



# Woodmoor<sup>SM</sup>

WOODMOOR IMPROVEMENT ASSOCIATION

October, 2009

## President's Column

FALL FESTIVAL! FALL FESTIVAL! COME ONE, COME ALL! Yes, in a few days time, on October 18<sup>th</sup>, from 1 p.m. until 4 p.m. at the Barn, Woodmoor will be holding its first **Annual Fall Festival**. For those that attended the **SummerFest**, you know how much fun it was. We hope the Fall Festival will be even Better! For those that missed the **SummerFest**, or didn't believe you would ever see a Community Event like it, come to the **Fall Festival** and see what we have to offer you! There will be food, beer, hayrides, and things for the kids and grandkids to do. We hope to see you there! Another community event held recently, in case you missed it, was the **Woodmoor Business Fair**. This was an event scheduled to help Woodmoor owners gain awareness of fellow Woodmoor owners who own businesses. The event was held in the barn and was both well attended and very successful. Look for more info on this in the insert in this newsletter. Also, mark your calendars for the **Woodmoor Ring In the Holidays Event, December 6th, 2-5 p.m.**

These community events are part of your board's efforts to return value to the community, to bring us together in more than just enforcement of covenants. We collect over \$500,000 in assessments every year, and have accumulated surplus revenues of around \$300,000, yet offer surprisingly little in the way of amenities and events (a significant majority of your assessments goes to cover salaries, benefits, and overhead costs). **This** board is interested in real change and improvement – to provide  tangible  benefit for your assessment dollar. We also feel that by providing new amenities (fish-stocked ponds, new trails, community events, etc) we will improve the attitude and sense of pride and enjoyment of living in Woodmoor. This will translate into less need for “enforcement” as our personal pride in being members of the WIA guides us to care for our own homes and work with our neighbors to maintain and improve Woodmoor – a renewed sense of *ownership*. This board is focused on doing our part to ensure that operations are as *efficient, transparent, and proper*: as has been mentioned in prior newsletters, we have undertaken positive steps to improve our financials, getting our books in order, ensuring efficient, capable, and friendly staff, and improving the way we execute our required duties, especially in the areas of covenant/rules enforcement. The Covenant Advisory Committee, consisting of 3 members of the community, has been looking at ways to improve the method for handling covenant enforcement, and has drafted new notification letters that are more informative and  less intimidating  – something that needed to be done for years! The Design Standards Manual Review Committee will be meeting soon to review and suggest modifications to our construction and modification requirements, bringing them more into harmony with our governing documents provision to “prevent nuisances: to prevent the impairment of the attractiveness of the property, and thereby to secure to  each individual  owner the full benefit and enjoyment of his home and/or property **with no greater restrictions upon the free and undisturbed use of his property than is necessary** to insure the same advantage to other similar property owners; and, to insure the lasting beauty and investment value of the property”. Our Legal Audit Committee is continuing to review our attorney's recommendations to bring our governing documents into compliance with current laws. These changes will require your vote to enact. Look for information to be sent out in the near future. We are also working to meet with local realtors and business leaders to understand external attitudes about Woodmoor with the intention of working to improve our “image” through real change – this will result in a direct benefit to Woodmoor owners by making homes in our community more desirable and removing the stigma that has been associated with Woodmoor in recent years. Some final notes: The Nominating Committee is looking for those owners interested in running for a seat on the BOD. There will be 3 new directors elected in Jan. The election process will be similar to the new one instituted last year, whereby we will ensure that the directors are elected by the  vote of the owners  directly – in past years the BOD has voted any number of proxies, resulting in changes to the outcome of an election. This was improper and is not condoned or supported by this board.

It is **budget time** again, and your board will be meeting to map out a budget for 2010. The first meeting will be **Oct 12<sup>th</sup> at 7 p.m.** in the barn, all are welcome. If you can't come but have suggestions or requests, please send them in via email or stop by the office. And finally, there are as many opinions in Woodmoor as there are owners. Some like the approaches the current board is taking, others do not, and still even others are indifferent and/or skeptical. But remember, this is YOUR association, without you there is no WIA. We want you to be **engaged** in your association. So please, let us know how we can help you, earn your trust; let us know what we are doing right, and what we are doing wrong; what issues you would like to see addressed. This board has a commitment to our fiduciary duty to you and welcomes your comments (good, bad, or indifferent). Thank you.

**George McFadden—President**

# WOODMOOR 1<sup>st</sup> ANNUAL

## FALL FESTIVAL

Reservation Deadline:  
October 15, 2009  
Call: 488-2693 Ext. 2

**SUNDAY, OCTOBER 18, 2009**

Snow/Rain Date: Sunday, October 25, 2009

**WOODMOOR BARN**  
1691 WOODMOOR DRIVE

**TIME: 1-4 P.M.**

### PICNIC

WIA Providing: Brats, Hot Dogs,  
Chips, Popcorn, Dessert, Beer,  
Cider, & Snow Cones

Activities:

Scare Crow Contest:

Families Make & Bring Your Scare Crow

Costume Contest

Pie Baking Contest

Fortune Teller

Games

Face Painting

Fire Truck(s) & Photo with Local Fireman

Jumping Castle and Alpacas

M.I.L.K. Program & Pet Adoption

**Participants Bring:**

Food item for Project Woodmoor Can

Bring Blanket or Chairs

Pie for Pie Baking Contest (Optional)

Scare Crow for Contest (Optional)

Costume for Costume Contest (Optional)

**GRANDCHILDREN WELCOME!!**

PARKING AVAILABLE ACROSS THE STREET

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**PRIZES!**  
&  
**LIVE MUSIC**

**SummerFest BIG SUCCESS - MANY THANK YOU'S !!** Over 200 Woodmoor residents (and grandchildren) joined in the fun and great food for our 1st annual SummerFest. Many thanks are owed to the following for their HUGE help and contributions - it was greatly appreciated! **Tri Lakes Printing, People's Bank, Cork 'n Bottle, King Soopers, Sundance Kennels, Pals Animal Rescue, Lewis Palmer Elementary & Middle Schools, Palmer Ridge Serteens, Farmer's Insurance - Rob Penkus, Our Community News, Tri Lakes Tribune, Olivia Fowler - Co. Jr. Symphony, the WIA Board and Events Committee AND their spouses, and Kate & Matt (WIA staff) along with WPS. A BIG THANK YOU to ALL who helped make SummerFest a HUGE SUCCESS !!! JOIN THE FUN AT FALL FESTIVAL**

The WIA Board is pleased to announce its support for the newly formed **Woodmoor Business Group**. The group is open to all members of the WIA who own a business. "Our purpose is to build and promote a sense of community", said Michelle Barrette, one of the group's founding members. The group was formed to offer benefits to both Woodmoor resident business owners and Woodmoor residents by providing services, resources, discounts and networking opportunities. If you would like to receive more information about this group, including a schedule of meetings, please call 484-0384. They currently meet once a month for planning and networking. Look for the insert in this newsletter.

### WOODMOOR PUBLIC SAFETY

For this article I would like to answer some commonly asked questions. Probably the most asked question is who is responsible for roads in Woodmoor to include snow plowing. The El Paso County Department of Transportation (EPCDOT) is responsible for all the roads in Woodmoor including pavement, grading, plowing, repair, and signage. WPS will contact EPCDOT for road repairs or concerns however EPCDOT is responsible for the repairs. EPCDOT phone number is 520-6891

Are solicitors allowed in Woodmoor? The answer is yes. Since all the roads in Woodmoor are deemed "public" we cannot stop solicitors from entering the community. If you are uncomfortable with the solicitors, call WPS and we will respond and make every attempt to verify that the goods or services that they are selling are legitimate, but remember, buyer beware in any circumstance of door to door sales. WPS mobile number is: 499-9771.

If you have a question or concern for wildlife; Colorado Division of Wildlife (DOW) is responsible for wild animals. If you have concerns about wildlife in your area you can reach DOW at 227-5200. We've had a few reports this year of not only bears but also a mountain lion and numerous reports of coyotes attacking pets. If you would like more information on living with wildlife you can stop by the WPS office and we have brochures we can give you.

And last but not least is who do we call for police service? Is it Monument or the El Paso County Sheriffs Office (EPSO)? EPSO has jurisdiction for Woodmoor which is located in unincorporated El Paso County. EPSO dispatches for the Monument PD and EPSO will dispatch a Monument Officer in an emergency situation here in Woodmoor or to assist an EPSO deputy when another deputy is not available. EPSO is responsible for the law enforcement activities in Woodmoor. EPSO dispatch number is: 390-5555.

**Chief Kevin Nielsen**

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### WOODMOOR COMMON AREA

The WIA BOD is looking at creating a walking trail in the Marsh Common Area. A professional trail planner on the staff of the Castle Rock Parks & Recreation Department has been contracted by the WIA BOD to design a "sustainable" walking trail. The design principle of a "sustainable" trail is to align trails using the natural topography and contours of the land. The advantages of this design method eliminates the need to import material for the trail and to minimize maintenance requirements. The proposed trail will be approximately one mile in length. The walking trail that was put in the North Park Common Area last year has been greatly used and appreciated by the Woodmoor residents in the area. An area for parking will be needed along the west side of the Marsh Common Area along Top of the Moor Drive, pending El Paso County approval. The goal is to complete this walking trail yet this fall. If you have questions or comments contact Director of Common Areas at Woodmoor. ([DirCommonArea@woodmoor.org](mailto:DirCommonArea@woodmoor.org))

**Gary Marner—Common Area Director**

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### WOODMOOR TREASURER

- Expect your 2010 annual HOA dues invoice sometime in December. This year our homeowners will have the opportunity to pay by credit card (with minimal convenience fee) and ACH form payment, in addition, to the regular mail in checks.
- Plans are also underway to redesign our web to include "Bill Pay" options to provide payment convenience.
- Our 2008 Audited financials will be mailed to you along with your 2010 Annual HOA dues invoice.
- This month of October, the board will be working on the 2010 budget and will determine if the 2010 annual HOA dues will change.

If you have any questions about your account, please call the WIA office. Have a great Fall season!

*Mari Rollins, Treasurer*

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### CHANGES TO THE RULES

As many of you know, the board has been focusing on correcting portions of our documents which have become non-compliant due to changes in Federal and State laws. Our documents have been reviewed by our attorneys and a committee of residents are working on making proposed changes to the appropriate documents for the suggested corrections. All changes to the Declaration, Articles of Incorporation and By-Laws will be voted on by the residents.

In addition, a resident committee is reviewing our Rules and Regulations and Design Standards. Contained in these documents are many examples of duplication and inconsistency. The board has already targeted a couple of areas where our rules are superseded by county, state, or federal law. By board action, all Woodmoor rules regarding firearms have been deleted.

Recently, the board deleted several of the rules regarding barking dogs and has deferred to the county ordinance. It is suggested that you contact the owner of a noisy dog before calling Public Safety. If you own a noisy dog, you may want to speak with your Veterinarian regarding a bark collar or other remedy. Please be sensitive to your neighbors. The board will continue to enforce our rules regarding nuisances. Please don't let your pet become a nuisance.

**Bill Walters—Secretary**

### Contributors Wanted

Have you ever wished the Newsletter was more community oriented and less BOD oriented? Do you have ideas for the newsletter? Would you like to see different articles, recipes, tips and tricks, craft ideas, etc in the newsletter? Have you ever wanted to write for the newsletter? Send us your ideas, send us your articles, and help us make over the newsletter.

### Covenants, Declaration, Rules and Regs, OH MY!

The WIA operates under the direction of 3 main “foundational” documents. These are, in order of precedence: The Declaration, Articles of Incorporation, and the Bylaws. These documents “belong” to you, the Owners, and can only be modified by your vote. These 3 foundational documents give the Board of Directors authority to interpret and extend restrictions and rules by simple majority board vote, and the BOD has created the Rules and Regulations (R&R) and the Design Standards Manual (DSM). When most folks talk about “the covenants” they are referring to the totality of the Declaration, R&R and DSM. The Declaration, in comparison to the R&R and DSM, is very simple, containing few restrictions or regulations regarding your use of your property. The R&R and DSM have grown over the years into multi-page documents which the current board feels have gotten away from the intentions clearly expressed in the foundational documents. This board has undertaken the task of paring down the exhaustive and intrusive R&R and DSM with the intention of restoring the original intent of Woodmoor – to ensure lasting beauty and home value, with as few restrictions as necessary. If there are things in the R&R or DSM with which you have strong feelings, please communicate them to the board and we will take your thoughts into serious consideration.

### Living With Dwarf Mistletoe

The WIA has been receiving an increasing number of calls from residents with concerns regarding Mistletoe in trees on their lot or in Woodmoor. In response to this, we will be holding an educational seminar for Woodmoor residents about Dwarf Mistletoe.



The program will be held on October 15, 2009 from 6:30- 7:30pm at the WIA “Barn” and will be hosted by James Woodman, BSF,MF,Ph.D. You are encouraged to attend as this is the first program specifically designed to educate residents about living with mistletoe. This program will provide information on what dwarf mistletoe is (a seed-bearing parasite), how it spreads, it’s effect on the ponderosa pine, life cycles, control methods, etc. Please mark your calendars so that you can attend this important meeting about this disease that is a large factor affecting the health of Woodmoor’s

Forest. You will leave knowing a lot more about this parasite and know how to manage the trees on your lot with this disease. To better anticipate attendance, we recommend Woodmoor residents call the WIA office at 488-2693 , ext 2 to sign up. (Not required)

### DID YOU KNOW . . .

Starting in January, you will be able to pay your annual assessment electronically or by credit card

**As a resident of Woodmoor, you can use the Barn for two hours of group activities for free**

The WIA has over \$300,000 in accrued surplus revenues. The board is interested in using some of these funds for amenities

**In the past year, the Association has hired a new law firm, selected new auditors, and in June contracted with an outside CPA for Bookkeeping services**

WIA is sponsoring seasonal events. The next one is the Fall Festival, Oct 18 at the Barn

**Public Safety has moved back upstairs to join administration in better serving walk-ins**

Our new receptionist, Jennifer, will greet you in the WIA office

**The board meets the fourth Wednesday of each month. All are welcome**

TO POSTAL PATRON

--ECRWSS--

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1691 WOODMOOR DRIVE

ASSOCIATION

WOODMOOR IMPROVEMENT