



# Woodmoor

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

## President's Report by Brian Bush

Recently there have been comments on NextDoor Woodmoor questioning the value of the Woodmoor Improvement Association. There have also been a host of generally negative news articles complaining about overzealous HOAs. Generally, I am successful in resisting the urge to join this commentary (but not always). In any event, I thought I might use this forum to review some of the things our members get for their annual dues of \$283. We can start with 200 acres of superbly maintained (including wildfire mitigation and noxious weed control) common areas, many complete with trails, benches, and pet waste stations, which are serviced regularly. The recently completed Preserve and spur trail on the Preserve are but one example. Then there is the Colorado state wildfire mitigation matching funds grant (now up to \$275,000) that has been used to help create defensible space when we have a wildfire (notice I didn't say if).

We have a great community center (The Barn) used by our residents, many for free or very reasonable rates for extended use. We have an outstanding staff of four (Denise, Bob, Justin and Amber) who oversee a budget in excess of \$1M, review new developments, governing documents and ACC project applications, enforce our covenants with as gentle a touch as possible, and provide responsive answers to our members. Through their dedication and the Board's sound fiscal management, we have been able to install an upstairs bathroom in The Barn, build a needed addition for our Woodmoor Public Safety officers, build a new roof and overhang over The Barn, maintain The Barn in superb condition and improve our common areas.

We also have an outstanding public safety group of officers led by Chief Nielsen who regularly patrol our neighborhoods and respond to emergencies. We equip these officers with up-to-date vehicles and radio communications with all nearby first responders. While some crime can never be totally eliminated, anecdotally and statistically, our Woodmoor neighborhoods are safer than surrounding areas because those of nefarious intent know we have armed officers who regularly patrol. I'd also point out that our WPS does vacation checks when we are away from home (we sincerely appreciate but don't require donations for this service).

If it sounds like I'm proud of the Board you elected – I am. If it sounds like I believe we have better maintained common areas and neighborhoods that add to the value of living in the Woodmoor community – I do. If it sounds like I believe our residents get a great bargain for a most reasonable annual dues of \$283 – I do. So this is not to toot our own horn or overreact to a very few comments out of our 3200 members, but rather my thought that once in a while it might be good to review just what a group of volunteers and employees actually do for our members (noting that the above examples are by no means exclusive).

On behalf of the Board, thank you for your support of WIA, its staff, and our WPS officers.

June 2023



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June 2023

# Annual Garage Sale

The Annual Garage Sale is back for 2023. Local realtors, Jeff and Claire Garlick organize the Woodmoor Garage sale each year.

This year the garage sale will be held on **Friday, June 23rd and Saturday, June 24th** 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 16th.

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



## Adding Trees and Shrubs to Your Garden

By Fredricka Bogardus, Colorado Master Gardener

Mid to late spring is a great time to add some trees and shrubs to your garden. Trees and shrubs are woody plants that do not die back to the ground in winter. They bring many benefits to the landscape, both environmental and aesthetic.

Once established, trees and shrubs use about half the water needed to maintain a lawn; they provide shade, reducing evaporative water loss. Cooling makes your garden more comfortable and useful in hot weather. Trees can also reduce home heating and cooling costs. Planting trees on the northwest and west sides of your home can provide afternoon shade during summer, keeping your home cooler. Providing shade for your a/c unit will help it operate more efficiently. Planting windbreaks of evergreens can reduce winter heating costs by slowing wind velocity. Woody plants provide structure and privacy for your garden. Even bare branches provide winter interest.

Because these woody plants are an investment in dollars and time, species selection is critical. Factors to consider are cold hardiness, soil pH, water requirements once established, and wild life factors like deer resistance, if applicable. The goal is for trees to thrive, not just survive.

A good resource for tree selection is the Front Range Tree Recommendation List - CSU Extension. <https://extension.colostate.edu/docs/pubs/garden/treereclist.pdf> To ensure good selection, consider sending a soil sample to a soil testing lab. Some trees do not tolerate alkaline soils, so knowing your soil pH is important.

Once the selection is made and purchased, make sure you plant the tree, and maintain the tree or shrub correctly. During establishment watering is critical. Check out Colorado State University Garden Note 633 The Science of Planting Trees <https://static.colostate.edu/client-files/csfs/pdfs/633.pdf> for an in-depth information about planting trees.

## 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**

## Fine for dumping in Common Areas

Recently, Bob Pearsall, Common Area Administrator, and Steve Cutler, Director of Common Areas, had to spend about 30 minutes of their time cleaning up 7 bags of garbage and yard waste (approximately 150 lbs) that someone dumped along Woodmoor Drive in The Marsh Common Area. There is a minimum fine of \$400 for dumping in a Common Area, if caught.

Please contact Woodmoor Public Safety (719-499-9771) if you see someone dumping stuff or driving through a Common Area, as this is not allowed. If the person(s) live in Woodmoor, they will be subject to a hearing before a majority of the Board, and as stated above, subject to fines starting at \$400. If they are not residents and are caught, WIA will pursue trespassing charges through the El Paso County Sheriff's Office.

These Common Areas belong to all Woodmoor residents, and they should be treated with respect. It is unfortunate that everyone's dues must be spent to clean up after someone that is disrespectful of our Common Areas.

## 7 Tips for working with a Homeowner's Association

1. Know the rules and bylaws
2. Pay your dues on time
3. Stay involved
4. Participate in meetings
5. Volunteer
6. If fined, pay it
7. Get approval before making changes



## 2023 Chipping Days

Once again we have opted to have two full weekends of Chipping Days. Those dates will be 6/10 & 6/11 and 7/29 & 7/30 at the Lewis Palmer High School. These events will run from 8:00AM to 4:00PM on each day.

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.

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

## From WPS

This spring we have received record rainfall! While the moisture is very welcome, it also presents the issue of fast-growing weeds and other vegetation. Many weather models are predicting a hotter and drier summer than last year, which leads to significant fire danger once vegetation starts to dry out. In consideration of the anticipated high fire danger this summer, WPS Officers will be proactively addressing any “public safety” violations observed while patrolling Woodmoor.

Public Safety Violations include behaviors or activities that endanger lives of residents and properties in Woodmoor. While not always intentional or malicious in nature, Public Safety Violations are among the most severe, and carry steep fines. For example, the fine for unauthorized fires and fireworks start at \$5000 for a first offense. While this may seem high, fires are the single largest threat to our community, often resulting in lost lives and destroyed property. It is up to all of us to be responsible in our efforts to prevent fires and other devastation from occurring in Woodmoor - please think of the risk before you make s'mores on a campfire, shoot off that bottle rocket, or even park your car next to your driveway in the grass.

Examples of Public Safety Violations include, but are not limited to, the following:

**Open Burning:** Open-pit fires, campfires, burning of slash (tree branches, pinecones, and pine needles), burning of trash, and burning weeds are never permitted in Woodmoor. Activities that involve open (uncontained) burning can easily spread to unintended fuels in mere seconds, leading to large fire incidents.

**Fireworks:** All types of fireworks and pyrotechnics are prohibited in Woodmoor, including fireworks available for retail purchase in many areas of the state. Fountains, bottle rockets, sparklers, mortars, roman candles, and any other products that must be ignited may not be used in Woodmoor at any time.

**Recreational Fires:** Small fires in an approved permanently constructed fire pit or commercially purchased fire pit are generally permissible in Woodmoor. If using wood logs as fuel, a spark arrestor must be in place at all times while the fire is ignited (natural gas and propane fire pits do not require a spark arrestor). All fire pits, regardless of the fuel, must be positioned away from combustible structures and in an area cleared of vegetation. Ignited fires must be constantly attended and an extinguishment method must also be present.

When local fire conditions become elevated, the El Paso County Sheriff may implement burn bans or fire restrictions. These restrictions are issued in stages, with Stage I being least restrictive and Stage III being most restrictive. It is important to reference the El Paso Sheriff's Website (<https://www.epcsheriffsoffice.com/services/fire-information>) for specific details as to what is or is not permitted with each stage. Similarly, the National Weather Service ([www.weather.gov](http://www.weather.gov)) may issue a Red Flag Warning based on forecasted fire danger. All fires are prohibited in Woodmoor during Red Flag conditions and when banned by the County Sheriff.

**Off Drive Parking:** Vehicles generate a large amount of heat in the exhaust and catalytic converters that can easily ignite a fire almost immediately when parked atop dry vegetation. For this reason, vehicles must remain on concrete/asphalt driveways or other improved parking areas. Please do not park your vehicle in areas of weeds or grasses, even for short periods of time.



## Unstowed trash containers

We are noticing a large amount of trash cans that are not being stowed properly out of sight on lots across the community. We want to remind you that trash cans must be stored in a manner that they are not visible from the roadway or adjacent lots when it is not the day of trash collection, and that all containers must be stored away the same day of pickup. Many of the violations are trash containers being left out next to the garage or on the side of the house and visible from the roadway all week long. There are generally two ways that residents choose to correct this type of violation;

1. Moving the trashcans to the inside of the garage (this may be the least desirable solution during the hotter days of the year), or
2. Building an ACC approved enclosure so that the trashcans are not visible from the roadways or adjacent lots.

Solution number 2 is the avenue that most residents take and it is a relatively easy process to complete. Bob Pearsall can help you get started with this small project. You can contact him at [bob@woodmoor.org](mailto:bob@woodmoor.org) or by phone at 719-488-2693 ext. 3

We will be looking for unstowed trash containers community-wide in the coming weeks and will be using our covenant enforcement process to bring lots into compliance with our Rules and Regulations. Please do your part and be considerate of our beautiful community! If you have any questions regarding our Covenants please reach out to Justin Gates at [justin@woodmoor.org](mailto:justin@woodmoor.org) or by phone at 719-488-2693 ext. 4



# Getting Your Lawn Ready for Summer

By Fredricka Bogardus, Colorado Master Gardener

Most of our Pikes Peak region lawns are cool season grasses. That means that most active growth occurs when temperatures are 60 to 75 degrees F. Kentucky bluegrass, fescues and rye are cool season grasses. These grasses benefit from some early spring care. Here are a few pointers toward a great lawn this year.

Irrigate only when the turn indicates water is needed. Look for signs of wilt, which often show up in the same location on the lawn time after time. Footprints or lawn mower tracks that remain at least one-half hour after traffic has passed indicates irrigation is needed. (This information was added by WIA, as it is specific to Woodmoor—Bear in mind that Woodmoor has restrictions on water use for landscapes. Residents are not permitted to water more than three times per week, or to water between 10 am and 6 pm from June through September. See details at: [Woodmoor Water & Sanitation District | Mandatory Water Use Program](#).)

Roots need access to oxygen in the soil, since we cannot cultivate soil under turf, compaction is a problem in lawns. The solution is core aeration; which is a process whereby 2-3” deep plugs are pulled out of the turf, usually by a powered core aerator. Water your lawn one or two days prior to aeration. Leave the plugs on your lawn to decompose. Aerate as soon as the soil is not frozen or snow covered.

Spring is a good time for a first application of fertilizer, if you did not apply in late fall. Apply 1 pound of Nitrogen (N) per 1000 square feet. Using a spreader will ensure that your application is even and doesn’t damage the lawn. Many fertilizers labeled for spring application also contain pre-emergent weed controls. It is important to make a conscious decision about whether to use these products.

## RVs and Trailers

Better weather is finally upon us and this is the time of year where we get the RVs, travel trailers, and utility trailers out of storage and ready for our summertime camping trips and yard cleanups. We want to remind you about the Rules and Regulations and help you avoid neighbor complaints and potential covenant enforcement issues. **Trailer type I:** are designed primarily for uses other than temporary living quarters. A Trailer I is further defined as any conveyance, towed behind a motorized vehicle, used to transport material, equipment, supplies, trash, etc. Such trailers may be open or enclosed and include, but are not limited to, utility trailers, racing trailers, motorcycle and ATV trailers, boat trailers, horse trailers, personal watercraft and snowmobile trailers. **Trailer type II:** are those vehicles designed primarily as temporary living quarters for recreational, camping, travel, or seasonal use. A Trailer II is further defined as being a towed travel/camping trailer, a self-propelled recreational vehicle (RV) or a truck mounted camper.

We understand and appreciate the need for Owners to service, provision, and pack their vehicles before use, and also the need for unpacking, cleaning and servicing after use. Likewise we understand the need for utility trailers to be available on the lot for cleanup and hauling purposes (or getting your slash ready for the chipping day events!).

For **Trailer type I:** you are permitted to have a trailer present no more than (72) hours per week and are subject to (20) overnights per year. This does not include trailers that are kept and stored in garages or other approved structures.

For **Trailer type II** you may only park a Trailer II outside for a maximum of seventy-two (72) hours before and seventy-two (72) hours after using the vehicle. Between the seventy-two (72) hours before use and the seventy-two (72) hours after using the vehicle (i.e. back-to-back trips), the Trailer II shall not be parked at all on the property without a permit (see below). The seventy-two (72) hour periods can only be restarted after the Trailer II has been absent from Woodmoor for a minimum of forty-eight (48) hours. A Trailer II belonging to a guest may be parked overnight only after the host secures a permit in advance from the WIA. (During non-office hours, permits may be issued by Woodmoor Public Safety; however, you must contact the WIA Office first). Similarly, residents who wish to park their own Trailer II for longer than the above seventy-two (72) hour limit for the purpose of accommodating houseguests, or performing seasonal maintenance, they must also secure a permit from the WIA to do so. One permit can be valid for up to ten (10) nights, but permits are limited to no more than twenty nights (20) per year per residence. Permits must be prominently displayed on the vehicle so as to be visible from the street if possible. (continued on Page 6)

## RVs and Trailers (continued from Page 5)

Thank you for having consideration for your neighbors and the community as a whole! If you have any questions or have some extenuating circumstances involving trailers, campers, and RVs, please reach out to Justin Gates at [justin@woodmoor.org](mailto:justin@woodmoor.org) or by phone at 719-488-2693 ext. 4.

## WIA SFA-WUI Grant by Justin Gates

I am pleased to announce that the SFA-WUI Fire Fuels Reduction Grant has been extended thanks to an additional \$30,000.00 that WIA has secured from the Colorado State Forestry office. 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. This will extend the grant for an additional year or until the funds have been depleted. 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.

If you are interested in participating in the grant, please contact Justin at the WIA office to schedule an evaluation. Remember, it is not a matter of **IF**, but **WHEN** a natural disturbance takes hold in our forest. We must do all we can now 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!

***“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

## Questions about Pine Needles?

The following information was found on the Colorado State Forest Service website regarding pine needles, and we are providing the information to you as it has recently changed:

"Due to decades of fire suppression, decomposing layers of pine needles, twigs and other organic debris—called duff – is deeper under many large trees today than it would have been a century ago. This is especially true in ponderosa pine forests where frequent and naturally occurring fires have been absent. These large trees often are lost when fires occur, because flames burning in the duff layer can pre-heat live vegetation and ignite the trees, or the tree’s roots can be damaged from the intense heat of the smoldering duff, killing the tree. It is important to rake needle or duff layers deeper than 2 inches at least 3 feet away from the base of large trees. This should be done annually, and the additional duff also should be removed from the area."

The full document is attached, in which this can be found on Pg. 3. There is also some great information later in the document pertaining to defensible space. Here is a link to a good video as well: <https://ibhs.org/wildfire/building-vulnerability-to-ember-exposure/>.

Ultimately you should focus on making sure that pine needles are maintained to no deeper than 2-inches in the areas immediately surrounding any trees and completely removed from the areas within at least the first 5-ft of the house. The rest of the property should also be maintained with no deeper than 2-inches of needles, which will still serve to lock in ground moisture. This said, natural ground cover also locks in moisture and is far less of a fire hazard, but will not typically survive beneath pine needles due to the acidic nature of the needles.

# Do you know the Wildfire Hazard Rating of your lot?

By Cindy Thrush, Director of Forestry

Tis the season for....evaluating the wildfire hazards on your lot. Did you know that over 60% of the lots in the Woodmoor area are rated in the severe or high hazard category? It's pretty easy to determine what your wildfire hazard rating is because it's based on the prevalent vegetation on your lot. If your lot has high density ponderosa pine with lots of Gamble oak underneath the trees, then your lot is in the Severe category. On the other end of the spectrum, if your lot is primarily grassland, then your rating would be Low. There are many other categories in between. WIA has a Community Wildfire Protection Plan (CWPP) that contains a nice graphic of each lot in Woodmoor and its corresponding wildfire hazard rating. In case you don't want to go outside, just click on the link to find your rating <https://woodmoor.org/wp-content/uploads/2015/09/WHATISTHEWILDFIREHAZARDRATINGOFOURLOT.pdf>

WIA has a Forestry Administrator on staff and trained volunteers who will come out and do an evaluation of your lot and provide you with recommendations for wildfire mitigation activities you can do around your home and lot. This is a no cost service, and you can either call the WIA office or fill out this form online <https://woodmoor.org/forestryfirewise-evaluation-request-form/>. The Director of Forestry and the WIA Forestry Administrator have been inspecting the Woodmoor Common Areas for wildfire hazard mitigation work that is needed. If you have any questions, please contact Justin at the WIA office 719-488-2693 x 4 or visit the WIA website at the following location <https://woodmoor.org/forestry-firewise/>.

## Common Areas

by Steve Cutler, Director of Common Areas

Spring is here and Summer is just around the corner. Many of us will be enjoying the outdoors in our yards, mountains and WIA Common Areas. With the recent rain, the growth of many planted and natural plants has gotten off to a great start. Unfortunately, so have many weeds and specifically noxious weeds. WIA is required by the Colorado Noxious Weed Act (Title 35, Article 5.5 – 101, C.R.S) and El Paso County Community Services Department, Environmental Division to annually spray noxious weeds which are prevalent in our area. A reference site for the noxious weeds can be found at this web site: [www.colorado.gov/ag/weeds](http://www.colorado.gov/ag/weeds). The three common noxious weeds that are found in our area is Mullen, Russian Thistle, and Myrtle Spurge. At the end of May and going into mid-June, as weather permits, we have hired Front Range Arborist (Licensed by the State of Colorado and the Environmental Protection Agency) as WIA contractor to chemically eradicate the noxious weeds that our present on our Common Areas. Once the chemicals have been applied, it should be safe for pets within a couple hours for those who walk the Common Areas. The contractor will be placing little flags on the day that the chemicals are applied for your knowledge of the noxious weed spraying. The reason for letting you know this is twofold; one to make you aware of the noxious weed spraying taking place and second to ask for your help on your own properties. If residents can address their own properties to minimize the spreading of these noxious weeds between all properties, it can greatly prevent further weed spreading. For any questions about noxious weeds in the WIA area please contact Common Area Administrator, Bob Pearsall, at (719) 488-2693. Ext 3, or at [bob@woodmoor.org](mailto:bob@woodmoor.org).



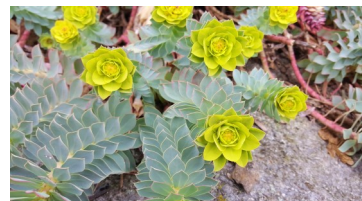
Common

Mullen



Russian

Thistle



Myrtle

Spurge

Another hot subject is dog poop on the ground in Common Areas as well as down our streets. We all love our dogs and enjoy taking them on walks on the streets of Woodmoor and WIA Common Areas, although no one likes to come across dog poop on these walks. WIA asks you to please be a responsible dog owner and pick up after your dogs, whether on the side of the street or in our Common Areas. We have seen a great deal of progress in regards to fewer dog poop issues on our Common Areas since we have installed pet waste stations that are serviced weekly. Please contact us if you notice any dog poop issues in our Common Areas, so we can monitor the situation for the future.

Last our Common Areas are a great asset to Woodmoor and its residents, and I would like to thank the many unknown folks who pick up trash to help make it enjoyable for all Woodmoor resident to enjoy!! The Best to all WIA residents for an enjoyable and safe summer.



## Chipping Days

6/10 & 6/11 and 7/29 & 7/30

Lewis Palmer High School

Saturday & Sunday 8 am to 4 pm

For More Information:

488-2693 x 4 [www.woodmoor.org](http://www.woodmoor.org)

### What is acceptable:

- ✓ Woody limbs & branches only, up to 8" in diameter
- ✓ Pine needles (must be removed from bags)
- ✓ Construction materials (no nails or wire)
- ✓ Junipers

### What is NOT acceptable:

- ✓ NO trash, weeds, or yucca
- ✓ NO nails or wire
- ✓ NO root wads, dirt or rocks
- ✓ NO grass clippings or bags of leaves

**\*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 11 — ACC Meeting, 7pm  
July 13 — Covenant Hearings, 6:30pm  
July 25 — ACC Meeting, 7pm  
July 26 — WIA Board Meeting, 7pm  
July 29 & 30 — Chipping Event at LPHS



August 8 — ACC Meeting, 7pm  
August 10 — Covenant Hearings, 6:30pm  
August 22 — ACC Meeting, 7pm  
August 23 — WIA Board Meeting, 7pm



September 4 — WIA Offices closed  
September 12 — ACC Meeting, 7pm  
September 14 — Covenant Hearings, 6:30pm  
September 26 — ACC Meeting, 7pm  
September 27 — 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**, Director of ACC  
**Steve Cutler**, Dir of Common Areas  
**Cindy Thrush**, Dir of Forestry  
**Brad Gleason**, Dir of Public Safety  
**Per Suhr**, 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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