



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

December 2023



President's Report by Brian Bush

As we are in the midst of the Holiday season, your Board of Directors and staff have completed important Association work looking forward to 2024. At the November Board meeting, the Board of Directors approved the 2024 budget which has been posted on the WIA website. I am happy to report that it is a balanced budget that allows us to continue to improve and maintain our Common Areas (including the newly donated South Woodmoor Preserve), provide for public safety patrols, maintain our facilities and retain your outstanding staff of administrators and WPS officers. The Board also approved an annual dues increase to \$291 which is just under our limit of 3%. In the face of rising costs and inflation, it was the continued excellence of the staff in managing expenditures that made a balanced budget with this small increase possible.

Since not all Association members probably get or read the Our Community News, I am going to take this opportunity to repeat my comments published from the October Board meeting. In media coverage of Colorado HOAs, it's certainly possible to be concerned with what can only be described as "out of control" HOAs. In passing some recent legislation which seems to punish the many for the sins of the very few, it would seem the Colorado legislature has adopted this view. Let me put it simply. WIA HAS NEVER FORECLOSED ON PROPERTIES. WIA does not impose unfair fines or penalties and seeks reasonable covenant enforcement. While WIA may in some cases put liens on properties for non-payment of dues or covenant fines, this is only done as a last resort and eventual payment of these liens will come when the property is transferred or sold. Your Board works very hard to make this an enjoyable community to live in and constantly evaluates our Rules and Regulations to ensure they remain relevant and reasonable. Your Board of 9 Directors are all volunteers and are elected to 3-year terms. Many have served the community for a number of terms. So when you read about HOAs that try to impose ridiculous restrictions on your property – please be assured that it is NOT WIA.

Finally, WIA has, for several years, been aggressive in efforts to mitigate the fire threat to our area. We secured two state grants (and are trying for another) that allowed matching funds for fire mitigation within WIA. We first concentrated on the Woodmoor Drive corridor and then expanded the program. The results have been dramatic, but there is clearly more to do. I encourage all residents to consult with our outstanding Forestry Administrator Justin Gates and his Director Cindy Thrush to have your property evaluated and if deemed necessary, take appropriate mitigation measures. As has been stated before, if we have a large fire in Woodmoor, we'll lose many, many homes. Now is the time for mitigation to limit exposure and show our fire-first responders that your property is worth saving.

In closing, your Board wishes all of our members a safe and enjoyable holiday season. With all the construction taking place, this can be challenging. Recent accidents on the Fairplay median which destroyed one of our benches and to one of the WPS vehicles on CR105 (not our fault) is evidence of the need to slow down and pay attention. When it snows, the slalom course of cones in Project A on 105 should be fun to watch. Happy Holidays and thanks for being such good members of your Association (please pay your 2024 dues promptly and please vote for board members when you get your ballot).

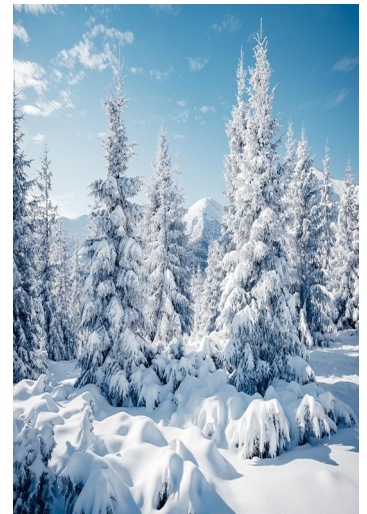
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Mandatory Disclosure for Homeowner Associations

Colorado SB 100

§38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association
Registered Agent: Denise Cagliaro, 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
2024 Annual Assessment: \$291.00

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 12, 2024.

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 through Thursday 8am to 4 pm, Friday 8am to noon

Common Areas by Steven Cutler

As we finish out the 2023 year, WIA would like to continue to thank the residents that pick up trash and sometimes pet waste on our 200 acres of Common Area as well as along our roads. We know of a few folks and know there are probably many more residents that are keeping these areas in decent condition for the benefit of all our Woodmoor residents. This is truly appreciated in many ways and helps set Woodmoor apart from other communities. To help, and at the request of some folks, WIA has placed and will be placing a few more Pet Waste stations in our Common Areas that are serviced weekly to hopefully continue to minimize pet waste. Along with picking up after your pet, please have control of your pets for those who might also be using the area, as well for adjacent property owners. One of the goals of WIA is to make Woodmoor Common Areas a true amenity for the enjoyment of all our residents.

Now that winter is fully upon us, I would like to remind anyone that uses our Common Areas (for activities such as sledding on Toboggan Hill) that all persons' using Common Areas are responsible for their own and their guests safety. Please be safe, as WIA is not responsible for any injuries to persons or property that occur while visiting any Common Area. Children 12 and under must be supervised by an adult. No snowboarding or skiing on Toboggan Hill Common Area. Specifically at Toboggan Hill Common Area, please be mindful of parking on the streets legally and do not obstruct the local traffic.

This past year WIA received many suggestions and inquiries regarding the Common Areas that are appreciated, as these Common Areas are part of your HOA. WIA is focused on maintaining the Common Areas, preserving them as naturally as possible, along with keeping them Firewise for the asset they are to Woodmoor. Last, I send out a thank you to our staff and every resident that helps keep Woodmoor the gem I believe it was when I personally moved here twenty years ago. I wish each of you a Special Holiday, and that you create many great memorable moments in 2024 for yourselves.

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 29, 2024, at 7pm in The Barn. Sign-in will start at 6:30pm.

2024 Dues

As noted previously in the President's Report, the 2024 dues will go up slightly to \$291.00, which is a 2.8% increase. To avoid late fees, possible liens, or further collection fees, please pay your dues by January 31, 2024. 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

Winter 2023/2024 will see changes on how/when El Paso County Department of Public Works will plow roads in Woodmoor. In the past the County would plow roads when snow depth reached four inches or more. The County is changing its policies around plowing in residential neighborhoods. From now on, they will not be plowing residential streets when there is less than six inches of snow. El Paso County officials are also working on an interactive map getting a live snowplowing map. This map will refresh every thirty minutes, tracking each snowplow, so residents can tell which roads are safe to drive on.



The WIA does not plow any roads in Woodmoor and in fact it is illegal for us to do so.

You can call 719-520-6460 for your concerns or visit: [Snow Plowing - El Paso County Public Works](#) for snow removal priorities. Unfortunately at the time of this article, the link to view the snowplowing interactive map has not yet been made public.

Forestry by Justin Gates

2023 was a very successful year for our community as it pertains to fire mitigation and fire fuel removal! My volunteers and I are very proud to be a part of this success and each of us should be proud of all we have accomplished this year. First let's talk about the Fire Fuel Removal Grant that our community has been involved in for the past couple of years. We exhausted all grant funding a full year ahead of the deadline of December 31, 2024. This demonstrates an incredible commitment and dedication to making Woodmoor a safer and healthier place to live by those who participated in the program. \$550,000.00 was invested into removing dangerous fire fuels from our community with the help of a State and Federal match of 50%. Approximately \$240,000.00 was invested by homeowners this year by way of home improvements that are proven to help reduce fire risks as identified by Firewise. Improvements such as, replacing wood siding with stucco and Hardie Board and replacing cedar shake roofs with better, more fire resistant materials. Through the grant efforts and chipping day events, we estimate that we have removed more than 900 cubic yards of slash and fire fuel debris from the community in total. Speaking of the chipping day events, we had another successful year. There were a total of 531 loads of slash and fire fuel debris resulting in approximately 300 cubic yards of chipped material. I want to thank each and every one of you for your hard earned investment into our forest by helping to make it safer and healthier. I want to thank the Board of Directors for their commitment and investment in these important programs. I also want to thank all of our volunteers who work tirelessly to ensure these programs are as successful as they are. We still have a lot of work to do, so keep up the good work! As a former resident and forestry volunteer is fond of saying, "Mitigation is a lifestyle!"

We are still looking for more grant money, so please keep an eye out for an email blast. You can also reach out to me to have your name added to the list. Please email me at justin@woodmoor.org.

From the Treasurer Connie Brown

The chart below outlines the primary budgeted revenue and expense categories for 2024. The full budget is posted on the WIA website (www.woodmoor.org).

2024 Annual Budget

<u>Revenue Summary</u>		<u>Expense Summary</u>	
Administrative (dues, interest)	\$1,015,550.00	Administrative	\$377,454.00
Architectural Control	22,000.00	Community Center	12,800.00
Community Center	43,000.00	Forestry/Common Areas	178,635.00
Public Safety	<u>57,134.00</u>	Public Safety	<u>568,795.00</u>
Total Revenue	\$1,137,684.00	Total Expense	\$1,137,684.00

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

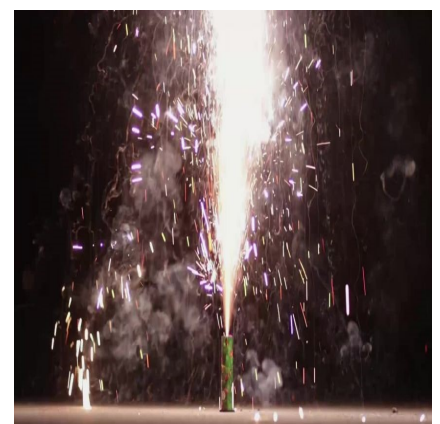
Fire Pits and Open Fires in Woodmoor

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 fire pit. 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 at 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. 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 1 — New Year's Day - WIA Office Closed
January 9 — ACC Meeting, 7 pm
January 11 — Covenant Hearings, 6:30 pm
January 15 — Martin Luther King, Jr Day - WIA Office Closed
January 23 — ACC Meeting, 7 pm
January 29 — WIA Annual Meeting, 7 pm
January 31 — Dues deadline & WIA Board/Reorganization Meeting, 7 pm



February 8 — Covenant Hearings, 6:30 pm
February 13 — ACC Meeting, 7 pm
February 19 — President's Day - WIA Office Closed
February 27 — ACC Meeting, 7 pm
February 28 — WIA Board Meeting, 7 pm



March 12 — ACC Meeting, 7 pm
March 14 — Covenant Hearings, 7 pm
March 26 — ACC Meeting, 7 pm
March 27 — WIA Board 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

