



Woodmoor
IMPROVEMENT ASSOCIATION

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Woodmoor 2012 Annual Meeting & Election Notice

The Woodmoor Improvement Association (WIA) annual meeting will be held on Monday, January 30, 2012, at Lewis-Palmer Middle School (1776 Woodmoor Drive). Sign-in will open at 6:30 pm with meeting start at 7 pm.

WIA Board Election. The main event at the annual meeting will be, as usual, the election of new board members. WIA is governed by a 9-member Board of Directors, 3 of whom are elected each January to 3-year terms. In a special board meeting after the annual election the specific board positions (President, Vice President, etc.) are determined by the new board.

The Board members whose terms expire in 2012 – Chuck Maher, Craig Gaydos, and Jim Woodman – have decided not to seek re-election but they all will continue to volunteer in other capacities for Woodmoor. Fortunately, 4 Woodmoor members have volunteered to fill the 3 open board positions. Each Woodmoor owner will soon be sent a ballot for the election – which may be cast either by mail or at the annual meeting. Candidate introductions can be found on pages 5 and 6.

Award Nominations. Another important part of the annual meeting is the presentation of awards to Woodmoor residents. The WIA is currently seeking nominations for the following:

The Vincent J. Elorie Award for Outstanding Citizenship is presented annually to an individual for his or her outstanding citizenship and service to Woodmoor. It was established in 1995 in honor of a former Woodmoor Chief of Police. Ideally nominations for this award should include a written nomination, of 1000 words or less, including the title page and the complete name,

address, and telephone number of the nominee. Approximately 75 percent of the nomination statement should describe the nominee's contribution to Woodmoor and a justification of why this candidate is worthy of the award. Additional paragraphs should describe the nominee's personal information, such as background, family, etc.

The Good Neighbor Award was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized.

Nominations for both awards should be delivered to the WIA office at 1691 Woodmoor Drive by December 31.

Public Safety 2012 Update

By Kevin Nielsen, WPS Chief

I am pleased to state that for 2012 Woodmoor Public Safety (WPS) will be staffed by 7 fulltime officers and one part time officer. This allows one officer on duty 24/7 with 2 officers on duty at the same time 35% of the time. The double coverage will usually happen between the hours of noon and 3am, which are the busiest times for WPS. The WPS staff are: Chief Kevin Nielsen, Deputy Chief Chad Forquer, and Officers Mark Smith, Art Brown, Dee Nevills, Grant Sanford, Karl Schill, and Cody Pegram. If you need WPS at any time, please call the WPS Mobile number at 499-9771.

Road Reminder

Woodmoor roads are owned and maintained by the County of El Paso. Please call County Roads/Dept. of Transportation at 719-520-6460 for any road or snow plowing issues.

From the President's Desk

As my term as president draws to a close, I wanted to thank all of our homeowners for the opportunity to serve. It has truly been a pleasure to be part of the Woodmoor Improvement Association Board of Directors, and an honor for the last two years to serve as Board President.

Not only am I leaving the Board, but two other members will be coming off the board as well. I'd like to recognize Secretary Craig Gaydos, and Director of Forestry Jim Woodman. Both of these men took on the tough responsibility of filling roles of board members who had left, accepting the challenge and serving well, with Jim taking over the Forestry duties of the very dedicated Carolyn Streit-Carey, another asset to the board. About these two board members, I'd like to say that Craig's insight, dedication and commitment to Woodmoor was an inspiration to me, and Jim has been instrumental in Woodmoor for years, strengthening the forestry program, bringing Firewise to our community and authoring the Community Wild Fire Protection Plan. What a wonderful pleasure to serve with these and other board members. A successful board simply cannot exist without people of this caliber who are willing to serve the community.

I remember that when I was elected to the board, things were in turmoil. There was a lot of polarization, board meetings would go into the wee hours of the night, and we had recently lost our manager. Then, shortly after I was elected president, we lost our replacement manager. Matt Beseau was promoted to property manager and assigned the task of rebuilding the staff.

From that inauspicious beginning, we began to build. We now have two full time and two part time staff members. We were also able to rededicate the board's commitment of staff time and resources to our forestry program, resulting in our continued national recognition as a Firewise community. The Firewise program requires a lot of commitment to quality, and there are not many communities in the nation that achieve this distinction, but Woodmoor is one of them.

We were also able to return bookkeeping in-house, giving us greater control over our financial records and reducing costs dramatically. In fact, during the two

years I've been president, we've been able to submit a balanced budget, due in part to a modest increase in dues in 2011 and a 3% increase in the upcoming year of 2012 – a little more than 50 cents per month.

Other milestones include completing a capital replacement study, and learning as a result that we could reduce our annual contributions for capital replacement by nearly \$20,000.

Probably the most mundane, yet monumental task, of what we were able to accomplish was updating our governing documents. (The articles and bylaws were passed by an overwhelming majority, but if you haven't voted we still need your consent form for the declaration of covenants!) What we did with the articles and bylaws and declaration of covenants was to update the language and bring them into compliance with state law.

Much has been accomplished. Yet there's still more to do, as there always is in any homeowners association.

The single item for which I personally receive the most requests are more trails in our community, and better access to our common areas. With the turmoil tamed, and our government documents in order, I would like to encourage the next board to aggressively pursue recreational improvements for all of our homeowners.

And of course, homeowner participation remains a great need, as it always will. In the past we've had homeowner events that have been well attended, but we need homeowner participation and volunteers to make these events happen, and hopefully you will consider the opportunity to serve our community.

You will be receiving ballots shortly to elect three new members to our board. We have four qualified candidates, and your vote does matter. So please remember to vote.

This is our community and I am proud to be an active part of it. Again, thank you for the opportunity to serve, and my greatest appreciation to all those who helped make my term as Board President a success.

-- Chuck Maher

Woodmoor Board of Directors & Staff

1691 Woodmoor Drive – (719) 488-2693 – wia@woodmoor.org

Chuck Maher, President
Jim Hale, Vice President
Craig Gaydos, Secretary
Nick Oakley, Treasurer

Kirstin Reimann, Director of Covenants
Paul Lambert, Director of Public Safety
Anne Stevens-Gountanis, Director of ACC
Jim Woodman, Director of Forestry
W. Lee Murray, Director of Common Areas

Matt Beseau, HOA Manager
Kevin Nielsen, Chief of Public Safety
Sharon Puryear, Architectural Control
Denise Cagliaro, Bookkeeper
Shawn Sommer, Covenants

2011 Report: Forestry

By Jim Woodman, Director of Forestry

The “normal” season of forestry-related activities in Woodmoor is over for 2011. The year began with an unusually dry winter that triggered the death of many unhealthy trees and caused unusual branch and needle damage. Non-native ornamental trees such as aspen, juniper, and other conifers were also affected in similar ways.

Our ten trained forestry volunteers responded to 117 homeowner requests for help. They evaluated fifty-three lots for Mt. Pine Beetle (MPB) infested trees and other health problems. Seven lots had 16 pine trees that were successfully infested by the beetles and the owners must remove them before June 2012. Another 20 pine trees had been attacked but the trees had pitched them out. The presence of nearby “green” logs and slash between July 1 and Sept. 15 attracted the beetles to the trees that were infested.

Twenty-four homeowners received a Firewise Home and Lot Evaluation. Seventeen of them were eligible for a 50% cost share grant from the state and received up to \$1000 to help pay for their fuels reduction work. WIA has applied for another fuels reduction grant and should learn the outcome by May 2012.

On behalf of the WIA Board of Directors, I thank everyone who has contributed their time and effort in helping Woodmoor owners have a healthier forest and lower wildfire risk. We are a better community because of you.

2011 Report: Common Areas

By W. Lee Murray, Director of Common Areas

What a year for Woodmoor common areas! There were many maintenance items addressed and completed this year. WIA performed a more comprehensive Noxious Weed spraying for the common areas this year-which has shown great results. Plans for continued noxious

weed control & removal are set for 2012 as well. Mowing was a huge undertaking too. WIA found a contractor who handled our specific requests for a better, more uniform mowing and worked with us to get more areas done than in the past few years and included lots of “hand work” to cut the tall grasses around signs, the edge of the roadways and closer around the trees and scrub oak stands. Thank you, to all of the residents who gave us so much positive feedback on the mowing job.

Lower Twin Pond and Wild Duck Ponds were stocked with fish again this year. Many residents took advantage of this great amenity. The Woodmoor signs at all of the common areas were refurbished and two (2) new signs were installed at “The Point” and “Greg’s Pond”. If you need help locating the areas, please pick up a common area map & booklet in the WIA office to help you locate and enjoy the approximately 150 acres available for homeowners to enjoy. Junk, garbage and debris were also removed from several common areas this year and WIA purchased three (3) new picnic tables located at Lower Twin Pond, Northpark, and Toboggan Hill.

“The Barn” had many maintenance items completed and several new amenities added. Due to wear & tear, the parking lot was resealed and new lines painted. WPS received a new exterior door as the old one was worn out. There are now four (4) offices leased out in the Barn basement and currently The Barn houses three (3) Churches who hold their services on Saturday and Sundays. WIA purchased 100 new “padded” folding chairs (and a new chair cart for easier setup and takedown for functions) and six (6) new card tables. The wood floors also received a deep cleaning and were resealed with polyurethane to keep it looking nice and in good repair. With snow on the horizon, don’t forget to take the kids sledding at Toboggan Hill. Be safe & have lots of fun!

If you would like to hold a function or party at the Barn, please call 719-488-2693 extension 1 for reservations.

2012 Budget Summary

By Nick Oakley, Treasurer

Budgeting allows for better management of the association's money, allows planning for the future, ability to meet operational objectives, confidence that reserves requirements are fulfilled, identify any problems before they occur, improve the decision-making process, establish new targets and monitor performance.

After reviewing historical and projected revenues and expenses, the Board of Directors has developed and approved the WIA Budget for 2012. To increase association revenues and meet its projected operating expenses, including reserve fund contribution requirement, the Board has approved a 3% increase in assessments for 2012. The WIA and WPS staff continues to investigate new areas of revenue development and cost savings areas to reduce member assessment increases.

The table below shows the high level apportionment of budgeted revenues and expenses for 2012. Details can be found by visiting the WIA office or web site.

Revenue Summary

Administration (dues, interest)	704,775.40
Architectural Control fees	10,600.00
Community Center fees	34,480.00
Public Safety revenue	43,145.00
Total Revenue	793,000.40

Expense Summary

Administration	340,444.07
Community Center	18,850.00
Forestry/Common Areas	75,935.00
Public Safety	357,771.33
Total Expenses	793,000.40

Leaving Town?

If you are planning to move temporarily or permanently away from your Woodmoor residence please notify the WIA Office either by phone at 719-488-2693 or by email at wia@woodmoor.org. Doing so will save Woodmoor mailing costs and prevent delays in you receiving important mailings from Woodmoor. The Post Office will not hold Woodmoor newsletters, etc., even if you have placed your mail on hold.

Architectural Update

By Sherry Puryear, Architecture Administrator

WIA is seeking additional volunteers for the Architectural Control Committee (ACC). So, you may ask, "What does an ACC volunteer member do?" The ACC member is a super-involved homeowner who contributes volunteer time to Woodmoor project review and approval. The ACC examines and evaluates proposed homeowner projects that are described in covenants and the Design Standards Manual (DSM). All Woodmoor homeowners must submit an application to the ACC for approval of improvement projects, such as building a shed, a fence, a deck, a retaining wall, or a room addition (including replacing existing improvements). ACC members volunteer 2 nights a month for 2 hours, on the 2nd and 4th Tuesday from 7-9pm. By serving on the ACC, the volunteer member has the opportunity to help benefit the Woodmoor community by checking proposed project applications for compliance with the rules and by providing advice to homeowners for Woodmoor projects. ACC volunteers come from all age groups, and bring many different skills. ACC volunteers are not required to be architecturally inclined, although you will definitely pick up some meaningful experience related to architecture. The ACC is a good place to get to know your neighbors, have some fun and contribute to the neighborhood.

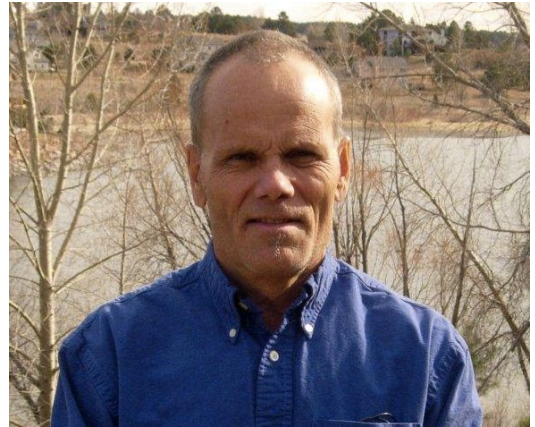
DSM Update. During the last few months the ACC has been working to update the DSM to improve clarity and consistency. This section of the WIA Rules and Regulations describes the rules that pertain to building or improving your house and lot. We expect to complete the updates by January 2012.

******A winter reminder to homeowners****** Snow fences are permitted in Woodmoor between November 1 and April 30. If you want to install a temporary snow fence on your property please complete a Miscellaneous Project application and submit it to the WIA office. There is no fee required for a temporary snow fence and it usually is approved on the spot. The Miscellaneous Project application can be printed from the WIA website, www.woodmoor.org, and click on Forms.

ACC Questions? Call 719-488-2693 ext#1, or email acc@woodmoor.org.

Meet the 2012 Candidates for Woodmoor's Board

Jeff Gerhart. I grew up in Colorado Springs after my family moved there in 1961. I have lived in the local area since that time and have been a resident in Woodmoor for the past 10 years. I have a Computer Science undergraduate degree from Colorado State University and a Masters of Business Administration from the University of Colorado. I am married to my best friend Vicki and have three daughters - Ashley, Madison and Breanne. I have 30+ years of experience in the Information Technology business where I have performed in various technical, sales and management roles. I am currently employed as a Certified IT Specialist working for IBM. I have served on the Woodmoor Forestry Committee since 2002 and enjoy working with the Woodmoor Improvement Association staff and the Forestry team. My father had a friend who started a Church that met in the barn when I was growing up. I always enjoyed trips up from Colorado Springs to attend that Church and had my sights on living in Woodmoor at some point. Woodmoor is a special place and I think I can add value serving on the Board as we promote keeping it that way.



Eric Gross. As is the case with many residents, I chose to become a Woodmoor homeowner because of the beauty, serenity, and privacy of the forested neighborhood. A microelectronics designer and technical project manager by profession, I was not originally well prepared to maintain the forest and land surrounding my home. I've added to my local area woodland knowledge over the last 16 years however, by engaging in cleanup, fire mitigation efforts, and forest health maintenance activities for a 4 acre mountain-view lot on the western side of Woodmoor. I've managed my property as best I could using piece-meal information available from WIA, State Forest Service pamphlets, Internet research, and suggestions from my neighbors but that's been a drop in the bucket compared to the focused forestry advice and experience received from Jim Woodman and Carolyn Streit-Carey. I've been so impressed with their positive attitude and knowledge base that I've become a Woodmoor tree monitor/Firewise volunteer to help our community maintain the fragile forestry environment that lured me here so many years ago. In my capacity as Tree Monitor, I've enjoyed meeting with many Woodmoor homeowners that share my concern and enthusiasm for our forests. I would be honored to continue to contribute to that effort in the capacity of Tree Monitor and/or Directory of Forestry should the Woodmoor Board and community-at-large allow.



Edwards Miller. I have lived in the community for over 17 years. During this time I have been a volunteer on the Architectural Control Committee and previously 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 of 2010. I am a strong supporter of our Covenants and do my best to enforce them equally on all of our residents. During the 2010 year I also spent time working as a Firewise Volunteer.

I hold Bachelor's Degrees in Computer Science and Forestry Science from Penn State University and a Masters in Computer Science from the Florida Institute of Technology. While at the Florida



Institute of Technology I spent 1½ years working as an Adjunct Faculty Member teaching Undergraduate Students introductory Computer Science Classes. I am currently employed by Verizon as a Computer Operator, but over the last 27 years I have done Systems programming, Crisis Management and Third level Support.

I would like to see the Board become more in touch with the needs of the Majority of the community by listening to all opinions and then basing their decisions on the desires of the majority. As a Woodmoor resident I feel that our Community is defined by our high standards for Quality and Aesthetics. These values are defined in our Covenants and Design Standards. If I am elected to the Board I will work toward the goal of maintaining the High level of Quality and Aesthetic value that we as residents of Woodmoor have come to appreciate and expect over the years.

Darren Rouse. My wife and I have lived in Woodmoor for nearly 2 years now, and in central Colorado for 5 years. As a Woodmoor resident, I look forward to serving the community to both maintain the quality of life in our neighborhood, as well as improve the level of service that the WIA provides to its residents. I am a licensed architect in the states of Colorado and Texas with over 20 years in the design and construction industry. I served in the U.S. Army for 5 years in the engineer corps, and now work for a Colorado-based construction company on military/federal construction projects. My wife and I enjoy walks in Woodmoor, exploring the beauty of Colorado, and serving others. I appreciate your vote to allow me to serve our community!



Mandatory Disclosure for Homeowner Associations - Colorado SB 100 §38-33.3-209.4(1)

Association Name: Woodmoor Improvement Association
Registered Agent: Matt Beseau, HOA Manager
Address: 1691A Woodmoor Drive; Monument, CO, 80132
Phone: 719.488.2693 (main) 719.481.8461 (fax)
E-mail: wia@woodmoor.org
Web site: www.woodmoor.org
Community Name: Woodmoor
Fiscal Year: January 1 through December 31
2012 Annual Assessment: \$221.45

Governance information regarding the association is available from the WIA Management Office. **The Declaration, Covenants, Rules and Regulations, Design Standards and 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 “Governance” located on the top of the home page. There you will find all of Woodmoor’s governing documents available on PDF files. For minutes to Board meetings, click on “Admin/Board Contacts”. A drop down menu will appear and you can access and print the Board of Directors monthly meeting minutes. The annual Budget and our latest financial statement are also available on the site.

Should you have questions, any member of the WIA on-site Management Staff will be happy to assist you. Except for legal holidays, the Management Office is open from 8 a.m. to 5 p.m. Monday through Friday.

Woodmoor Public Safety (WPS) is available twenty-four hours a day, seven days a week. Their mobile phone is 719.499.9771. Office: 719.488.3600 E-mail: wps@woodmoor.org