



Woodmoor

IMPROVEMENT ASSOCIATION
NEWSLETTER

June 2026

President's Report by Brian Bush

As we approach America's 250th anniversary, I am pleased to report that your Woodmoor Improvement Association is both well-staffed and well-resourced for the services we provide to our members. Of course, change is inevitable and this past Spring we said goodbye to our Chief, Kevin Nielsen, who has served our public safety office for 35 years. Clearly big shoes to fill, but we hired our new Chief Darrin Abbink from within, and he is proving to be a wonderful replacement for Kevin. Darrin comes to WIA with a superb resume including having served in the Colorado Springs Police Department as a Lieutenant before his retirement. We also had to replace Justin Gates (who returned to his duties in Woodmoor Public Safety) with a new administrator of Forestry and Covenant enforcement. Ms. Kelci Spencer was hired to replace Justin and has proved to be an outstanding addition to our team.

WIA has also recently updated our Rules and Regulations (copy on our website), and we will be revising our Project Design Standards Manual in the very near future. We'll also update our Bylaws later this year. While we can't change our Covenants without a vote of over two thirds of our members, which has proved difficult to near impossible in the past, your Board seeks to adapt our other governing documents to meet new requirements and changing Colorado laws and community needs. For example, the Board updated guidance on cars outside at residences by increasing the number from 3 to 4 in recognition that folks have a lot more vehicles these days than when Woodmoor was first established.

We've had a dry Spring but rains in May, so as usual we've got lots of tall grass beginning to grow. We've already started mowing our Common Areas. I encourage all of our members to maintain their properties, including areas next to the county roads for which you are responsible. We always have to send out some reminder letters, but again, we prefer to save your postage money by voluntary compliance. I also encourage our members to take advantage of our Colorado State Forestry grant by contacting Kelci and our free to WIA members chipping weekends (there will be two). Details are located on our website, and we'll use Lewis Palmer High School as our location again this year (courtesy of District 38) though we may have to adjust entrance and exits due to the construction of Higby.

Finally, **NO FIREWORKS** in WIA. **NONE, NADA.** Simply put, if you have to light it, it is prohibited by our Rules and Regulations. Clearly, we don't want to have to fine a member \$5000 for a violation. Just as clearly, we don't want to lose 1000 or more homes in a catastrophic fire. Therefore, at the risk of being repetitious, **NO FIREWORKS**, including sparklers (which burn amazingly hot) or anything else you have to light. We know it's the 250th anniversary, but we also know that our responsibility as your Board is to prevent open fires and fireworks. Enough said.



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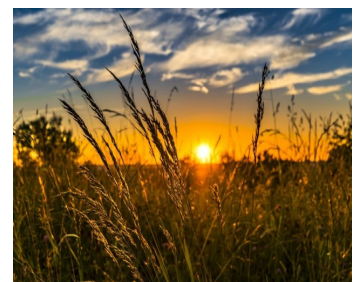
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Important Dates



WoodmoorSM



2026

Chipping Days

6/20 & 6/21 and 7/18 & 7/19

Lewis Palmer High School

Saturdays 8am to 4pm

Sundays 8am to 2pm

For More Information:

488-2693 x 4 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**

Forestry by Jason Hann, Director

Hi Woodmoor residents. We are halfway through the year already and both the Board and staff have been working diligently on numerous things for you. In regards to Forestry, we said farewell to Justin Gates and wish him all the best in his new endeavors. We would also like to welcome Kelci to the team as our new Covenants and Forestry Administrator. We are happy to have her on the team and she has already hit the ground running.

WIA will have our annual chipping days again with one change – due to the increased cost of operations, we will ask nonresidents to pay a small fee. It will be free to residents but donations are always accepted and appreciated. The dates we have planned are June 20th and 21st and July 18th and 19th. Black Forest Mulch is also open – check their website for details.

It's pine beetle season and with the extremely dry winter we had, the State is anticipating a greater risk for infestation than normal. Please walk your property and look at trees for signs of pine beetles. **DO NOT** remove or cut down trees after June 1st with beetle infestation as they will spread. Telltale signs are small pin-like holes in the bark and sappy residue in bored out channels. If you are unsure contact us and we can come take a look.

As a reminder, you do not need a permit to remove dead or infested trees, growth within 30 feet of your home, or 5 feet of your driveway/designated parking area. Clear cutting is not allowed but removal and thinning of trees is encouraged for fire mitigation, forest health, and growth. We have amended the standardized tree measurement for cutting beyond 30 feet from the home and 5 feet from driveways to be 12 inches as measured from 4 feet from the ground. If you have any doubts as to what trees should be removed please contact us and we will gladly assist you.

We received the second State Grant payout and have seen a LOT of increased interest in it, great job! It was brought to my attention recently; however, that we can do a better job communicating regarding our forestry mitigation grant. We are very lucky to have access to such a grant as many communities get no compensation at all for mitigation on their properties. This grant is a wonderful perk for us but it does come with a few challenges. As we do not administer the grant directly, we are reliant upon the schedule, timeline, and requirements of the State. Our team does an amazing job navigating the ins and outs to maximize our utilization of this grant, but we do not issue funds from WIA directly. As such, we highly encourage you to contact the office for additional information if you plan to do mitigation and see if you are eligible to receive reimbursement, but know in advance it will not be an immediate process. Contact us with additional questions or concerns.

With the dry season and water restrictions coming, we encourage you to leave a carpet of pine needles on the forest floor. This actually helps hold moisture and is the natural state of a healthy ecosystem. Please remove long and tall grasses that could be fire fuel and ensure your firewood is not stacked between trees and is more than thirty (30) feet away from your house. See our Rules and Regulations if you need additional details.

Open flames and fireworks are **NEVER** allowed in Woodmoor, and we take breaches of that covenant very seriously due to the risk. Please contact Woodmoor Public Safety should you see anyone with open flames or fireworks. If you have guests or tenants, you are still responsible and liable for any infraction, so please be respectful of our community.



Common Areas by Steve Cutler, Director

After the drought this past winter, we are thankful for the recent rains which are bringing our lawns as well as the Common Areas to life. WIA will be mowing most of the Common Areas throughout the summer. I would like to take this time to thank the unknown folks who mow Common Areas near their homes and those who pick up trash as they walk our Common Areas. We continue to ask if your pet does its duty in Common Areas or anywhere in Woodmoor, that you do your duty and pick up after them. We have pet waste stations off the major trails within the Woodmoor Common Areas and will be adding one more station, along with moving a couple stations, to give folks opportunities to help dispose of the pet waste. No one wants to worry about stepping on pet waste when enjoying the Common Areas. Regarding walking your dog, WIA asks that all owners be responsible by having your dog on a leash or other positive control, such as strong verbal or electronic control to be respectful to all those who walk and or live adjacent to Woodmoor Common Areas.

Electric bikes are becoming more popular and WIA has discussed how we want the trails to be used along with the safety of those who use those trails. Electric bikes are motorized vehicles, and WIA does not allow motorized vehicles in Common Areas and on the trails. Electric bikes can get up to speeds of 20mph and more depending on the bike. WIA is taking the stand that they are not safe for use in our Common Areas. If you by chance witness an electric bike specifically at a high speed, more than say a jogging person, please contact WPS so that we can address the situation. WIA would also appreciate you calling WPS if you witness any destruction of Common Area or Common Area property. For example, one incident this past winter that WIA incurred was damage to a picnic table that has become a cost to the Association. WIA appreciates all those who want to help protect and preserve these important assets of Woodmoor for our residents. Wishing everyone a safe and enjoyable summer season in Woodmoor and in your travels!



Are you missing out on important information?

Please sign up at the bottom of any page of the WIA website (www.woodmoor.org) 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, and updates to local road construction projects when we get them.

The quarterly newsletters are emailed and available on the WIA website.

**PLEASE READ:
IMPORTANT
MESSAGE**

No Annual Garage Sale

Unfortunately, the local realtor that has put on the Annual Garage Sale in the past has decided not to do it any longer. WIA was not able to find another realtor willing to put in the time that it takes to organize everything.

Residents are allowed to hold up to 4 garage sales per year on their own. We ask that you only put signs up during the time that your garage sale is happening. And please do not put them up on other resident's properties or in Woodmoor Common Areas.

From WPS by Chief Darrin Abbink

If you have watched local news reports lately you may have seen stories on the increase in E-bikes and electric motorcycles in Colorado. Woodmoor, Monument and other areas in northern El Paso County are seeing this trend as well. Because of the increased number of these vehicles in our area, we would like to clarify when and where these vehicles may be used in our community.



E-bikes are defined as electrically assisted bicycles. They must have pedals similar to a traditional bicycle and are perfectly legal to use on the streets in Woodmoor. E-bikes and any other motorized devices ***are not allowed*** in the Common Areas, open spaces, or on any trails in Woodmoor. The reason for this restriction is that the trails are narrow, and the speed of these bikes can be a threat to those walking on the trails. They can also cause damage to the trails or ecosystems of the open spaces. WPS will contact people who are seen using E-bikes in these areas and may possibly issue a violation notice when appropriate.

More alarming is the illegal use of electric motorcycles in Woodmoor. These vehicles are smaller than gasoline powered motorcycles but are not considered bicycles in Colorado because they have no traditional pedals. Many of these vehicles are capable of speeds in excess of 50 mph and are ***illegal on all Colorado roads, sidewalks and public spaces***. Most do not have headlights, taillights, turn signals, mirrors or license plates, which are required for all vehicles in this state. The only legal place to use an electric motorcycle is on private property with the permission of the property owner.

Unfortunately, many parents mistakenly believe that electric motorcycles are toys suitable for young teens who are not even old enough to drive a car. Woodmoor Public Safety has received multiple reports of these vehicles racing around the streets in our community driven by juveniles as young as 10 years old. Officers have observed these vehicles racing at high speeds, passing moving cars, running stop signs and red lights, cutting off other motor vehicles and performing "stunts" such as riding "wheelies" or racing across school property and private lawns. The El Paso County Sheriff's Office and Monument Police report these same violations and have even reported these electric motorcycles are fleeing from officers when they attempt to stop them, which is a felony offense in Colorado.

While WPS does not have traffic enforcement powers, we are actively working with law enforcement to identify and prosecute those who ride or allow the use of these illegal vehicles on roads or in open spaces around our community. We will report violations to law enforcement and assist in the identification and prosecution of any violators, including juveniles and/or their parents, when these vehicles are seen operating within our community.

WPS encourages parents whose children may have one of these vehicles to cease their illegal use on streets, trails, open spaces, and school or private properties. Residents who observe these vehicles being used illegally in Woodmoor are asked to report violations directly to the El Paso County Sheriff's Office at 719-390-5555.

Stay Informed with Alerts Anywhere

Have you signed up for Peak Alerts? This is the local emergency alerts system for when it matters most. You can register up to five addresses and receive alerts for emergencies impacting locations like home, work and school. They send alerts for missing persons, fire and flood emergencies, law enforcement alerts, and safety notices. You can choose the method that's right for you. You can call 719-785-1971 to register, if you do not have internet access. You can sign up at PeakAlerts.org or you can add the Everbridge App through the App Store or through Google Play.

A blue rectangular graphic with a white border. At the top, the text "WHAT ARE PEAK ALERTS?" is written in white and red. Below this, on the left, is a white smartphone with a red outline, displaying the Peak Alerts logo on its screen. To the right of the phone, the text "Peak Alerts are text message alerts about local emergencies and disasters." is written in white. At the bottom right, the text "Get signed up at peakalerts.org" is written in white.

WHAT ARE PEAK ALERTS?

Peak Alerts are text message alerts about local emergencies and disasters.

Get signed up at peakalerts.org

Contact information for Board members

Brian Bush—President@woodmoor.org

Peter Bille—VPresident@woodmoor.org

Pete Giusti—Treasurer@woodmoor.org

Rick DePaiva—Secretary@woodmoor.org

Or DirCommunityOutreach@woodmoor.org

Ed Miller—DirArchitectControl@woodmoor.org

Steve Cutler—DirCommonArea@woodmoor.org

Jennifer Davis—DirCovenantControl@woodmoor.org

Jason Hann—DirForestry@woodmoor.org

Brad Gleason—DirPublicSafety@woodmoor.org

2026 Chipping Days

Once again we have opted to have two full weekends of Chipping Days. Those dates will be 6/20 & 6/21 and 7/18 & 7/19 at the Lewis Palmer High School. These events will run from 8 AM to 4 PM on Saturdays and 8 AM to 2 PM on Sundays.

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 \$20.00 to participate in our Chipping Days from non-residents. These events will benefit all communities in the area.

Note: You will have to enter the Lewis Palmer High School parking lot either from Jackson Creek Parkway at the light by the YMCA or by the entrance from Bowstring that runs between the soccer field and the softball field, as Higby Road is still closed.

Please see flyer earlier in this newsletter for specifics on what is and is not acceptable.

If you have further questions, please contact Kelci at 719-488-2693 x 4 or by email at kelci@woodmoor.org.

Trash Containers

Please do not put your trash containers out the night before pickup, and please make sure you take them back to your storage place once trash has been picked up. The bears and other wildlife are very active, and we don't want you or your neighbors to have to pick up the trash that they will drag out.

We do understand that not everyone can store their trash cans in their garage; however, please be mindful of where you are storing the cans, so they don't become an attractive nuisance to the wildlife.

If you would like to build a trash can enclosure, please contact Bob Pearsall, ACC Administrator, at bob@woodmoor.org, and he will help you complete the ACC application.



Updated Rules & Regulations

At the May 27, 2026, Board Meeting, the Board voted to approve changes to the Rules & Regulations. The updated version is posted on the WIA website (www.woodmoor.org) under the Documents section. Updates include some of the recent laws that have been signed by Governor Polis that affect HOAs.

REMINDERS

Here are a few reminders about common violations within Woodmoor:

- **Trailers, RVs, Boats, ATVs**, etc. must be stored in your enclosed garage or off-site. We can issue a permit for up to 10 days if you need to work on them or if you are having visitors from out of town. They are allowed on the property for a total of up to 20 overnights per year. Please stop by the WIA for the permit during regular business hours (Monday through Thursday 8am to 4pm and Friday 8am to noon, excluding major holidays).
- **Tall grass and/or weeds** (native or not) are required to be mowed if they are taller than 9” per El Paso County Ordinance.
- **ALL exterior projects** should be approved by the Architectural Control Administrator or Committee. This includes repainting (even if it is the same color), re-roofs, window and/or door changes/replacements, deck rebuilds or additions, driveway resurfacing, etc. You may email Bob Pearsall at bob@woodmoor.org if you are not sure whether or not your project needs to be approved. Most projects, unless it is a major modification, new build, or fence, do not require any fees. There is a form on the WIA website (www.woodmoor.org) under “Resident Tools” to apply for these types of projects and many more.
- If you are doing **interior work** that requires a dumpster or POD, please get approval prior to having them delivered. Contact Bob at bob@woodmoor.org or complete the online form on the WIA website (www.woodmoor.org).
- **Burning of slash** is absolutely prohibited and may be subject to a \$5,000 fine.
- Please be aware of **Red Flag Warnings and Fire Bans**. WIA posts banners on banner boards around the Association when there is a Red Flag Warning issued by the National Weather Service. WIA also sends an email blast when the El Paso County Sheriff issues any type of fire ban.
- Although **fireworks** may be allowed in El Paso County or Monument, they are **NEVER** allowed in Woodmoor. If caught, you will be subject to a Covenant Hearing and a possible \$5,000 fine.
- **Bears** are out and about, so please keep bird feeders out of reach or put away at night, do not leave pet food out, and please store your trash cans in your garage or an ACC-approved enclosure.

No Dumping is allowed in Woodmoor Common Areas

If you see someone dumping slash or trash in a Woodmoor Common Area, please contact Woodmoor Public Safety immediately at 719-499-9771. If the person(s) responsible are Woodmoor residents, they could be subject to a hearing where fines may be imposed. If it is a non-resident, they could be charged with trespassing.

The Board and staff are very responsible with the residents’ dues monies, and we do not want to spend it picking up after someone that is being irresponsible.



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



NO Open Burning



NO CAMPFIRES

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



Important Dates

July 3 — WIA Offices closed
July 14 — ACC Meeting, 7pm
July 16 — Covenant Hearings, 6:30pm
July 18 & 19 — Chipping Event at LPHS
July 22 — WIA Board Meeting, 7pm
July 28 — ACC Meeting, 7pm



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



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



Woodmoor Board of Directors & Staff

Brian Bush, President

Peter Bille, Vice-President

Pete Giusti, Treasurer

Rick DePaiva,
Secretary/Dir. Community
Outreach

Ed Miller, Director of ACC

Steve Cutler, Dir of Common Areas

Jason Hann, Dir of Forestry

Brad Gleason, Dir of Public Safety

Jennifer Davis, Dir of Covenants

Darrin Abbink, Chief of Public Safety

Denise Cagliaro, HOA Manager

Kelci Spencer, Covenants/Forestry

Bob Pearsall, Architectural Control/
Common Areas

Amber Garner, Bookkeeping/Barn
Rentals

Office hours: Monday—Thursday 8am—4pm Friday 8am-noon

1691 Woodmoor Drive, Monument, CO 80132