



Woodmoor

IMPROVEMENT ASSOCIATION

NEWSLETTER

President's Report by Brian Bush

September 2026

Normally at this time of year, I would thank our residents who have taken care of tall grass and weeds and encourage those to whom we are sending reminder letters to do so. I'd also probably give thanks that the summer monsoon season appears to have arrived – we need it in our Common Areas as much as you do in your yards. And Woodmoor Water needs it to reduce irrigation demand. I would also normally thank our residents who comply with our covenants about trailers, trash and woodpiles, among others. But I'm not going to do any of that in this article.

Recently, I was driving past Lewis Palmer Elementary School and I noticed Woodmoor Public Safety Officer Art Brown in the rain directing traffic when school was letting out. His dedicated efforts helped ensure the safety of students, parents, school buses and numerous vehicles picking up their children. It occurred to me that our WPS officers epitomize selfless service. They patrol at all hours of the day and night. They do vacation checks in all kinds of weather to ensure that resident houses are safe and secure. They respond to emergencies by monitoring First Net for first responders and they help our firefighters, paramedics and law enforcement officials as they go about their important duties. They are the eyes and ears of our Association and have been extremely successful in preventing "knuckleheads" from burning down our community by having open fires or setting off fireworks. Although not their primary job by any means, they also help with covenant enforcement and ensure that Association property is properly cared for by those who use it.

WPS is lead by Chief Darrin Abbink, an outstanding replacement for Chief Kevin Nielsen who retired, and by Deputy Chief Chad Forquer. Most importantly, though, a significant majority of our cadre of officers have been with us for many years and know the community inside and out. WPS performs all of these functions I mentioned above, most of the time without measurable recognition. Certainly, I would be remiss if I didn't express appreciation on their behalf for the voluntary contributions from residents who benefit from vacation checks. So here is an idea. The next time you see a WPS officer performing their important duties give them a friendly wave. Better yet, roll down your window and thank them for what they do for the community. While we probably can't prove it empirically, I think most of our members agree that we have a much safer community (less porch pirates and nefarious actors) than we would without WPS. On behalf of the Board of Directors and all of our members, this is my very small way of attempting to recognize all our Woodmoor Public Safety Officers do for the Woodmoor Improvement Association.



Inside this issue:

President's Report

ACC

Fire Mitigation &

Grant Funding

2026 Chipping Results

WPS

Tall Grass/Weeds?

Trailer, RV, Boat?

Stay Informed

*Colorado Wildfire Resiliency Code
Guidance*

*Did you receive a courtesy
letter?*

Deer Creek Road

Reminders

WLA Rules & Regs Updated

Feeding the bears?

Board Candidates

No Fireworks, Campfires or

Open Burning

Important Dates



ALL Exterior Projects **MUST** be approved by WIA

Dumpsters Driveway resurfacing Deck replacement
Enclosures Fences Hot tubs Play equipment
PODs Paint/Stain Re-roof Sheds
Siding Install/Change

Above is a list of just some of the exterior projects that you may be considering. Please remember that **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. **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.

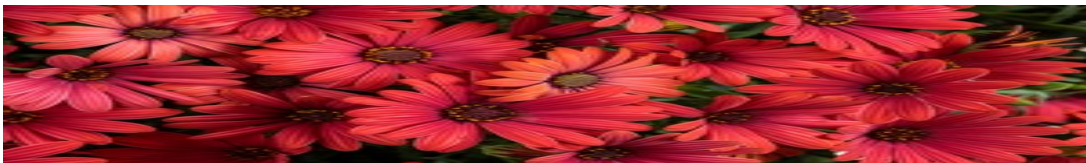
You could be charged a fee of up to \$500 for not getting a project preapproved or have to remove it because it does not meet the requirements.

Fire Mitigation & Grant Funding

Woodmoor Improvement Association received a grant in 2025 to encourage residents to mitigate their properties and help make Woodmoor a safe community to live in and enjoy. As mentioned previously, WIA has been told by local fire officials and the Colorado State Forest Service that it is not a matter of **IF, BUT WHEN** a wildfire will happen in Woodmoor. It has the potential to take out at least 1,000 homes and the possibility of loss of life is also likely.

This grant is a 50/50 matching grant for defensible space mitigation. This means that the homeowner can be reimbursed for up to 50% of the eligible costs they spend to mitigate their property. There is a specific list of what is reimbursable, and you will receive a copy of the list once you have decided to participate in the grant. None of the grant funds will be used by WIA on Common Area mitigation.

****If you are interested in participating in the this grant, please email Kelci at Kelci@woodmoor.org and she will add your name/address to the list, and she will contact you to set up an appointment for your evaluation. There is certain criteria for the grant that must be met in order to be reimbursed, so please DO NOT start any work prior to having your lot evaluated.**



2026 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 do request a \$20 per load donation from those outside of Woodmoor.

We were able to remove a total of 370 cubic yards of flammable material from the area (874 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 Ed Miller (ACC Director) for keeping track of the number of loads and collecting the donations. Without the cooperation of everyone involved, this would not be possible.

WIA will send out a notice of the 2027 dates as soon as we have them scheduled.

From the desk of WPS

As of August 12, 2026, school is back in session in Woodmoor. The children of our community are out on foot, riding bicycles or waiting at bus stops all around the area. The safety of these young residents is very important to all of us, so please watch your speed when driving in the neighborhoods and abide by the 20 mph school zone speed limits. Speeding through these short segments of reduced speed will not get you to your destination any quicker and could result in someone being seriously injured or killed. We also ask that you please stop for the school buses when they display flashing red lights and the stop signs are activated. These warnings indicate that children are moving around these vehicles as they climb on or off and may not be easily spotted. Passing a school bus with its warning equipment activated is both dangerous and a traffic offense for which a driver can be issued a citation by law enforcement.



With fall quickly approaching we are already seeing an increase in bear activity as they prepare for hibernation. Please keep your trash stowed indoors or in the garage until the day of pickup. Also keep BBQ grills clean and don't leave any pet food outside. Never feed any wildlife! Feeding wildlife intentionally or through negligence is not only dangerous, but also illegal and carries substantial fines for violations. WPS works closely with the Colorado Department of Wildlife to identify violators of this important law and see to it that they are prosecuted.

Remember that the WPS is here to take care of the safety and security needs of our residents. Please feel free to call us (719-499-9771) with any questions or concerns you may have regarding these issues in our community. We will do our best to help resolve your concerns or will point you towards the proper agency to help with whatever problems you would like addressed.

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 some rain recently, 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 will be sending out notices to those residents that have not mowed, in an effort to reduce the risk of a wildfire in Woodmoor.

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 will be sending out friendly reminders over the next few 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.

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 "Stay Informed". 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. We send out 4 electronic newsletters per year and roughly another half dozen important emails.



Colorado Wildfire Resiliency Code Guidance

From Monument Fire District

Colorado Wildfire Resiliency Code (CWRC):

The 2025 Colorado Wildfire Resiliency Code (CWRC) is a state minimum code applying to new construction and significant exterior alterations & additions within the Wildland-Urban Interface (WUI). It is not a retroactive code.

The code's purpose is to establish minimum regulations for safeguarding life and property by mitigating the risk of wildland fires spreading to structures and vice versa. Adoption is a critical response to increasing wildfire risk and is intended to help communities maintain insurability of homes.

Use the link below to review the text of the code:

[Colorado Wildfire Resiliency Code | Fire Prevention and Control](#)

Find WUI Classification for a Property:

Find a property by viewing the 2025 Colorado Wildfire Resiliency Code Map on the Colorado Wildfire Resiliency Code Board website.

Use the link below to access the state CWRC map. This map denotes the risk zones (or exclusion) for each property in the fire district. The color-coded risk zone assigns which sections of the code will apply to specific property(s). Any property that has multiple risk zones applied will be assessed on an individual basis.

[2025 Colorado Wildfire Resiliency Code Map](#)

The CWRC will apply if your property is in a yellow, orange, or red zone on the 2025 Wildfire Resiliency Code State Map.

- Red Zones-High Risk (Class 2)
- Orange Zones-Moderate Risk (Class 2)
- Yellow Zones-Low Risk (Class 1)

Is this really mandatory?

Yes, according to 24-33.5-1237(2)(d) C.R.S., all communities in Colorado are required to adopt the new Wildfire Resiliency Code. This is intended as a supplement to a community's building and fire codes, if such codes have been adopted. The state code is a minimum code – communities are welcome to exceed the code but cannot implement measures less strict than the code. The code must be fully adopted and implemented (or in effect) by July of 2026.

The code, however, only applies to areas that have mapped wildfire risk (of low, moderate or high intensity) on the Colorado risk map.

For more information, and a complete version of the document from Monument Fire, please click on the link: <https://www.monumentfire.org/co-wildfire-resiliency>. This is a living document, and it can be changed or updated from time-to-time, so please check it often if you have questions. Also, most questions should be directed to Monument Fire, as they will be responsible for verifying the work in relation to what is their responsibility.

WIA will be updating the Project Design Standards Manual to reflect some of the requirements of this new law. We will post it on the WIA website as soon as the changes are made and it is approved by the Board.



Did you receive a courtesy letter recently?

You may have received a courtesy letter recently about tall grass/weeds, dead trees, firewood and/or off-drive parking. Here are some of the reasons we are concerned about these types of violations, as it relates to each specific type of violation.

Off-Drive Parking

- Due to hot catalytic converters and exhausts on vehicles, you cannot park in your yard. You do not want to start a grass fire and possibly lose your vehicle and/or your home or multiple homes in the neighborhood. You must be parked on the **approved** driveway. If you need additional space next to your driveway to park a vehicle, please contact Bob Pearsall, ACC Administrator, to get that approved. It is typically something he can approve in the office.

Tall Grass/Weeds

- If you have tall grass/weeds, please mow it or cut it down all the way to the roadway and to your property line. Although we have had some rain lately, it does not take a lot of wind to dry everything out and create a fire danger. A discarded cigarette butt or chain dragging on the ground can create a spark and ignite the dry grass.

Dead Trees

- Dead trees, whether they are Aspens, Pine trees, or scrub oak are to be removed within 30 days. These are also a fire hazard, so please look around your property for any dead trees and have them removed. You do not need permission to remove dead trees.

Firewood stacked between trees

- Firewood should not be stacked between trees. If a ground fire were to get into the firewood, it would go up into the trees and then there would be a crown fire, which will jump from tree to tree.
- We recommend stacking the firewood on top of paver stones or gravel (not dirt) to give some space between the wood and the ground, which will assist with keeping moisture out and give space around the wood, in case of a ground fire.
- You can utilize t-posts on the ends, instead of trees, or purchase a firewood rack or stand.
Firewood should also be at least 30 feet from the home. This is recommended in case a fire starts in the woodpile.

When Old Wood Goes Bad

- **Rot and fungus:** Wood that sits directly in wet dirt for too long will grow mold or mushrooms.
- **Punky texture:** If the wood feels soft, light, or fluffy like a sponge, the organic material has broken down.
- **Low heat output:** Decayed wood burns too fast and leaves heavy ash instead of steady warmth.

If you have any questions about a courtesy letter that you received, please contact Kelci at kelci@woodmoor.org or by phone at 719-488-2693 extension 4. If you need help finding a contractor, WIA has a list of contractors that have done work in the area and have had good reviews from other residents. If you need additional time to get a violation resolved, please communicate with Kelci. Communication is key to avoid a formal violation and possibly being scheduled for a hearing before the Board, where fines may be imposed.

Do you travel on Deer Creek Road?

If you travel on Deer Creek Road west of Woodmoor Drive, please be aware that El Paso County will be doing a lot of work in that area over the next 9 to 12 months. They will be doing roadway, safety, and drainage improvements. There will also be a roundabout installed at Woodmoor Drive and Deer Creek Road.

Some of the work is scheduled to begin the second week of September.

Please watch for email blast updates as they are received from El Paso County in regards to possible delays or closures in that area.

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. 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. We typically have the new dues amount by the third week of November.
- * 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.

WIA Rules & Regulations have been updated

WIA recently updated its Rules & Regulations. The new version has been posted to the WIA website, under Governing Documents. There are no drastic changes, but you still should be aware of the rules, especially in regards to e-bikes, etc. on WIA Common Areas.

Do you think you are feeding the bears?

Governor Polis signed HB26-1342 that went into effect on August 12, 2026. You could be fined by Colorado Parks and Wildlife if it is determined that you are luring bears by leaving food or edible waste where they can get to it. It is considered a misdemeanor and the fine can be up to **\$5,000**. The intent of the law is to limit the interaction between humans and bears.

Please keep pet food and bird feeders out of the reach of bears. Keep your trash cans contained or secured to limit the temptation to the bears. Do not put your cans out early, such as the night before, as this just leaves a mess for you or someone else to clean up when the bears get into your cans. Also do not keep food in your car, as bears have been known to break into a car to get to the food, even if it is just candy or chewing gum.

If you need to build an enclosure for the storage of your trash cans, please contact Bob Pearsall, ACC Administrator, at bob@woodmoor.org. He will be happy to work with you to get your project approved.

Please help us keep Woodmoor an enjoyable place to live.

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, Steve Cutler, and Ed Miller. Nominations or self-nominations are due to the WIA office **on or before November 13, 2026**. Nominations must include a brief biography which will be included in the December newsletter and on the website. You will also be asked for a photo or you can come to the WIA Office to have your picture taken. 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/>.

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



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



Important Dates

October 8 — Covenant Hearings, 6:30pm

October 12 — WIA Offices closed

October 13 — ACC Meeting, 7pm

October 27 — ACC Meeting, 7 pm

October 28 — WIA Board Meeting, 7pm

November 10 — ACC Meeting, 7pm

November 12 — Covenant Hearings, 6:30pm

November 13 — Deadline for Board Nominations

November 18 — WIA Board Meeting, 7pm

November 24 — ACC Meeting, 7pm

November 26 & 27 — WIA Offices closed



December 8 — ACC Meeting, 7pm

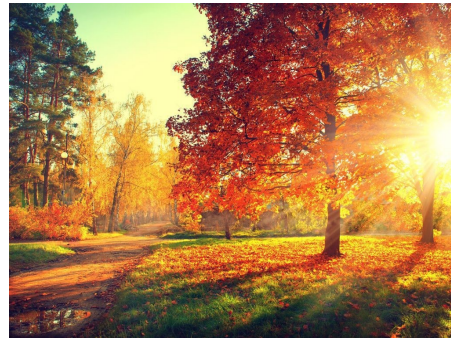
December 16 — WIA Board Meeting, 7pm

December 24 — WIA Offices close at noon

December 25 — WIA Offices closed

December 30 — WIA Offices close at noon

December 31 — WIA Offices closed



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

Jennifer Davis, Dir Covenants

Jason Hann, Dir of Forestry

Brad Gleason, Dir of Public Safety

Darrin Abbink, Chief of Public Safety

Denise Cagliaro, HOA Administrator

Kelci Spencer, Covenants/Forestry

Bob Pearsall, Architectural Control/
Common Areas

Amber Garner, Bookkeeping/Barn
Rentals

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

1691 Woodmoor Drive, Monument, CO 80132