



# Woodmoor

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

## President's Report by Brian Bush

I am very humbled that your Board of Directors has allowed me to serve the Woodmoor community in my current position for another year. I hope that I am worthy of their confidence in my leadership. I also want to congratulate Brad Gleason, Connie Brown and Rick DePaiva on being re-elected to the Board of Directors. They have provided outstanding service to WIA in the past and I am confident they will do so in the future. As you will see later in this newsletter, most Board members retained their 2022 positions. Three members changed – Cindy Thrush is now our Director of Forestry, Per Suhr is our Director of Covenants and Ed Miller is our Director of ACC. All have extensive expertise to bring to their new positions.

A copy of WIA's 2023 budget is posted on our website. So too are the slides I used at the Annual meeting on January 30, 2023. I encourage you to review both of them. One item that bears emphasis is WIA continued engagement in nearby developments. For example, although the Caliber apartment complex on Monument Hill Road has been withdrawn, we opposed use of Base Camp Road as a normal entrance and exit because we believed it would adversely affect traffic in front of Lewis Palmer Middle School. We are also engaged in reviewing the Cloverleaf, North Bay and Waterside developments for compliance with our Covenants, Rules and Regulations.

I am also pleased to report to you that despite significant challenges posed by inflation and difficulties in hiring Woodmoor Public Safety officers, our staff did a magnificent job in holding down expenses such that we completed 2022 with a small surplus. We have a great long-serving staff and I encourage you to engage them if you have any issues with WIA, including consulting with Bob Pearsall on architectural projects.

As previously reported to you, WIA accepted a donation of approximately 65 acres of common area in South Woodmoor to be known as The Preserve from the Walters Open Space Committee, LLC. This fulfilled a long-term goal of better serving our South Woodmoor residents. We have completed and will continue to perform routine maintenance of this area (mowing and noxious weed spraying) and will shortly have installed road base on two trails in this area. Sometime this Spring or early Summer, the Board will provide residents the opportunity to comment on other potential improvements, including the locations of benches and pet waste stations. However, I want to emphasize that the Board has unanimously voted to treat this new Common Area the same as all of our other Common Areas.

Finally, I ask for your help with two issues. When sledding on Toboggan Hill, please park only in designated areas and do not block roadways. It is both unsafe and rude to nearby neighbors. Additionally, stay off of and out of our two ponds which have water (Lower Twin and Wild Duck). If you see anyone on or in these, please immediately call WPS.

In closing, your Board thanks you for the privilege of serving the WIA community. They give graciously of their time and talents in this volunteer effort and are rewarded when the overwhelming majority of our members pay their dues on time and comply with our Covenants and Rules and work hard to make Woodmoor a community of excellence.

March 2023



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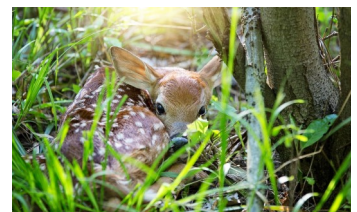
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March 2023

## Annual Meeting Recap

The 2023 Annual Meeting was held January 30, 2023. We received enough ballots/proxies by mail to elect the candidates, as well as the 37 residents that were present. Four candidates were running for the three open positions.

The election results were as follows:

Connie Brown	608	Brad Gleason	620	There were 8 write-ins
Rick DePaiva	593	Jennifer Davis	352	

The reorganization meeting was held on February 1st. As previously mentioned in the President's article, everyone stayed in their same positions except that Ed Miller is now Director of ACC, Per Suhr is the Director of Covenants, and Cindy Thrush is the Director of Forestry.



## Good Neighbor Award Winners



Peter & Carol Clark  
Louis & Sue Plants  
Charles & Shirley Cooke  
(and Tigger)

The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The winners were awarded a \$75 gift card to Home Depot. All have performed great services for fellow neighbors such as: checking on an elderly neighbor on a daily basis, taking the mail to the resident, helping to clear the driveway of snow, helping remove slash of a tree blown down across the road, making homemade soup for a resident that was under the weather for an extended time. Thank you for making Woodmoor a desirable place to live!!!

## 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 the County's website: [Snow Plowing - El Paso County Public Works](#) If your mailbox is damaged by a snowplow, you will need to contact the El Paso County Risk Management Section.

Please cut and paste 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 2023 Board Members

Brian Bush	President
Peter Bille	Vice-President
Rick DePaiva	Secretary/Community Outreach
Connie Brown	Treasurer
Ed Miller	Director of the Architectural Control Committee
Steve Cutler	Director of Common Areas
Per Suhr	Director of Covenants
Brad Gleason	Director of Woodmoor Public Safety
Cindy Thrush	Director of Forestry

## From the desk of WPS

Everyone is well aware of the devastating effects of forest fires. The WIA is very serious about the fines that can be levied against homeowners if they choose to ignore the rules for open pit fires (campfires), burning slash, any illegal burning, and of course fireworks. The WIA has a minimum fine of \$5000 and it could go up from there.

March, April, May and June have more Red Flag Warning days than any other time during the year. A Red Flag warning is a weather forecast issued by the National Weather Service that conditions are ideal for wildland fire combustion and rapid spread. The four elements for this warning are low humidity, strong winds, dry fuels, and unseasonably warm temperatures. This is why we can have a red flag warning even in winter. Please pay attention to weather conditions before using any outdoor fire pits and charcoal grills, and check with the El Paso County Sheriff's Office <https://www.epcsheriffsoffice.com/services/fire-information> for any fire restrictions that may be in place at the time.



With spring approaching we see an increase in barking dog complaints and dogs running loose. The WIA will enforce these complaints including not picking up after your pet. If a complaint is received and verified, fines can start at \$100 and increase if multiple violations have occurred. If a dog is showing threatening behavior, fines can be much higher. If your dog is barking or is allowed to run loose, please take corrective action before it escalates into a covenant violation.

# 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 23 and Saturday, June 24 from 8am to 2pm.

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

**Dates/Times:** Friday, 6/23 & Saturday, 6/24 8am-2pm.

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

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

**Deadline for Registration:** June 16th



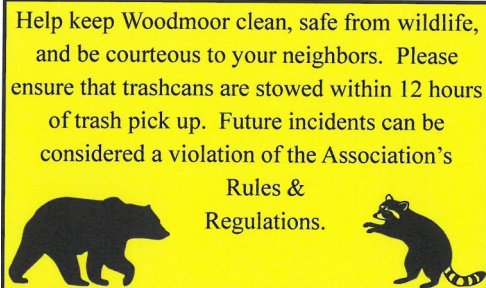
## Forestry - Grant

Woodmoor received a \$245,000 Western State Fire Assistance – Wildland Urban Interface (SFA-WUI) grant in 2020. The purpose of this grant was to mitigate the Woodmoor Drive corridor to create a shaded fuel break. In addition to a fuel break being created, the mitigation was to help facilitate evacuation and firefighter access during a wildfire event. WIA was able to open the grant up to more residents in 2022. To date, the residents of Woodmoor have been reimbursed \$179,558.79. We have another packet that was submitted at the end of February for \$35,651.61, which will be reimbursed to the residents as soon as the check is received from the State.

There are 55 lots outstanding and with an average reimbursement amount of approximately \$2,362.00, the remaining \$29,789.60 will not accommodate those 55 lots. Two lots are within the 120-day holding period, with the rest well outside of that time period. Our plan going forward will be to disperse the remaining funds to those lots who are still within the 120-day holding period first, and then on a first-come, first-serve basis to the remaining lots until all of the funds are depleted. Justin is actively working with the State Forestry Office to secure more funding for our community, but at this time, we have not been granted any. Lot owners that submit a closeout package after all funds have been depleted will be placed on a “stand-by” status in the event additional monies can be secured and applied to the current grant program in the order they were received.

If you no longer wish to participate in the grant, please contact Justin and let him know so that he can remove your lot from the program. If you are still interested in completing your mitigation, we would encourage you to finish sooner rather than later to help ensure that reimbursement funding can be paid to you. Thank you for all of your hard work and dedication to your community by taking action and mitigating your lot to help reduce the fire risk to your home and neighborhood! Please contact Justin with any questions or concerns by email at [justin@woodmoor.org](mailto:justin@woodmoor.org) or by calling 719-488-2693 ext. 4.

## Trash Can Reminder



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.

## 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. Please take advantage of the WIA Chipping Days (also mentioned elsewhere in this newsletter).



## 2023 Chipping Days

As soon as we have confirmed dates for the 2023 Chipping Days, we will send out an email blast and post the dates on the WIA website.

The same type of materials will be accepted. Slash/logs, pine needles, etc., are acceptable. **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 Justin with questions 719-488-2693 x 4.

## Folding Tables for Sale

We still have 6'x3' and 8'x3' white folding tables available at the WIA Office. We replaced the old tables with new ones in late 2022. The old ones may have some slight blemishes and/or stains, but they are still in good shape.

If you are interested in purchasing one or more tables, please contact Denise or Amber at the WIA Office to look at them during normal business hours. They are \$10 each.

They are similar to the picture at the right.



## 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](mailto: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.

## Please 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.



# Common Areas

By Steve Cutler/Bob Pearsall

WIA took ownership of approximately 65 acres of land in South Woodmoor that was donated to WIA by the Walter's Open Space Committee (WOSC). This new Common Area is called The Preserve. WOSC is a community-created initiative of 118 homeowners who live along the former Walter's property that raised money to purchase the property in order to preserve it from any future development. WOSC saved over 100 acres from future development and created a large Common Area in South Woodmoor that is now part of over 200 acres of Common Areas located throughout Woodmoor.

As part of the donation agreement with WOSC, WIA has agreed to maintain and install certain improvements on The Preserve. Annual maintenance of the property will include; (1) mowing of the property up to twice yearly; (2) spraying and mitigation for noxious weeds, per state law; (3) Fire mitigation of the scrub oak clusters scattered throughout the property; and (4) weekly maintenance of dog waste stations, which will be installed at a future date.

WIA has recently completed upgrading and construction on approximately 98% of the main loop walking trail located on the property with 6 foot wide, Class 6 road base, and the installation of eleven (11) drainage culverts to help with long-term erosion mitigation along the trail. WIA will be installing four (4) dog waste stations and four (4) park benches along the trail for the use and the enjoyment of the residents. The locations of these improvements will be determined after the Board of Directors has received input from the residents. When this project is completed, there will be over two (2) miles of new walking trails in South Woodmoor. It is the goal of the Board of Directors to maintain and improve The Preserve Common Area to the same standards as all the other Common Areas in Woodmoor throughout 2023 and beyond.

Arial View



Plat map



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



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







# WOODMOOR IMPROVEMENT ASSOCIATION

1691 Woodmoor Drive, Monument, Colorado 80132  
PHONE: 719-488-2693 [www.woodmoor.org](http://www.woodmoor.org)



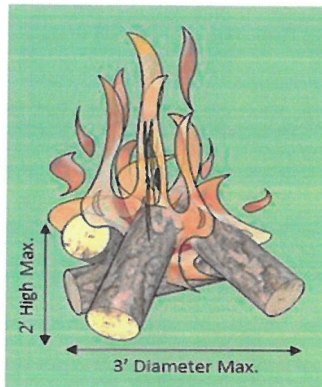
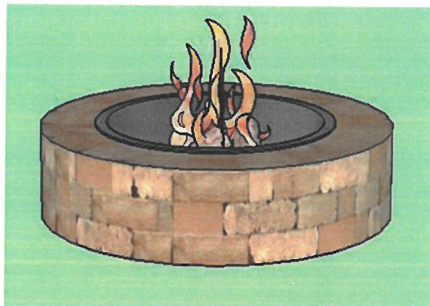
## Recreational Fires and Portable Outdoor Fireplaces

### INTRODUCTION:

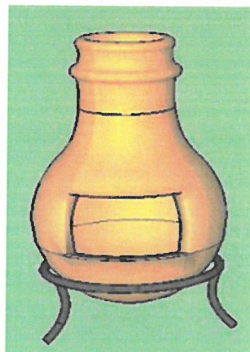
As one of the largest threats to our community, the Woodmoor Improvement Association takes fire very seriously. This document contains the requirements of Woodmoor Improvement Association (WIA) for recreational fires and use of portable outdoor fireplaces at residential dwellings (including townhomes). 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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## Important Dates

April 11—ACC Meeting, 7pm  
April 13 — Covenant Hearings, 6:30pm  
April 25 — ACC Meeting, 7pm  
April 26 — WIA Board Meeting, 7pm

May 9 — ACC Meeting, 7pm  
May 11— Covenant Hearings, 6:30pm  
May 23— ACC Meeting, 7pm  
May 24— WIA Board Meeting, 7pm  
May 29 — Memorial Day— WIA Office closed



June 8 — Covenant Hearings, 6:30pm  
June 13 — ACC Meeting, 7pm  
June 23 & 24 — Woodmoor Garage Sale  
June 27 — ACC Meeting, 7pm  
June 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

**Ed Miller**, Dir of ACC

**Steve Cutler**, Dir of Common Areas

**Per Suhr**, Dir of Covenants

**Cindy Thrush**, Dir of Forestry

**Brad Gleason**, Dir Public Safety

**Kevin Nielsen**, Chief of Public Safety

**Denise Cagliaro**, Manager

**Justin Gates**, Covenants/Forestry

**Bob Pearsall**, Architectural Control/  
Common Areas

**Amber Garner**, Bookkeeping/Barn

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