



WoodmoorSM

WOODMOOR IMPROVEMENT ASSOCIATION

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FROM THE PRESIDENT . . .

As this year draws to a close, I reflect on the changes and improvements that have been made in Woodmoor. Last year, at this time, the barn and offices were closed due to mold – now the barn has been made over and looks wonderful, and both Admin and WPS are co-located in the office. For the first time, we hosted Community Events which saw great participation (over 600 residents) and we look forward to these events continuing annually. I would like to thank our wonderful Events Committee (and especially the Chair, **Hilary Brendemuhl**) for their efforts to bring these events to life. Recreation is the first-listed purpose of Assessments, and without their efforts, the events we held this year would not have been as successful as they were. We have crafted a responsible, balanced budget for next year which does not raise Assessments, and includes the elimination of building and modification (project) fees and we have included new payment methods make paying your assessment more convenient. We have improved the way we communicate covenant violations – removing the intimidation and emphasizing the partnership that must exist between owners and the Association to protect the value of our homes and beauty of our community. We have contracted for a much needed web-site update, one that will facilitate better communication with residents, and make pro-

ject applications, payments, information, and feedback more convenient and accessible – so look for the new site in the coming months. We are working on new recreational amenities: there is a new trail being built now, and plans are underway for additional trails for next year.



These changes could not have been possible without the support of your current board of directors, three of whom have reached the end of their current terms of office. **Gary Marner**, Director of Common Areas, and **Bill Brendemuhl**, Vice-President, are running for another term, and I sincerely hope to see them back next year as both gentlemen bring great experience, vision, and passion while having served this Association well. **Bill Walters**, our Secretary, has decided not to seek another term. Bill has served as Vice President, Treasurer, and Secretary during his time in office and his business knowledge and experience were put to good use in helping the WIA fix regulatory compliance issues over the last 2 years. Thank you Bill!

I would also like to thank our volunteers: our excellent Tree Monitors, our Covenant Advisory Committee members, DSM Review Committee, Legal

Audit Committee, and our long serving ACC. I would like to thank my fellow board members who not only put in long hours at board meetings, but many additional hours between meetings as well. It is a privilege to serve with these dedicated individuals, and it is a credit to our community that we have so many willing to spend their time and talents serving. Last, but certainly not least, I hope you will join me in appreciation for our staff—both in Admin and WPS. Kate, Matt, and Jennifer have easily adapted to the resignation of the Executive Director. Kevin, Ken, Art, Chad, Dee, Mark, and Grant, our Public Safety staff, continue to provide quality service to Woodmoor. The Board of Directors salutes and appreciates your work in the service of the Owners.

Have a Merry Christmas and Happy Holidays. Look for election and annual meeting materials to be mailed to you in the near future, don't forget to vote, and please join us at the Annual Meeting in January.

George McFadden, President

WIA Board of Directors

<u>George McFadden</u>	<u>President@woodmoor.org</u>	<u>Bill Brendemuhl</u>	<u>vpresident@woodmoor.org</u>
<u>Bill Walters</u>	<u>secretary@woodmoor.org</u>	<u>Mari Rollins</u>	<u>treasurer@woodmoor.org</u>
<u>Anne Stevens-Gountanis</u>	<u>dirarchitectcontrol@woodmoor.org</u>	<u>Gary Marner</u>	<u>dircommonarea@woodmoor.org</u>
<u>Chuck Maher</u>	<u>dirforestry@woodmoor.org</u>	<u>Larry Goad</u>	<u>dirpublicsafety@woodmoor.org</u>
<u>Jim Wilson</u>	<u>diratlarge@woodmoor.org</u>	<u>WPS phone:719.488.3600 .mobile: 719.499.9771 wps@woodmoor.org</u>	

ANNUAL MEETING/ELECTION -

The WIA annual meeting will be held at Lewis-Palmer Middle School on January 25, 2010 at 7pm. Registration will begin at 6:30pm.

In early January you will receive formal notice of the meeting and your Proxy/Ballot to vote for new directors. You can vote in person by bringing the ballot to the meeting. Or, you can indicate your choices by mailing the Proxy/Ballot to the League of Women Voters in the return envelope.

DO NOT bring Ballots to the WIA office.

Three director positions will be elected for three year terms. The candidates are:

Bill Brendemuhl (incumbent)
Gary Marner (incumbent)
Bob Garner
Jim Hale

George Labesky
Paul Lambert
Ed Miller
Nick Oakley

All Members in good standing are eligible to vote. One vote per lot.

**THE GOOD NEIGHBOR
 AWARD**

Several "good neighbors" were submitted for the Good Neighbor Award. This is recognition in its purest form, coming from peers who have nothing to gain or lose by recognizing random acts of kindness toward their neighbors and community at large. The fourth quarters recipients of the WIA "Good Neighbor Awards" are:

Jerry & Pat Losey. Jerry & Pat were very welcoming when we moved to Woodmoor last August. They are just really nice people and never hesitate to offer help when it's needed. (Amanda MacDonald)

Keith & Stanna Walker. We moved to the neighborhood in May. The Walkers gave us a mailbox that they no longer needed to replace our missing one, they brought us some trim to finish out a project and have made us feel welcome. They are good neighbors! (Michelle Whiting)

**THE
 NEW
 MARSH
 TRAIL**

The 4500 lineal foot walking trail in the Marsh Common Areas has been designed, laid out, and construction has begun. The weather has cooperated, allowing construction of the trail loop on the north side of the Marsh that receives a lot of sun and is

free of snow and frost. The trail loop on the east end of the Marsh is in the trees, does not receive as much sun, and may not be constructed until next spring. Arrowhead Trails of Salida, Colorado is constructing the trail, and has



Woodmoor to "Ring In the Holidays"

Come One, Come All!

Join in the festivities at Woodmoor's first
"Ring In the Holidays"
Sun., Dec. 6th, from 2-5 p.m.

Santa will be at The Barn, 1691 Woodmoor Dr. with his photo elf to take that holiday photo of your family, grandchildren, even your pets! Enjoy cocoa, hot cider and goodies, hand bells, live music, decorating cookies, festive face-painting, caroling and more!

Holiday Gift Drawing!

Share your holiday spirit of giving through the Tri Lakes Cares "Angel Tree" or "Adopt A Family".

OH! Please remember your canned food donations for our "Project Woodmoor Can".
 Let's see just how much Woodmoor CAN help those in our community!

See You There!



an interesting web site, Arrowheadtrails.com that will show you the concept of "sustainable trails" and how they are constructed. We are planning on building the parking area this fall. Look for a grand opening event upon completion of the trail.

Gary Marner, Director of Common Areas

FROM THE DIRECTOR OF
PUBLIC SAFETY LARRY GOAD

The WIA is currently revising the Rules and Regulations concerning covenant violations and the procedures of how staff members, including WPS, respond to violations. Please look for more information in future newsletters.

The WIA rules include the same controls as state law (CRS 30-15-10) and El Paso County (resolution No.02-394) that requires all dogs be either physically restrained, such as on a leash or similar tether no longer than fifteen feet in length, or in a pen, cage, motor vehicle, or behind a fence. Although the WIA does not enforce State or El Paso County laws, the WIA may assess fines above and beyond those issued by the State or County. Please keep your dogs restrained on your property so as not to violate neighbor's property rights by trespassing, menacing, and please clean up after your dog. To avoid these fines, please keep your dog contained on your lot.

Please refrain from placing your trash out the

night before scheduled pick up. Trash cans left out attract wildlife such as bears, raccoons, porcupines, crows, and magpies, not to mention dogs. These animals will scatter the trash and if the wind blows, the trash will blow into surrounding areas.

We've had one report of a mountain lion sighting near Indian Summer Lane back in August. We've received two calls for tracks, one was a mountain lion the other was a big dog. If a track is seen and claws are visible in the print, it's not likely it's a mountain lion track. As with domestic cats, mountain lions retract their claws when walking or running. We have received one report of a dog killed on Lost Arrowhead. If a pet is missing or found dead from an attack that was not witnessed, don't assume it was a mountain lion. We've had many reports of coyote attacks on pets and almost all were witnessed by someone. In fact, we had a coyote attack a dog while being walked on a leash by the owner.



WPS is often asked who is responsible for plowing the streets when it snows. The El Paso County Department of Transportation (EPCDOT) is responsible for all roads in Woodmoor including pavement, grading, plowing, repair, and signage. If you have a problem or concern you can call EPCDOT at 520-6891.

More and more people are receiving the WPS monthly reports and folks are surprised at the amount and types of calls that we respond to. If you would like to receive our monthly reports via email, please send an email to kevin@woodmoor.org and we will add you to our distribution list.

Woodmoor Public Safety will be hosting a community wide Neighborhood Watch meeting at the Barn on January 13 at 6:30 PM. I hope you can join us along with representatives of the El Paso County Sheriffs Office for very valuable information.

All WPS officers are well trained professionals that are here to serve the residents. If you need assistance, please call the WPS office at 488-3600 or the mobile phone (carried 24/7) at 499-9771.

DID YOU KNOW FORESTRY WORK CAN
BE DONE IN WINTER & SPRING?!

What you can do now to improve forest health on your lot:

1. Remove any dead trees, limbs or shrubs
2. Thin trees and remove dense areas of scrub oak surrounding home
3. Dispose of slash and debris left on your property
4. Do a visual inspection of each tree to identify any diseased trees (if you suspect MPB or any other disease contact WIA)
5. Stack firewood 30' away from your home and remove old wood piles
6. Prune branches to 10 feet above the ground and remove from around roofs and decks

7. Obtain information now about tree spraying for MPB to see if it is of value to your lot

8. Request a free WIA Forestry lot evaluation to receive recommendations on how best to improve your forest health

Some things to remember:

1. Contractor prices can be less expensive in the off season. It is always best to get several bids for comparison
2. Thinning/cutting of trees is best done when MPB is not flying (November - early June)
3. A thinned, healthy forest will help prevent outbreaks of the mountain pine Beetle (MPB),

improve mountain views, and reduce fire hazard. Remaining trees will be healthier

4. Woodmoor Improvement Association (WIA) Covenants require that permission must be obtained to remove any live evergreen larger than four (4) inches in diameter including MPB trees

5. You may obtain a permit to remove trees by requesting a WIA Forestry lot evaluation by calling the WIA office at 488-2693 to schedule a volunteer tree monitor who can examine your lot. The tree monitor can give written permission for the removal of trees due to disease or for thinning purposes. There is no charge for this service



OUT-
STANDING
CITIZENSHIP
AWARD

Each year, at the WIA Annual Meeting, the Vincent J. Elorie Award is presented. This award is WIA's acknowledgement of Outstanding Citizenship, based on the amount and quality of service provided by the candidate to our community.

Nominations for this award are now being accepted. If you know of someone that is deserving of recognition for their service to Woodmoor, please email wia@woodmoor.org

**Mandatory Disclosure for
Homeowner Associations
Per Colorado SB 100
§ 38 - 33 . 3 - 209 . 4 (1)**

Association Name: Woodmoor Improvement Association

Registered Agent: Kate Horton

Address: 1691A Woodmoor Drive
Monument, Colorado 80132

Phone: 719.488.2693

Fax: 719.481.8461

E-mail: wia@woodmoor.org

Website: www.woodmoor.org

Community Name: Woodmoor

Fiscal Year: January 1 thru December 31

2010 Annual Assessment for all lots: \$209.00

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 this website and can be downloaded free of charge.

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

MYSTERY PECAN PIE

Crust:

1 Pillsbury refrigerated pie crust, softened

Filling:

1 package (8oz) cream cheese, softened

1/3 Cup sugar

1/4 tsp salt

1 tsp vanilla

1 egg

3 eggs

1/4 Cup sugar

1 Cup corn syrup

1 tsp vanilla

1 1/4 Cup chopped pecans



Place pie crust in 9-inch glass pie pan as directed on box for One-crust Filled Pie. Heat oven to 375 degrees F. In small bowl with electric mixer, beat cream cheese, 1/3 C sugar, salt, 1tsp vanilla, & 1 egg on low speed until smooth. Set aside.

In another bowl with mixer, beat remaining 3 eggs, 1/4 C sugar, corn syrup, & 1 tsp Vanilla until well blended. Spread cream cheese mixture in bottom of crust-lined pan. Sprinkle with pecans. Gently pour corn syrup mixture over pecans

Bake 35 to 45 minutes or until center is set. (After 15 to 20 min. cover crust edge with strips of foil to prevent browning.) Cool completely, about 2 hours. Store in refrigerator.

Important Reminder: We want to be sure that all homeowners remember there is a late charge of \$25 plus interest for all annual assessments received after January 31, 2010. Please send your dues in on time to avoid this extra charge.

**TO POSTAL PATRON
ECRWSS**

SPECIAL POINTS OF INTEREST

- Annual Meeting January 25, 2010
- Ring in the Holidays at Woodmoor December 6, 2009
- Dues late after January 31, 2010
- First night of Chanukah December 11, 2009
- First day of winter December 21, 2009
- Christmas December 25, 2009
- Office Closed
- News Year's January 1, 2010
- Office Closed

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