fuel and hazard reduction.

This community has accomplished great things over the past year, and I am very proud to be a part of it. Our Forestry volunteers have done a tremendous job in service to their community, giving hundreds of hours of their free time to help make Woodmoor a safer, healthier, and more desirable place to live and play. Combine that with the 64 lot owners who have completed the process from start to finish and did really great work completing their mitigation plans. Over 50 acres have been mitigated, and approximately \$151,300 dollars have been reimbursed back to residents. There are approximately 65 lots that are working through their mitigation plans right now.

It is not a matter of **if**, but **when** a natural disturbance takes hold in our forest, we must do all we can to mimic a disturbance in a safe and controlled manner. Thanks again, for all of your hard work to keep Woodmoor a safe and happy place to live!

If you have any Forestry questions, please contact Justin at Justin@woodmoor.org.



Fire Pits and Open Fires in Woodmoor

We are publishing the information below for clarification. 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 1/4" 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 has confirmed multiple firework violations over the years. 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 10 — ACC Meeting, 7 pm
January 12 — Covenant Hearings, 6:30 pm
January 16 — Martin Luther King, Jr Day - WIA Office Closed
January 24 — ACC Meeting, 7 pm
January 30 — WIA Annual Meeting, 7 pm
January 31 — Dues deadline



February 1 — WIA Board/Reorganization Meeting, 7 pm
February 9 — Covenant Hearings, 6:30 pm
February 14 — ACC Meeting, 7 pm
February 20 — President's Day - WIA Office Closed
February 22 — WIA Board Meeting, 7 pm
February 28 — ACC Meeting, 7 pm



March 9 — Covenant Hearings, 6:30 pm
March 14 — ACC Meeting, 7 pm
March 22 — WIA Board Meeting, 7 pm
March 28 — ACC Meeting, 7 pm

Reminders

Please be on the lookout for your dues invoice, either in the mail or in your email around December 15th.

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

