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**WIA Annual Meeting and Board Election**

The WIA Annual Meeting will be held the evening of January 31<sup>st</sup>, 2011 (location to be announced). As per normal practice, three Board directors will be elected on that night. Five candidates have been nominated for these three positions, and their biographies are included in this newsletter starting on page 6. Woodmoor owners may vote for up to three candidates, either by mail-in ballot (which will be sent out in a separate mailing this month) or in person at the annual meeting.

**Winter Note from Woodmoor Public Safety**

**By Kevin Nielsen, Chief WPS Officer**

With the arrival of winter and the cold weather, please do not leave any vehicles running unattended as this is an invitation for the vehicle to be stolen. We've had such a case here in Woodmoor when a vehicle was stolen out of a driveway while left running unattended to warm the vehicle. Also keep all vehicles that are left outside locked as this makes an easy target for someone to steal items out of the vehicle.

WPS is often asked who is responsible for plowing my street when it snows. The El Paso County Department of Transportation (EPCDOT) is responsible for all the roads in Woodmoor with the exception of the Woodmoor area Townhomes which are private roads. EPCDOT is responsible for all pavement, grading, plowing, repair, and signage. If you have a problem or concern with your street, you can call EPCDOT at 520-6891. The WIA does not plow any snow on roads in Woodmoor.

With the onset of snow I would like to remind people of the use of Toboggan Hill for sledding. Sledding children who are under 12 years old must be supervised by an adult. Skiing and snowboarding are not allowed on any Woodmoor common area including Toboggan Hill. The parking area for Toboggan Hill can accommodate up to 9 cars so please when parking in the lot, try to limit the space between the cars next to you so we can fit as many vehicles as possible. A major safety concern is the parking situation in the area. Deer Creek Road and Toboggan Hill Road are both posted with "No Parking" signs on both sides of the road. These signs have been placed due to the width and limited sight distance on these roads. Please do not park in the posted "No Parking" zones. If a WPS officer sees a vehicle illegally parked we will call the Sheriff's Office and have the vehicle ticketed.

Pond safety is another concern for us. For ice skating children under 16 years old must be accompanied by an adult. The WIA does not maintain skating facilities, nor does it monitor ice conditions. Ice fishing is not permitted on any of the ponds. If we have 30 degree+ weather for more than a couple of days please stay off any ice in the area.

Please remember that motorized vehicles of any kind, including snowmobiles, are not permitted on any common area. Finally, please remember that all uses of Woodmoor common areas, including sledding and skating, are done at your own risk.

## **President's Message – 'tis the Season**

**By Chuck Maher**

I love Christmas. From Thanksgiving to New Years, it's a special time. People are happily shopping, houses are decorated and children are filled with anticipation. We are approaching the end of the year and what a year it has been! For many Woodmoor families, it has been a year of challenge and change—and yet a year filled with good things, too. For the WIA family, it's been this kind of year as well.

Let me speak for a moment about some of the transitions we've weathered. For example, the WIA board that began serving you back in January is not the same one serving you today. We not only had a turnover of four board members, we had to hire two new staff persons, experiencing an unexpected transition when our Administrator left. After a tough spell of managing with just one staff member, we found a solid solution by repositioning Matt Beseau into the role of HOA Manager.

Other challenges turned out equally well. We completed the WIA Survey and—based on what we learned—are working on creating a long term strategic plan. We also are nearing the end of the process to update our WIA governing documents and bring them in compliance with Colorado State law. We hope to be able to present them at the annual association meeting.

The annual operating budget been completed for the upcoming year and here's some more good news: Our capital reserves have been funded ahead of schedule, which allowed us to drastically reduce our annual contribution to the reserve fund. Unfortunately, after three years without an increase in our association dues, rising expenses have exceed our projected revenues and we will need to raise our annual dues for 2011 by \$6.00 to \$215.

We also met our goal of continuing to offer community events, thanks to the Woodmoor Business Group who coordinated the Fall Festival. Despite the cool weather we had a great turn out and a wonderful time.

Finally — going right along with the theme of transition (and opportunity!) that has characterized this past year — our annual election is right around the corner. We have five candidates running for positions on the WIA Board. Three incumbents—Ed Miller, W. Lee Murray and Anne Stevens-Gountanis — are running for reelection along with two other candidates, Robert Garner and Kirstin Reimann. I can't encourage you enough to vote. Your vote does count. The annual homeowner meeting will be held this year on the 31st of January!

In the meantime, it's not too early to drive through our neighborhoods and enjoy all the beautiful holiday decorations. Woodmoor is beautiful all year long, but our neighborhoods are particularly enchanting when illuminated with so many colorful holiday lights! (Not to mention how the snow has magically transformed Toboggan Hill into a winter wonderland!)

Whatever the year has held for you and yours, the holidays are upon us and may they exceed your fondest expectations. Here's wishing you a blessed Christmas and a prosperous new year.

### **Reminder: Snow Fences are allowed in Woodmoor**

Per the WIA Rules & Regulations, snow fences are permitted on lots during the snow season (Nov 01 – Apr 30) with prior approval of the Architectural Control Committee (ACC) and must be of natural color (bright colors not approved). If you are in need of one, please submit a miscellaneous project application for approval.

# Forestry News - End of Year Report

By Jim Woodman, Director of Forestry

## Record Low MPB Attacks This Year

If you have traveled through the interior of Colorado you have seen the large scale pine mortality caused by Mt. Pine Beetles (MPB). This tiny insect has killed lodgepole and other pine species on more than 2 million acres.

In sharp contrast, Woodmoor experienced the lowest incidence of MPB attacks since records have been kept. The two main factors were a low point in our resident beetle population and favorable soil moisture conditions in early summer. This soil moisture resulted from better than average snow and rainfall that helped the trees resist and pitch out attacking beetles.



The annual flight period for MPBs is from mid-July to mid-September with a peak number looking for host trees in the first two weeks of August. Fortunately for us, our normal drought period when trees are weakest started after this peak.

We received 50 homeowner requests for a trained forestry volunteer to evaluate lots for possible infested trees. Almost all of the ones found were close to stacks of green firewood often touching the trees (see photo). Some infested trees had nearby down treetops from last April's snow storm. Most trees had fewer than 10 white or yellow pitch tubes. A few had some red pitch tubes.

Trees create pitch tubes when they try to close an opening in the bark caused by the insect. The color of the tube is a reliable indicator of whether or not the beetle got inside the bark. White or yellow pitch indicates that the tree successfully repelled the beetles. Red tubes indicate that the insect successfully got inside the bark and will lay its eggs and spread a fungus that can kill the trees.

Most trees killed by MPBs have 10 or more red pitch tubes. The number needed is not an exact science. It depends mostly on the size and health of the infested trees. Large trees require more infestations than small ones to be killed. Unfortunately some owners cut down healthy trees that had only a few white or yellow tubes.

**Rule of Thumb:** never cut and leave green logs, firewood, or other slash near standing pine trees between July 1 to Sept. 15. Unless we are in the midst of a severe drought, it is okay to cut trees during this time **PROVIDING** all slash and logs are removed within 14 days of cutting. This "safe time" is reduced to 1 or 2 days during severe drought periods and/or when MPB populations are very high. Trees used for firewood should be cut after Sept. 15.



## Scrub Oak Removal Trial

All homeowners in Woodmoor share in ownership of the 125 acres of Common Areas. The three most visited ones are Twin Ponds (12.1 ac), Toboggan Hill (10.8 ac), and North Park (7.0 ac).

Most Common Areas are covered with grass and riparian vegetation such as willow and cottonwood. Pine trees and Gamble or Scrub Oak cover about 20% of the 125 acres.

The most troublesome plant species in Common Areas is Gamble or Scrub Oak. It usually grows in clumps of many stems coming from a dense, connected underground root system. It has specialized storage roots called "rhizomes". If the above ground plant is cut off or removed, the underground rhizome sends up

new shoots to take their place. As many can testify, the new shoots are often more dense and grow faster than those that were removed.

Scrub oak is also very flammable. It contains an oil that causes it to burn 30-40% hotter than pine with flames that are 2.5 times taller than its height. It is Woodmoor's most significant "ladder" fuel because it can easily facilitate the spread of a ground fire into the tops of pines where the flames cannot be controlled.

Woodmoor has been trying various methods to control or reduce the regrowth of scrub oak in common areas. In 2006, a herbicide was applied to freshly cut stumps (see photo). This treatment has reduced, but not eliminated, re-sprouting over the last 4 years. A number of homeowners have taken these results and applied a commonly available herbicide, like Round-up, to see if will work for them.

This year WIA hired a contractor to pull up scrub oak with as much of its root system as possible. It was done on small sections of Toboggan Hill and in Lake Woodmoor common areas. The objective was to see how long this method reduces the need to retreat resprouting oak. Only time will tell if is a cost-effective treatment.

### **Woodmoor Fuels Reduction Grant**

Woodmoor received a \$37,000 grant to help owners living in Severe Hazard areas reduce their forest vegetation hazard. They were identified in our 2006 Community Wildfire Protection Plan. Eligible owners receive 50% of their costs up to a maximum payment of \$1,000. So far, 32 owners have done the work and been approved for payments. Approximately \$9,500 remains in the grant. The grant expires on August 31, 2011.

You may check [www.woodmoor.org](http://www.woodmoor.org) to see if your address qualifies for the grant. If you do, contact the WIA office and request a Firewise Home & Lot Evaluation. Using this assessment, you decide which trees and other vegetation you plan to remove to reduce the hazard around your home. The grant is tied to this plan. Once the work is completed, cost receipts are turned into the office and the work is verified. It has been taking 6-8 weeks to receive the money from the state.



### **North Park Tree Pruning**

Furrow Road and Peaceful Pond Lane border the most northern and probably least known Common Area in Woodmoor. The North Park Common Area features a small water control dam, a circular walking path, and a forest of young widely space pine. The lower branches of all trees were pruned up to an 8-foot height above ground. This has created a more open park-like feeling and will make it easier to mow in the spring and summer. Please check it out and let us know what you think. It is very pretty.

## **Annual Assessments**

**By Nick Oakley, Treasurer**

The Woodmoor Improvement Association assessments continue to be the most reasonable and the lowest in the State of Colorado. Annual assessments are the number one source of income and the "life blood" of the Association and necessary for the operation of Woodmoor Public Safety, commons area management, Forestry operations, the WIA office, staff support, reserves, and other recreational activities.

The Annual Assessment Notices will be mailed out this month. Payment of assessments may be made via personal check or Visa/MasterCard/Discover credit cards indicated on your billing. If needed, you can contact the WIA staff to develop a convenient payment plan that works for you. Assessments for 2011 are due and payable by December 31, 2010 and subject to a \$25 late charge (plus interest, per WIA covenants) after January 31, 2011.

## Woodmoor Exceeds Firewise Standards

The Firewise Communities/USA organization has recognized Woodmoor as a community in good standing in 2010, the 5<sup>th</sup> consecutive year that Woodmoor has received this award. The two main annual requirements are that we have at least one community fire prevention or education event and that our community spends at least \$2.00 per resident (total = \$14,000) on fuels reduction work.

The first requirement was met by sponsoring two Woodmoor "Chipping Days" to help owners easily dispose of trees, brush, and slash from their properties. The second was satisfied using grant and other records. They indicate that homeowners and WIA spent at least \$80,424 on fuels reduction work. This estimate includes direct and labor costs of owners and forestry volunteers.



## Woodmoor Covenant Update

**By Ed Miller, Director of Covenants**

I have now been in the office of Director of Covenants for 6 months and it has been a very interesting time. I spent several weeks actually doing Matt Beseau's job while he was out for his surgery and in the process learned the following about how Covenants violations get reported to the WIA:

1. The vast majority are reported to the WIA Office by Woodmoor residents.
2. Some are found by the WIA Office as they are investigating the ones that residents have reported. This is a legal requirement. It guarantees equal enforcement of the Covenants for all residents.
3. The last source of Covenants violations is through the HOA inspections requested by Title companies at time of a sale of a home.

When a violation is reported the WIA office sends a staff member out to verify it. This means we drive by the property and if we can see the violation from the street we record the date and time that we witnessed the violation and take a dated photo. We do not spend any time or money driving around the community searching for violations. When a violation is verified the resident is notified and asked to address the issue themselves without any involvement from the WIA. In most cases the violation is addressed immediately without the need to follow up with any hearings. We have had months where there was no need to hold any hearings because the residents resolve the issues themselves. If a hearing is convened the purpose of the hearing is to try and come up with a reasonable resolution to the issue. We talk to both parties and hope that one or the other involved will recommend a solution agreeable to both parties that will resolve the complaint.

Finally, the most frequent violations are: barking dogs, un-kept properties (uncut grass, trash, etc.) and issues with excessive cars or trailers/campers being parked on properties. For camper/RV/trailers WIA has a process for residents to get permission to park the camper/RV/trailer on a property for a limited time. You can call the WIA office for details.

## WIA Board of Director Candidates - 2011

Five Woodmoor residents have been nominated to fill the three board position terms which expire at the WIA Annual meeting in January. All Woodmoor property owners will be receiving ballot information in the normal election mailing. As in previous years, votes may be cast by mail or in person at the annual meeting in January.

Here is the alphabetical list of candidates, including their biographical information and pictures:

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### Robert Garner

After living/working/raising a family in the Los Angeles, California area for 38 years .... Bob Garner is currently semi-retired and living on the lake shore of Lake Woodmoor in Monument, Colorado. Although he still spends quite a bit of time, working on various television, film and video projects in California, he enjoys the seasons and clean air of his new "home" in Colorado!

Garner brings a wealth of creative management experience with him, but it is associated with a very "unusual" business...especially considering what the "usual" professional livelihoods are for people residing in the Monument area.

Very long story short... after graduating college, Bob Garner began a very long and rather "glamorous" career in television with the Carol Burnett Show at CBS Television City in Los Angeles...where he got his first "break" into writing and production from both Carol Burnett and Red Skelton, with whom he also worked. He wrote special material for such CBS shows as, "MASH", All in the Family, and many others. After several years with the CBS Network, Garner began a 15-year career with the Walt Disney Studios/Imagineering corporate headquarters in Burbank, California, where he was Writer/Producer/Director on a multitude of special film/television projects...eventually rising to a creative management position of Executive Producer...overseeing as many as 500 employees on certain projects! Garner's credits are too numerous to list in a short bio., but they include, for example, the special EPCOT/World Showcase films, The Living Seas series, the Gene Autry Western Heritage series, TV/DVD specials, hosted by Mary Hart of Entertainment Tonight and Julie Andrews, who recently hosted a 90 minute special, featuring George Lucas and directed/co-produced by Garner....released in 2006. (NOTE: The Tri-Lakes Tribune, Gazette, Denver Post and many other local periodicals...have published extensive articles about Garner's amazing career as well as his extensive mentoring of local high school and college students.)



Bob Garner is, without a doubt, imaginative and extraordinarily creative,... yet he is very adept at organizing and managing projects and people. A veteran of Hollywood, his life has been/is the stuff people rarely dream of, let alone attain! Now....he is a very happy resident of Monument and the Woodmoor area and, although he still travels often, now calls Monument "home!"

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### Ed Miller

My name is Ed Miller and I am running for Election to the Board of Directors. I have lived in the community for 17+ years. During that time I have been a volunteer on the Architectural Control Committee. For the last 6 months I have held the position of Director of Covenants on the WIA Board. I was appointed to this position when a slot on the Board became vacant in July. I have done my best to enforce our Covenants equally and fairly for all of our residents. During this time I have also been a Firewise Volunteer.

As far as my educational background is concerned I hold Bachelors Degrees in Computer Science and Forestry Science from Penn State University as well as a Masters in Computer Science from the Florida Institute of Technology. While at the Florida Institute of Technology I spent 1 ½ years working as an Adjunct Faculty Member teaching Undergraduate Students introductory Computer Science Classes.

During the course of my 27 years of professional life I have worked in the Mainframe Computer field as a Systems Programmer, a Third level support person, a Crisis Manager and even a Console Operator. My employers have included CSX, MCI, WorldCom, Electronic Data Systems (EDS) and now Verizon Communications Corporation.



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## **W. Lee Murray**

I served 28 years in the US Air Force and retired in January of 1990 as a Colonel. My education includes a BS in Physical Education from Texas A & M, a Master of Political Science from Auburn University, and completion of NATO Defense College in Rome, Italy.

Since that time I received a Real Estate broker's license and went into that business. During that time I became familiar with the Woodmoor area which led to my wife and I building our home in South Woodmoor.

To help keep Woodmoor a great place to live, I've volunteered and participated in Firewise & Forestry activities and served as Director of Common Areas since August of this year. I have familiarized myself with all of the Common Area properties and have been involved with several projects including the current project of getting Common Area signs refurbished and/or replaced. I look forward to continuing my service to Woodmoor.



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## **Kirstin Reimann**

Currently I serve on a Homeowner's Association Board of Directors in one of the most successful HOAs in Grand County. I have extensive experience balancing covenant enforcement with the property owners' needs and concerns. I have dealt with a myriad of issues facing our HOA in Grand County, including fire mitigation efforts and numerous dead trees resulting from pine beetles.

Both my husband and I serve in the Air Force. I have spent the last sixteen years as a Public Affairs Officer and currently serve as a Reservist at Air Force Space Command Public Affairs at Peterson Air Force Base. In my job, I have served as a liaison between the base and the Colorado Springs community, media outlets, and internal Air Force audiences throughout many Major Commands in the Air Force as well as overseas in deployed locations. I would like to leverage on these talents and further improve communication between the board of directors, the surrounding community, and property owners.

My husband, three children, and I moved into the Woodmoor area because of its location and sense of open space with all the trees and wildlife. To me this neighborhood embodies an environment conducive to wholesome family living. My goal is to preserve the independent spirit of mountain living while upholding



everyone's desire for a vibrant and well-maintained neighborhood. It would be my great pleasure to serve you in the capacity of a Woodmoor Improvement Association board member. My door will always be open to serve the members of the Woodmoor community.

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## **Anne Stevens-Gountanis**

Anne and her husband, Bob moved into the Woodmoor area eight years ago after Anne's retirement. Currently she is on the WIA board and is the Chair of the Architectural Control Committee.

Anne is no newcomer to contracting and building. When she lived in Vail, CO, she and her previous husband had their own development company. They purchased undeveloped property in Avon and built many of the initial homes in the area to include town houses, apartments and single family homes.

Anne continues to be involved in the community since her early days in Colorado Springs. She has been a Camp Fire and Cub Scout leader; an involved member in the PTA; a library aide in both the Cheyenne Mountain School District and in Eagle County School District's libraries; a member of the District Accountability Committee in Eagle County; and has assisted in the reading program at Grace Best Grade School here in the Tri-Lakes area. She has been an active supporter of Monument Hill Sertoma and the Monument Hill Kiwanis.

Anne is a commercial pilot and has owned flight schools in Montana and Wyoming as well as flying for one of the largest ranging and farming concerns in a three-state area. During this time she had her own optical business, flew ophthalmologists, dentists and hearing specialists to outlying areas in Montana and Wyoming. Her professional career as a pilot/instructor concluded working with one of the largest domestic airlines.

Projects of interest are: Maintaining the beauty of Woodmoor, communicating with our residents and listening to their concerns and assisting with their problems, forestry, implementing a plan to create a walkway adjacent to Woodmoor Drive to be used by students walking to and from the Middle School, and of course Woodmoor Public Safety.



### **Reminder: Please do not Feed Woodmoor Wildlife**

Woodmoor residents are again reminded to please not feed the many foxes and deer that share our neighborhood with us. While it might seem to be the kind thing to do it is not helpful to the wildlife in the long run. Artificially sustaining the wildlife population through extra feeding efforts by residents leads to more animals through higher birth rates. These extra animals in turn must then compete for less natural food, leading to underfed animals that are more prone to sickness and disease. More animals also bring more predators, especially coyotes, which also will feed on family pets. Some residents have taught neighborhood foxes to eat directly from the resident's hand, thereby reducing the animal's natural fear of humans, increasing their risk of harm.

**Office Space  
Available  
At WIA Barn**  
Rentals as low  
as \$150/month  
Please call 488-  
2693 for more  
information

# Holiday Brunch

EVERY SUNDAY, 9:30 AM TO 1:30 PM



**Celebrate the season with family and friends  
at our delightful Holiday Brunch buffet!**

We offer a distinctive variety of culinary delights to tantalize your taste buds including: freshly made omelets and eggs, all you can eat seafood, and a tasty selection of cold salads, fresh fruits, and pastries. To complete your brunch experience, we feature freshly made desserts, cakes, and sweet sensations unrivaled by any of our competition! Open to the public for the *Discover Woodmoor* promotion. Adults \$14.95, children under 10 \$7.95. For reservations email: [food@woodmoorpinesgcc.com](mailto:food@woodmoorpinesgcc.com).





**Join the fastest growing Country Club in Colorado!**



Woodmoor Pines Golf Club



King's Deer Golf Club



## Year End Membership Incentive

Join Woodmoor Pines Golf and Country Club by January 10, 2011, lock in 2010 membership rates, prepay your 2011 membership dues, and pay **No Initiation Fee!** New Members electing to pre-pay their 2011 (Jan '11 – Dec'11) dues at the 2010 rate will also receive their *choice* of the following: a Gift Card equal to 10% of the total amount paid *or* a cash discount equal to 5% of total annual dues.

Member Category	Monthly Dues <b>Family</b>	Annual Dues <b>Family</b>	10% Gift Card <b>Family</b>	5% Discounted Pre pay <b>Family</b> Annual dues	Monthly Dues <b>Single</b>	Annual Dues <b>Single</b>	10% Gift Card <b>Single</b>	5% Discounted Pre pay <b>Single</b> Annual dues
Full	\$350	\$4,200	\$420	\$3,990	\$260	\$3,120	\$312	\$2,964
Golf	\$295	\$3,540	\$354	\$3,663	\$220	\$2,640	\$264	\$2,508
Athletic	\$215	\$2,580	\$258	\$2,451	\$160	\$1,920	\$192	\$1,824
Tennis	\$135	\$1,620	\$162	\$1,539	\$100	\$1,200	\$120	\$1,140
Swim	\$95	\$1,140	\$114	\$1,083	\$72	\$864	\$86	\$821
Fitness	\$45	\$540	\$54	\$513	\$34	\$408	\$40	\$388
Social	\$20	\$240	\$24	\$228	\$20	\$240	\$24	\$228
King's Deer	\$150	\$1,800	\$180	\$1,710	\$112	\$1,344	\$134	\$1277

**WOODMOOR PINES GOLF AND COUNTRY CLUB**  
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