



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

September 2023

Along with reasonable covenant enforcement balancing the needs of the community against the freedom to enjoy one's property, one of the most important things that the Woodmoor Improvement Association does is manage our Common Areas. Recently, the Board sought member input about future Common Area improvements. A great summary of those comments and some Board considerations pertinent thereto is contained in Director Steve Cutler's article contained in this newsletter. I urge all members to read that article.

However, I also want to make it very clear that your elected Board will honor legally binding agreements that led to the donation of the South Woodmoor Preserve by the Walters Open Space Committee, LLC, in June of 2022. This includes installation of pet waste stations and benches, although we will note the comments referred to above regarding placement of these items. Beyond that, your Board has committed to treating the South Woodmoor Preserve just as we do all of our other Common Areas. Factors such as member input, use, cost, impact and compliance with long range plans will drive future improvements and current maintenance. I assure you that your elected Board takes its fiduciary responsibility to all members of the Association very seriously.

I also want to provide members with a recent change to Woodmoor Public Safety traffic control at Lewis Palmer Middle School and Palmer Ridge High School. After considerable analysis of the risks to our officers, insurance premiums and proper notice to District 38 with whom we have an annual contract, the Board decided it was unsafe for our officers to provide traffic control at these locations. We did, however, agree to continue to provide safety crossing control at Lewis Palmer Elementary School. District 38 understood and agreed to these changes. Of note, WPS never provided traffic control at Monument Charter Academy which, as you all know, is right in the middle of construction on Colorado Highway 105, Knollwood in front of Integrity Bank, Jackson Creek Parkway and soon, I am told, at MCA itself. They say digging indicates progress – well there sure is a lot of digging going on around WIA.

In closing, on behalf of your Board and the WIA staff, many thanks to the overwhelming majority of you who quickly resolve issues with the Association. To those few who do not, or who attempt to use our processes to unfairly attack their neighbors, please understand that the Board has a solemn responsibility to enforce our Covenants, Rules and Regulations to the benefit of all of our members. But we're also smart enough not to allow members to "weaponize" these processes. Thus, in appropriate cases we will hold covenant enforcement hearings and place liens on properties who do not pay their dues or their fines.



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From WPS

Another summer is fading away. This spring we had record rains which is great; however, with the rain comes growth, which increases fuel for fires. It's true with rain weeds and grasses aren't so volatile, but when the weeds and grasses dry, and they will dry, we can have very dangerous conditions. Wildfires can and do occur in winter. Mow your tall grasses on your entire lot including under scrub oak and up to the edge of the road. Please be careful when using **approved** fire pits and BBQ grills. Remember, open pit fires such as camp fires, any type of fireworks, and Tiki torches are never allowed anywhere in Woodmoor. The only fires allowed are those in a commercially purchased fire pit (with spark arrestor) or if built by a home owner, it must be approved by the Architectural Control Committee **and** the Monument Fire Department before use. Also be careful when you choose to use your fire pit and check for any Red Flag warnings and fire restrictions with the El Paso County Sheriff's Office at: www.epcsheriffsoffice.com/services/fire-information.

With winter approaching, it's a good idea to keep a small emergency kit in your car. Supplies should include food, water, extra clothing, a blanket, sand, shovel, a candle or candles, lighter, and a pair of gloves and a hat. If you become stranded, having these items will help you be more comfortable until help arrives. If you do become stranded in a blizzard, stay in your vehicle. Disorientation and hypothermia occurs quickly in blowing and drifting snow. You are more likely to be found in your vehicle and it will provide the best possible shelter.

Never leave your vehicle running unattended to warm it up. Not only could the vehicle be stolen, you may be cited by the El Paso County Sheriff's Office. Keep all vehicles that are left outside locked, as this makes an easy target for someone to steal items out of the vehicle. This is a major contributor of ID theft and even a residential burglary when garage door openers are taken. They can return later and use the garage to enter the house.

We continue to see bears in the area, so please keep your trash cans secured inside a garage or shed until the day of pickup. Keep BBQ grills clean and secured inside, if possible. If you use bird feeders, suspend between two large trees. Bears are attracted to the easy food source and if found, will continue to come back.

The El Paso County Department of Public Works (DPW) is responsible for all the roads in Woodmoor. This includes pavement, grading, repair, signage, and plowing. The WIA/WPS cannot plow snow on the roadways or tell you when your street may be plowed. To view policies and plow priorities for DPW, please visit: publicworks.elpasoco.com/road-bridge/snow-plowing/.

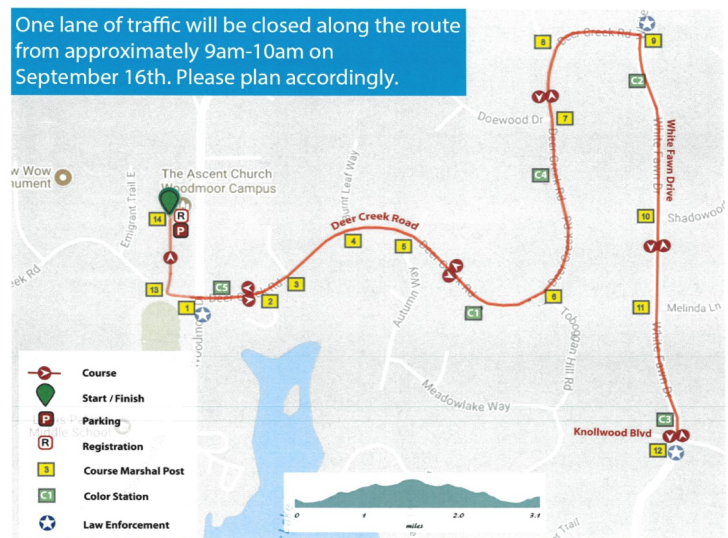


Possible road congestion on September 16th

As a public service to residents that live on or near or use the following streets: Deer Creek Road between Woodmoor Drive and White Fawn, and White Fawn between Deer Creek Road and Knollwood Boulevard, the 7th Annual Run4Hope 5K for Schools will be held on Saturday, September 16th. The roads will not be blocked completely; however, one lane of traffic will be closed along the route from approximately 9am to 10:30am. There will be one lane for runners and one lane for traffic.

Please contact Barbara Rabideau at 719-244-6973 if you have any questions about the race or the route,

Neighbors in the area of the race should receive a post card on or about September 12th as a reminder.



Common Areas

By Steve Cutler

With Common Areas being a big asset in Woodmoor, WIA sent out an email blast for residents soliciting input on all Common Areas for the July Board meeting. We were happy to receive around 25 emails from those who could not attend and had around 25 residents who made the meeting. It was pleasant to hear from those residents that support how WIA is currently handling our Common Areas. The remaining had suggestions, concerns, and questions noted below.

One of the biggest concerns was from some residents that live around The Preserve Common Area in South Woodmoor that do not want pet waste stations and benches. What they may not have been aware of it that these were conditions (in a legally binding agreement) for WIA to receive the donated property. On the other hand, we have received a couple of emails over this past year with requests for these items in the other Common Areas in Woodmoor and since being installed, we have found that they are being well utilized. We heard other requests for less signage on The Preserve as well, with a few others asking for additional signage mainly addressing pets to be on leashes per law or at least under voice command due to dogs running through resident's properties. While WIA addresses nuisances like barking dogs and aggressive dogs towards others, WIA is not a law enforcement authority for loose dogs. Those who are concerned with this issue should contact the Human Society of the Pikes Peak Region. Also, WIA was aware when WIA accepted The Preserve that there are prairie dogs on a portion of the property and now we've heard they may be in more than one area. The current raptor poles on The Preserve look to be flimsy and will be removed over time. WIA is looking into a new version of raptor poles as well and will be reaching out to Colorado Parks and Wildlife for advice and checking on other methods of removal.

We had suggestions for us to look into installing a disc golf course, pickleball courts, soccer field and even a dog park on Common Areas. WIA cannot take on the liability let alone the installation, maintenance, and specifically insurance costs within our yearly budget for even one of these items. That also brings out the point that improvements like these would bring in outside Woodmoor traffic which WIA would like to keep to a minimum. Comments came up about concerns about parking lots being installed on Common Areas as well as a request for parking areas in Common Areas for parking for those who must drive to them. WIA currently has no plans to install parking areas due to cost of installation and regular maintenance. The current Board goal is all the Common Areas are to be for the enjoyment of mainly our own residents.

Last, we had a variety of questions like: 1) Can they use the Common Areas to access the back of properties for things such as delivery of construction materials when they cannot access through the front yard? WIA does not allow motor vehicles on Common Areas, with only a few exceptions that have to be approved through the WIA offices in advance. 2) An email asked about WIA planting of perennials on Common Areas to add color. For the reason of the maintenance, along with manpower, it is not feasible for WIA. WIA did have volunteers, at one time, who would plant flowers in front of our WIA stone signs and watered them on a regular basis, which WIA again would entertain. Please contact Bob or Denise at the WIA Office if you are interested in doing this. 3) There were a couple folks who want WIA to keep some areas like those with cattails around for the birds and wildlife, which we will consider on a yearly basis, as long as it does not pose any issues with line of sight for traffic. 4) We want to thank the folks that brought up areas they felt needed mitigation and to be mowed, which we will review for possible future work as the budget becomes available.

Note this year has been challenging for mowing with all the rain we have received, and the contractor hopes to get to the areas that were too wet to mow on the first mowing during the second mowing in early October. WIA appreciates all the comments and hopes we have given you knowledge on each of the items that were presented to us during the July Board meeting. If you have other comments, please email Bob Pearsall at bob@woodmoor.org or Steve Cutler, the WIA Director of Common Areas, at DirCommonArea@woodmoor.org.

Woodmoor does not send anonymous letters/violations

It has recently come to our attention that someone is sending out anonymous letters to their neighbors regarding what they perceive to be covenant violations. WIA will never send an anonymous letter. Letters from the WIA will always be on letterhead and will be in a Woodmoor Improvement Association envelope. These will be typed letters explaining the possible violation, along with a date for remedy. The letter will also have contact information for Justin, the WIA Covenants Administrator. If you receive one, please make sure the WIA Office receives a copy of the letter.

Adding Fall Color to Your Garden

Abundant moisture brought lushness to our gardens. By midsummer early flowers are fading and you might be experiencing a midsummer slump to your flower borders. How can you carry color and interest through the season into the autumn months? Perennials that flower later, grasses with colorful seed plumes and leaf blades, bronzing foliage of shrubs and trees can all add vibrancy to late summer and autumn displays. Fall blooming annuals add splashes of color. Even interesting seed heads like those of Echinacea, if left on the plant add texture. Here are just a few of many plants to consider for late summer and autumn interest.

Late summer flowering perennials

- Rudbeckia (yellow and bronze varieties)
- Maximilian Perennial sunflower (native, grows to 3')
- Sedum 'Autumn Joy' and Sedum 'Autumn Fire' (succulent, upright growth, pink to burgundy flowers)

Ornamental Grasses

- Blaze Little bluestem (upright, foliage turns deep red in fall to soft pink in winter)
- Flame grass (Miscanthus purpurascens; heat and drought tolerant)
- Pink muhly grass (frothy pink seedheads in late summer)

Fall flowering Annuals

- Zinnias
- Cosmos
- Common Sunflower (Helianthus annuus; various colors and sizes)

Shrubs

- Blue mist spirea (small shrub, cobalt blue flowers)
- Sumac varieties (Staghorn, bronze fall foliage)
- Burning Bush (scarlet fall foliage, full sun for best color)

Trees

- Autumn Spire maple (Acer rubra 'Autumn Spire'; 50' x 30' seedless variety)
- Tatarian maple (Acer tataricum 'Hot wings'; 15' - 20' tall and wide, leaves turn red in fall)
- Amur maple (Acer ginnala; 15' - 20' tall, often multi-stemmed, red leaves in fall, occasionally yellow)



Flame grass



Pink Muhly grass



Autumn Spire maple

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 a lot of rain this year, 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 may be sending out notices to those residents that have not mowed, in an effort to reduce the risk of a wildfire in Woodmoor.

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 \$283 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 Peter Bille, Ed Miller, and Steve Cutler. Nominations or self-nominations are due to the WIA office **on or before November 15, 2023**. 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. (denise@woodmoor.org). You can follow this link to the form: <https://woodmoor.org/wia-board-nomination/>.

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 has sent out violations out over the past 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.

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. Please remind your contractors that there is an HOA and exterior projects require our approval.

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.

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.



2023 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 297 cubic yards of flammable material from the area (531 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 2024 dates as soon as we have them scheduled.

Forestry Grant & FireWise Information

We are still recruiting new lots for the SFA-WUI Fire Fuels Reduction Grant. Space is limited. 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 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.

“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 wildfire 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

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. Because of the normally dry climate in Colorado, it is important to remember that wildfires can happen during any season of the year. We all have a responsibility to ensure that we do our part to keep our forest healthy and safe.

Wildfires are a natural part of Colorado’s forests. If you live in the wildland-urban interface in Colorado, where homes and other structures intermingle with wildland vegetation, you are at risk of being affected by wildfire. Planning ahead and taking action can increase the likelihood your home survives when a wildfire occurs. Ultimately, it is your responsibility as homeowners and stewards to protect your community from wildfire. Taking practical steps to prepare your home and lot does not guarantee it will survive a wildfire, but it does improve the odds. Taking preventative steps may also allow firefighters who might be present to safely engage the fire and attempt to protect our community. If fire and site conditions are unsafe, firefighters will not be able to fight effectively.

The two primary determinants of a home’s ability to survive a wildfire are the structure’s ignitability and the quality of the surrounding defensible space. Together, these two factors create a concept called the home ignition zone, which includes the structure and the area around it. To reduce wildfire hazards to your home and property, the most effective actions to take are to minimize the ability of the home to ignite during a wildfire and to reduce or eliminate nearby fuel.

We are here to help you create an effective fire mitigation plan tailored to the specific needs of your home and lot. It is never too late to take steps to reduce the ignitability of your home and surrounding forest. Contact Justin Gates at Justin@woodmoor.org or by going to <https://woodmoor.org/forestry-firewise/>.

Please control loose dogs

We have had several requests to remind residents that dogs should be on a leash or under voice command at all times. Not everyone is a dog lover, and dogs don’t always act the same when other dogs are around. If you are walking your dog on a trail in Woodmoor, please be mindful of others that are also using the trail. If you are walking on the roadway, please don’t let your dog run into other resident’s yards. Some dogs are very protective of their owners and yards, and we do not want any resident or their dog to be hurt.

WIA/WPS do not enforce El Paso County leash laws, as only the Pikes Peak Humane Society or El Paso County Sheriff can enforce laws. We will issue violations for loose and/or aggressive dogs if it is witnessed by a staff member or other independent witnesses. A violation for a loose and/or aggressive dog is subject to an immediate Covenants hearing, where a fine may be imposed. Please help us keep everyone, pets included, safe.

Important Dates

October 9 — WIA Offices closed
October 9 — ACC Meeting, 7pm (rescheduled from October 10)
October 12 — Covenant Hearings, 6:30pm
October 24 — ACC Meeting, 7pm
October 25 — WIA Board Meeting, 7pm



November 9 — Covenant Hearings, 6:30pm
November 14 — ACC Meeting, 7pm
November 15 — WIA Board Meeting, 7pm
November 15 — Deadline for Board Nominations
November 23 & 24 — WIA Offices closed
November 28 — ACC Meeting, 7pm



December 12 — ACC Meeting, 7pm
December 13 — WIA Board Meeting, 7pm
December 14 — Covenant Hearings, 7pm
December 25 — WIA Offices closed



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 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
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