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### New Board Member

Congratulations to Kirstin Reimann, who won election to the Woodmoor Board of Directors in January. For more information about the election results and the Woodmoor Annual Meeting see page 3.

### Woodmoor Crime Rates Much Lower than Gleneagle

**By Kevin Nielsen, Chief WPS Officer**

Woodmoor and Gleneagle are very similar communities. Both are in unincorporated northern El Paso County and they have almost identical demographics. Yet according to statistics from the El Paso Sheriff's Office (EPSO), Woodmoor had a much lower crime rate than Gleneagle in 2010.

Gleneagle had: 10 motor vehicle thefts (1 for Woodmoor); 32 thefts (12 Woodmoor); 43 vandalism (10 Woodmoor); 40 vehicle break-ins (8 Woodmoor); and 20 burglary case reports (5 Woodmoor).

While there are probably many reasons for the difference in crime rates between these two nearby communities, one key difference stands out: Woodmoor has its own 24x7 public safety force, while Gleneagle does not.

The majority of the annual assessment (now \$215) paid by Woodmoor owners goes to fund Woodmoor Public Safety (WPS). This has been the case since January 1998, when Woodmoor owners voted by supermajority to raise annual fees substantially in order to fund WPS.

*(Article continues on page 5 with more details behind the WPS and EPSO report statistics)*

### Changes to Woodmoor Governing Documents

**By Craig Gaydos, Secretary**

At the Woodmoor Annual Meeting, January 31, President Chuck Maher presented a package of proposed changes to the Woodmoor governing documents. Soon, every Woodmoor owner will be asked to vote on these proposed changes. The key points to understand about this effort:

1. The primary governing documents, the Declarations and the Articles of Incorporation, have not been changed since 1972.
2. Many of the proposed changes are recommended by our law firm to comply with HOA laws.
3. These proposed changes are the result of a two-year effort involving many Woodmoor owners.
4. There are, we believe, no "controversial" changes in this package. For example, the limitation of 3% for annual dues increases has not been changed.
5. **Most importantly, in order to pass this proposal we will need 2/3<sup>rds</sup> of all Woodmoor owners to submit YES votes.**

We expect the most difficult part of this effort will be getting enough owners to submit ballots. Over the next few months we will conduct an education and voting campaign, including public meetings in April to review the changes. Full details of the proposed changes are available now on [Woodmoor.Org](http://Woodmoor.Org) and at the WIA office.

*(Article continues on page 6 with a summary of the proposed changes and the schedule for public review meetings and voting.)*

## Woodmoor Board of Directors & Staff

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

Kirstin Reimann, Dir. Covenants  
Paul Lambert, Dir. Public Safety  
Anne Stevens-Gountanis, Dir. ACC  
Carolyn Streit-Carey, Dir. Forestry  
W. Lee Murray, Dir. Common Areas

Matt Beseau, HOA Manager  
Kevin Nielsen, Chief of Public Safety  
Mike Smith, Architecture Control  
Denise Cagliaro, Bookkeeper

## President's Message – Another New Year

By Chuck Maher

It is another New Year in Woodmoor. The Annual Meeting and election are behind us. The Board of Directors has held its reorganization meeting and reaffirmed our Officers and selected our Directors for 2011. (The complete list of Officers and Directors can be found at the top of this page, as well as on our website with their contact information.)

I would like to thank our outgoing Board Member Ed Miller. In his short tenure as Director of Covenants, Ed has proven to be truly a hidden resource. His understanding of our governing documents has been invaluable. On more than on occasion Ed has demonstrated his unique leadership skills and abilities.

I want to thank Ed for accepting the challenges of leadership in our community, his efforts are deserving of our appreciation and praise. Like the dedicated homeowners who have served before him, his work has continued to build upon the traditions that have made Woodmoor the wonderful place it is.

I would also like to welcome back Anne Stevens-Gountanis and W. Lee Murray, and welcome our newest member to the Board – Kirstin Reimann. They too have accepted the challenge to serve and I am looking forward to working with them. As I have come to know each of them better, I am excited by the freshness of ideas and dedication to our community.

As many of you are aware, last year a complete review of all our governing documents was completed. Led by former Board President Hans Post, the Legal Audit and Covenant Advisory Committee, acting on recommendations made by our legal advisors HindmanSanchez, P.C., recommended changes to our governing documents to the Board. The Board then reviewed, accepted those changes and presented them to the homeowners at the annual meeting. (On the WIA website you can find the proposed new documents and the recommended changes.)

Over the years our governing documents have become dated. The intention of the Board is bring our documents into compliance with Colorado state law; to eliminate the conflicts between our Articles and By-Laws; to eliminate legal language that no longer applies and to simplify and clarify many of the references and definitions.

It is the position of the Board that these changes should be approved. However, to do so requires your approval. In the next few weeks you will be receiving a ballot to cast your vote. I encourage you to make the time to review the changes and to VOTE. The changes recommended to the Declarations require a 2/3 majority of all lot owners to be approved. Your vote does count.

Finally, it is my intention to maintain the openness of the past Board and I look forward to your thoughts and comments. Woodmoor is our community. It is our share vision that makes Woodmoor special. The challenges of a neighborhood association are never ending, but together we can continue to make Woodmoor a better place to live.

### Common Area Help Needed!

Common Area Captains needed for:

#### Twin Ponds Northpark Toboggan Hill

- Time involved: about 1-2 hours per month.
- Work with Director of Common Areas
- Inspect areas for damages, trash, or problems
- Coordinate volunteers for May Cleanup Day

For info or to volunteer: Call 488-2693 Ext 1 or  
Email [wia@woodmoor.org](mailto:wia@woodmoor.org)

# Report on Woodmoor Annual Meeting and Election

By Craig Gaydos, Secretary

The annual meeting was held on Monday, January 31<sup>st</sup> as scheduled, despite winter weather that closed district 38 schools and many businesses. Due to the closures the meeting was moved at the last minute from Lewis-Palmer Elementary School to “the Barn”, with Woodmoor Public Safety (WPS) officers on duty at the school to guide meeting attendees to the Barn. Despite the weather, approximately 50 Woodmoor owners attended in addition to Woodmoor staff and board members. Fortunately, over 500 Woodmoor owners had cast ballots by mail earlier, so we had enough representation to qualify for a quorum, per Woodmoor by-laws, thus allowing the election to go forward.

As usual, each candidate spoke for a few minutes, there was some good Q&A and general discussion, and then voting was held. Afterwards board members provided annual updates for their respective areas. Their presentations are available on the Woodmoor.org web site and much of the same information is included in this newsletter.

Counting of the votes was performed by the League of Women’s Voters and was delayed until Thursday, February 3<sup>rd</sup>, due to the weather. In what may have been the closest election in Woodmoor history, the certified vote totals for the 3 open director positions were:

W. Lee Murray	427
Anne Stevens-Gountanis	412
Kirstin Reimann	406
Edwards Miller	399

After the voting was complete the traditional annual Board reorganization meeting was held. Kirstin was welcomed as a new board member, and specific board roles were assigned. This year 8 of the roles are being held by the same people who held them at the end of 2010, which should provide some welcome continuity in 2011 after all of the turnover of the previous two years. Please see the top of page 2 for the list of your Board Directors and their current roles.

## Financial Update

By Nick Oakley, Treasurer

**Your Annual Assessments:** Annual assessments are the primary source of income and the “life blood” of the Woodmoor Improvement Association (WIA) operations. Woodmoor Public Safety (WPS), WIA office services & staff support, commons area management, and recreational activities all depend on your assessments.

Collections are going well and I want to thank all of you that have paid promptly and timely. Assessments for 2011 were due and payable on December 31 and were considered late after January 31, 2011. If you have not paid your assessment to the WIA offices please do so as soon as possible to avoid additional interest charges.

The WIA Board of Directors has taken actions to make it easier to pay your assessments by Visa/MasterCard/Discover credit cards or by check. Also, if needed, the WIA staff can develop a convenient payment plan for you. Please take advantage of these options to pay your assessment promptly.

**Financial Overview:** Association expenditures for 2010 were 98.7% of budget due to the efforts of the WIA staff in controlling expenses. Revenues were 105.9% of budget, primarily due to an increase in administrative income. The new 2011 budget is \$755,800. Full budget details are available on the Woodmoor.Org web site.

Woodmoor maintains a Reserve Fund to cover anticipated future expenses such as repairs of Woodmoor property, e.g. the Barn, or replacements of Woodmoor assets, e.g. WPS vehicles. The result of the Reserve Fund study completed in 2010 indicated that our reserve is “Fully Funded” and suggested an annual contribution of \$53,240 to maintain funding status in the future. The “Fully Funded” status means there should be no unexpected future assessments.

Capital asset expenditures scheduled for 2011 are; Wood Deck Replacement (\$25,500), Asphalt Seal & Repair (\$4,500), Wood Fence Replacement (\$2,600), Repaint Wood Surfaces (\$4,000), Wood Siding Replacement (\$24,700), WPS Patrol Vehicle Replacement (\$26,780), Folding Chair Replacement (\$3,000) and Computer Replacement (\$600). Each will be evaluated and must be approved by the Board before the project moves forward.

# Forestry News - Recap for 2010 & New Activities for 2011

By Carolyn Streit-Carey, Director of Forestry

**Common Areas Work:** Most of our budget for 2010 was spent here. Areas receiving the most attention were North Park, Toboggan Hill, Autumn Hill and areas around Regatta and Lower Lake. Storm and beetle damaged trees were removed. Also some experimental scrub oak removal techniques were tried including ripping it up by the roots, which proved to be quite a battle that eventually the scrub oak won, also cutting it down to the ground and applying an herbicide to the freshly cut stumps or just letting the stumps resprout and then mowing the new shoots. This is an on-going project to be monitored for several years to see which method is the most cost effective. For 2011 we anticipate that there won't be as much forestry work in the Common Areas as in 2010, the biggest variables being storm damage and beetle activity. We won't know about these until they happen.

**Firewise Program:** Our current cost sharing grant from the State is in effect until the August 31, 2011 deadline. Residents in the two highest hazard zones in Woodmoor are eligible to participate. Please see the WIA website home page under "Recent Resident News," then under "More Owners Eligible for Fuels Reduction Grant," or see the list in the WIA office to see if you qualify, and if so to then arrange for a Firewise lot evaluation. The original grant was for \$37,500 with \$9,500 remaining at this time. This grant has been very beneficial to our community in reducing heavy fuel loads in certain areas while providing financial help for eligible residents to do this thinning work on their lots.

**Mountain Pine Beetle and General Forest Health Inspections:** There were 106 of these lot inspections done this past year. Fortunately we didn't have any community-wide beetle infestations, but some owners did have beetle problems on their respective lots. Wet weather early in 2010 helped to retard the spread of the beetles by enabling the pines to produce adequate sap to push the beetles out of the trees. The beetles are always with us so these inspections will continue this year. Fly season, when the adult beetles emerge to infest new trees is approximately from July 1 to September 1. Please call the office if you need on site advice about any forestry problems.

**Volunteers:** We will be welcoming new volunteers to both our Forestry and Firewise volunteer groups this year. These are people who do both types of lot evaluations. This is a good way to get to know what's

going on regarding our forests and other aspects of our environment ---and to get to know some of the great residents who live here. Training and mentoring are provided. If interested please call the office or come to our volunteer orientation meeting on March 15<sup>th</sup>, 7:00 PM at the Barn (1691 Woodmoor Drive).

**Community Events:** We had two community events this past year. Both were chipping days, one in the spring and one in the fall. For a small donation to help defray costs residents brought their slash and logs to the fire station on Woodmoor Drive to have their loads chipped on site by contractors. We will be having these same events again this year in June and September, specific dates to be determined.

Our biggest event this year will be Firewise Day on May 17 from 10 AM to noon at the fire station on Woodmoor Drive. The purpose of our Firewise program is to foster awareness about fire prevention in Woodmoor. Living in a forest or a heavy scrub oak area makes this very important. The Tri-Lakes Fire District, the El Paso County Sheriff's Office Emergency Preparedness Planner, the Colorado State Department of Forestry and our WIA Firewise committee will present a public event for both adults and children. For kids: Come and meet Smokey the Bear, tour the fire station and climb on the fire truck to see how it works. For everyone there will be demonstrations by the fire fighters and plenty of information about fire safety and prevention including how to help your family survive if we should have a major fire in our community. More information will be available as the date approaches.

In closing I would like to thank Jim Woodman, who did a great job last year as Director of Forestry and is continuing this year as Firewise Committee Chairman. Following in his footsteps, I would hope to do as well. If you have any questions or comments regarding Forestry or Firewise please contact me via the WIA website (DirForestry@woodmoor.org).

## Adopt a Woodmoor Sign!

*WIA needs volunteers to help maintain the area around the STONE Entry signs in Woodmoor. This consists of: pruning plants, rake & clean out debris, and pull weeds as needed. Time involved is about one (1) hour per month (Spring-Fall). If you would like to volunteer (or if you are already doing this on your own) please call the WIA office at: 488-2693.*

# Woodmoor Crime Rates Much Lower than Gleneagle

By Kevin Nielsen, Chief WPS Officer (Continued from Front Page)

Woodmoor Public Safety (WPS) has two avenues for crime statistics. The first is the in-house WPS reports which each officer logs daily. Although this is an excellent source of what the WPS does each and every day, they are not official crime stats. Since Woodmoor falls under the jurisdiction of the El Paso County Sheriff's Office (EPSO), they provide the official crime reports for the county. WPS reports and EPSO reports can vary greatly depending on the severity of the calls. In other words, a victim is much more likely to call EPSO if they've been burglarized (WPS would also like to be notified), but a victim of vandalism is much more likely to call WPS than EPSO (I'm sure EPSO would also like to be notified). EPSO stats are pulled from software grids and patrol districts and these stats will have some overlapping of areas other than Woodmoor. Please keep this in mind when reviewing the statistics listed in this article.

**WPS Stats:** WPS had a very busy year in 2010 with a total of 2038 calls for service, which is an increase of 12% over 2009. We had 1 residential burglary, 5 vehicle break-ins, 87 cases of vandalism, and 253 animal complaints reported to WPS. We also found 181 open or unlocked doors on vacation checks and business checks. With 7 full time WPS officers, we had

11,000 hours of patrol and drove over 62,000 miles. We also conducted 17,000 vacation checks or an average of 46 vacation checks per day.

**EPSO Stats:** 2010 EPSO had a total of 200 case reports for the part of the county that includes Woodmoor. Most of these were near, but not in, Woodmoor. For example, EPSO had 14 burglary reports for this area, but only 5 of those were in Woodmoor. (A special "thank you" to Sara Yackley, who provides EPSO reports to Woodmoor.)

**Recommendation from EPSO:** "I do have one suggestion for some beneficial information you may want to include in your newsletter. Based on reports throughout the county there are a lot of people who are leaving their cars unlocked in the driveway and/or leaving their car keys in the car. Also, people are leaving their cars on and unattended in the driveway in the morning to warm up their car and criminals are driving away with warm stolen cars. Obviously this mostly occurs in the winter months. So I would suggest a reminder about locking your vehicle, don't leave your car keys or other valuables out in the open in vehicles and making sure their residence doors and windows are locked when they leave or go to sleep". – Sara Yackley, EPSO

## About Those ACC Projects ...

By Mike Smith, Architectural Control

As a reminder, if you are planning changes to your house or lot exterior you may need to receive advanced approval from the Architectural Control Committee (ACC). The ACC meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month (no second meeting in December). Your deadline for project application depends on the type of project. Here is a list of common projects and their deadlines (this list does not cover all possible projects):

### No ACC review – approve in WIA office

1. Repaint house or trim
2. Re-roof house w/ approved material
3. Replace windows, doors incl. garage
4. Driveway resurfacing (same area)
5. Flagpoles
6. Basketball hoops
7. Snow fences
8. Install or relocate play equipment
9. Hot tubs/spas on existing slabs
10. Dumpsters/Pods

### Apply by Friday prior to ACC mtg

1. Alter a driveway footprint
2. Cement pads
3. Awnings
4. Re-siding of home
5. Re-roof using non-approved material
6. Play equipment outside approved areas

### Apply 2 weeks prior to ACC mtg:

1. Install/alter a fence or wall
2. Modify or build a deck
3. Enclosures
4. Patio covers
5. New home
6. Shed
7. Room or garage addition
8. Ancillary building

If you have any questions about any project we strongly recommend talking to ACC in advance of your application. Call 488-2693 ext. 1 and talk to Mike or email him at [mikesmith@woodmoor.org](mailto:mikesmith@woodmoor.org).

# Proposed Changes in Governing Documents

By Craig Gaydos, Secretary (Continued from Front Page)

**Approval Requirements:** The requirement for revising the governing documents was intentionally made difficult by Woodmoor founders: 75% of all lot owners (not just 75% of those who submit a ballot) must approve changes to the Declarations. That requirement is now “just” 2/3rds per current Colorado law, but that still means approvals from almost 2,000 lot owners.

**Primary Legal Reasons for Revisions:** Our Current governing documents do not include a limitation of liability statement allowed by state law, nor any indemnification clause, both of which are problems that our law firm strongly recommends correcting (these are by themselves sufficient reasons to make a change). In addition, the documents do not comply with current laws in the following areas:

- Registered Agent
- Provisions for owners calling special meetings
- Provisions for owners approving changes to governing documents
- Requirements for notice of meetings
- Requirements for audit and document retention
- Dissolution provision

**Other Benefits:** Given that changes to the governing documents happen rarely (they have not changed since 1972), it makes sense to use this opportunity to make other needed changes. In some cases we have **clarified** the documents by removing ambiguities or internal conflicts. In some places we’ve **simplified** the documents by, for example, combining the three separate Declarations documents (for North and South Woodmoor and Woodmoor Placer) into one. In a few cases we’ve increased **flexibility** for Woodmoor management, such as allowing the annual meeting to be held any day in January instead of only on the last Monday. **But in no case have we removed existing protections for Woodmoor owners.**

## Timeline for Review and Voting:

**January 31:** Presentation at annual meeting regarding proposed changes.

**Now:** The proposed revisions are currently available on the Woodmoor.org web site and in the WIA office. On Woodmoor.org there is a link near the top of the page to the governing documents web page. There you will find:

1. A presentation providing the context for the changes and summarizing the changes.
2. All the existing documents.
3. The proposed new documents.
4. A special version of the new documents highlighting all of the changes and providing explanatory comments.

In addition, paper copies of the existing and proposed documents, plus the presentation made at the annual meeting, are available in the WIA office (a.k.a. Woodmoor Barn) at 1691 Woodmoor Drive.

**Early March:** A mailing will be sent to all Woodmoor owners with a ballot and a detailed write-up of the proposed changes (duplicating the information in the presentation now available on the web site). The balloting will be much simpler than the ballots for the board election have been the past few years. You will be able to either mail them in or drop them off at the WIA office.

**Early April:** At any time you may send questions to WIA board members about this (or any other topic) using [wia@woodmoor.org](mailto:wia@woodmoor.org) or the Board’s email addresses listed on the Woodmoor.org web site. In addition, in April we will have three public sessions to review the document changes and answer any questions. These will all be at the Woodmoor Barn:

**Tuesday, April 5<sup>th</sup>, 7 pm**

**Thursday, April 7<sup>th</sup>, 1 pm**

**Sunday, April 10<sup>th</sup>, 1:30 pm**

**April 30<sup>th</sup>:** This will be the deadline for submitting ballots.

**Weddings**  
**Birthday**

**BARN RENTALS**  
**WiFi Available**

Please call 488-2693 ext. 1 for more information

**ANNIVERSARY**  
**MEETINGS**