



Woodmoor

IMPROVEMENT ASSOCIATION
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December 2, 2024

Mayor Glant Havenar
Dennis Stern, Trustee/Mayor Pro Tem
Trustees Shana Ball, Kevin Dreher, Jessica Farr, Sam Padgett, Nick Ehrhardt
PO Box 208
Palmer Lake, CO 80133

Dear Mayor and Trustees,

I serve as the President of the Woodmoor Improvement Association Board of Directors. WIA is one of the largest homeowner associations in Colorado, comprised of 3196 homes and seven sub-HOA associations. On behalf of our board and our many residents, I offer the following comments on a proposed annexation application which I believe will be considered by Palmer Lake in early December 2024.

WIA has been monitoring reporting of your possible annexation of land South of County Line Road and West of Interstate 25 that would be used to construct a very large gasoline station under the Buc-ee's banner. WIA is also aware that the Town of Monument declined to provide water to this site because of resident and environmental concerns, as did the Woodmoor Water and Sanitation District #1 on an extra-territorial basis.

WIA opposes the proposed annexation and is concerned about the traffic, noise, light pollution and negative environmental effects from this project. WIA also notes that the traffic and weather along this portion of I25 is among the worst in Colorado, being directly on the Palmer Divide. While recognizing that there might be economic benefit to the Town of Palmer Lake from a flag-pole annexation along County Line Road, WIA notes that there are three nearby car/truck service areas and the I25 corridor in this area is becoming increasingly congested. On behalf of our residents who would be significantly affected by this project, WIA urges the leadership of Palmer Lake to take a more holistic approach and decline annexation.

Very Sincerely,

Brian X. Bush
President, Woodmoor Improvement Association
Board of Directors