



# Woodmoor<sup>SM</sup>

IMPROVEMENT ASSOCIATION

NEWSLETTER  
OCTOBER 2010

*Announcing the Second Annual...*

## **Woodmoor Fall Festival October 10 at the Barn**

Join the Fun!!

This year's Woodmoor Fall Festival will be held on Sunday, October 10, from 1-5 p.m. at "the Barn" parking lot (1691 Woodmoor Drive).

The Festival will have food and a variety of amusements for Woodmoor residents of all ages. But best of all, the Fall Festival will create the opportunity for you to meet and get to know your neighbors in the community.

Enjoy any or all of the following:

**Take a Hayride**

**Relax and listen to Music**

**Pet the Alpacas!**

**Jump in the Tiger Jumpouse**

**Eat up at the BBQ**

**Play "minute-to-win-it" games**

**Win prizes for the "Costume Contest"**

**Stroll through the Indoor Fair**

**Meet someone new who lives in your neighborhood!**

In the event of inclement weather the Festival will be held the next Sunday, October 17.

This annual Woodmoor event is sponsored by the WIA. Special thanks to the many volunteers who are running this year's event, especially the Woodmoor Business Group who is coordinating all activities. For more information please contact the Festival chair Lynn Ellen Braley at [braley.le@gmail.com](mailto:braley.le@gmail.com).

## **Meet Your Woodmoor Public Safety Officers**

**By Kevin Nielsen, Chief WPS Officer**

In the last newsletter article I highlighted Officer Dee Anna Nevills. In this edition I would like to highlight two more officers:

**Deputy Chief Chad Forquer** joined WPS in May of 2001. He spent 8 years in the Army and was honorably discharged in 1999. Chad has extensive experience in the private security industry and insurance fraud investigations. Since joining WPS he has continued his training and education and is a state certified EMT. Because of Chad's experience, dedication, loyalty, and diligence, he was promoted to the rank of Deputy Chief in June of this year and is doing a fantastic job.

**Officer Mark Smith** joined WPS in 1996 and retired from the Army after 20 years of service. After his military retirement, he worked in the private security field in Colorado Springs. After joining WPS he attended and graduated from the Pikes Peak Regional Law Enforcement Academy with honors. Mark has worked primarily the graveyard shift since coming to Woodmoor. Mark is a very dedicated and fantastic Officer and like the rest of the WPS officers is proud to serve the residents of Woodmoor.

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## **President's Message – It Can Happen Here**

**By Chuck Maher**

Since Labor Day we have seen thousands of acres in flames, hundreds of people displaced and over 180 homes destroyed in the Four Mile Canyon fire. That is the risk that comes with living in a heavily forested area. That is the risk that we in Woodmoor share. Given the density of our forest combined with the lack of rainfall over the past few weeks the conditions are right for a severe forest fire here. Recognizing that risk we are asking that you refrain from having any outdoor fires until El Paso County lifts its fire restrictions. We also encourage all Woodmoor homeowners to take advantage of the Firewise Home & Lot Evaluation. According to the U.S. Forest Service effective fire mitigation efforts by the community and individuals as well as the creation of defensible space was key in preservation of the many homes in the Four Mile Canyon fire. The Firewise inspection is free for all Woodmoor residents and will provide you with valuable information and a customized plan of action that if implemented can help mitigate the risk of fire loss.

On the bright side we will be having our Fall Festival at the Barn on October 10th. A few months ago I put out the call for volunteers to assist with our social events. The Woodmoor Business Group, an association of Woodmoor residents who own businesses, came forward and volunteered to coordinate our fall festival. From what I have been told, it promises to be a wonderful event. Please make the time to join us for food, fun and festivities. All Woodmoor residents are welcome.

In my last column I announced the resignation of Jim Wilson from the Board of Directors. His experience and wisdom will truly be missed. However with every loss comes a new opportunity. It is with great pleasure I have the opportunity to introduce our newest Board member, W. Lee Murray. W. Lee has been a long time member of our community and brings with him a wealth of knowledge of the history and traditions of Woodmoor. He is a Forestry volunteer and will be serving as the Director of Common Areas. If you have not had the privilege of meeting W. Lee I hope you will do so soon. I am sure you will be as impressed with him as much as I am. I for one am glad he has decided to serve, welcome aboard W. Lee.

We have recently completed and approved our reserve study. For a number of years we have been setting aside monies, a reserve, for the replacement of capital items, i.e. vehicles for WPS, computers for the office, replacement of a desk at the Barn and the like. What the study uncovered was that we are considerably ahead of schedule with our funding. This will make it possible for us to reduce our annual contributions for a number of years. If you would like to see a copy of the study it is available at the office for your review.

Finally, the recommendations from the Legal Review Committee have been submitted to the Board. The Committee has gone through all our governing documents recommending changes that will update and bring them into compliance with state law. Our hope is to have them completed and reviewed by our attorney so that they can be presented at our next annual homeowners meeting in January. This has been a monumental task, and I want to thank all those who served on the Committee for a job well done.

Woodmoor is a wonderful place to live. By caring for our forest, celebrating community and accepting the challenge to serve we can only make it better.

### **Reminder: Forestry Work can be done in Winter and Spring**

Begin your plan to improve your forest health now  
Get a WIA lot evaluation in the "off Peak" season  
Thin trees and remove brush cover  
Stack firewood 30' away from your home  
Prune branches to 10 feet above the ground

Dispose of slash and debris left from thinning  
Remove dead trees and limbs  
Identify any diseased trees early  
Remove old wood piles  
Plan now for proper tree spraying for MPB

## **Reserve Study and Financial Review Completed**

**By Nick Oakley, Treasurer**

Both the reserve study and the financial review for the Woodmoor Improvement Association have been completed and presented to the Board of Directors.

The reserve study contains basic information on the association's assets, their predictable useful life, useful life remaining, estimated cost of repair or replacement and dollar amounts held in reserve to cover these costs. The WIA is in a "Strong" position as our reserves are well the ideal financial position. Realtors and homebuyers are very aware of an HOA's reserve study disclosures and these could affect negotiations to purchase a property or home. Also, with a HOA being in a "strong" position means cash flow problems are rare and few, if any, special assessments will be required.

The association's financial review has been completed and IRS Form 990 tax return for 2009 has been submitted as required. No major issues were noted in the review.

## **Commons Area Update – Marsh Trail Resolution**

**By Craig Gaydos and W. Lee Murray**

As most Woodmoor residents know, late in 2009 a trail was built in the Marsh Commons Area (at Woodmoor Drive and Top O' the Moor West). There were also plans at that time to extend the trail significantly into the southern and eastern portion of the Marsh area.

Based on resident feedback, at the August WIA Meeting the Board agreed to abandon plans for extending the Marsh trail. This resulted in a net savings of nearly \$10,000. Arrowhead Trails, who had been contracted to construct the trail, has graciously agreed to this decision.

In other Commons Area news:

- The Forestry committee has been leading a clean-up of Commons Areas, including the removal of some scrub oak as well as dead branches and trees. Because of this activity, and based on resident feedback, we have decided not to hold a "Clean Up" day this fall. We do plan to hold our annual volunteer-staffed Spring Clean Up day next year.
- We are actively seeking bids for Commons Area maintenance work, including improvements to the trails in North Park and the Marsh, repair work on some existing signs, and removal of concrete blocks in the south Meadows.
- Based on resident feedback we are also seeking bids for the installation of benches in some Commons Areas (North Park, the Marsh, and near several of the ponds). Similarly, we are seeking bids for new signs based on resident's suggestions that we add signs at the entrance to some Commons Areas (Marsh, Twin Ponds, North Park) reminding people that the Commons Areas are for Woodmoor residents only, and that vehicles, fireworks, and fire are prohibited.
- For next year's budget we are evaluating several potential projects, including a trail along Woodmoor drive north of the middle school, a trail along Fairplay median, improvements in the Toboggan Hill parking situation, and a potential children's play area. As always, your input is welcome and encouraged. Please email to: [DirCommonsArea@woodmoor.org](mailto:DirCommonsArea@woodmoor.org).

Finally, as a result of Jim Wilson's resignation from the board (see President's message), Craig Gaydos has turned the Commons Area Directorship over to new board member W. Lee Murray so that Craig can fill the Secretary position vacated by Jim.

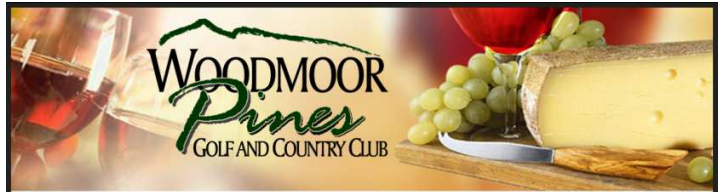
## 2011 WIA Board Elections

The WIA Board of Directors is soliciting candidates to fill three board position terms which expire at the WIA Annual meeting in January. Those seats are currently held by Anne Stevens-Gountanis, Ed Miller and W. Lee Murray.

Nominations or self-nominations are due to the WIA office **on or before November 19<sup>th</sup>, 2010.** Nominations must include a brief biography which will be included in the December newsletter and on the website.

All candidates must be Woodmoor property owners listed on the property deed in good standing and be current with all assessments through 2010.

If you any questions, please contact Jim Hale, WIA Vice President and nominating committee member.



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