

Woodmoor Improvement Association Board of Directors, May 25

Event to close some Woodmoor streets; rules and regulations updated

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on May 25 to discuss an upcoming event that will close some streets in Woodmoor, vote on changes to rules and regulations, and hear from Tri-Lakes Monument Fire Protection District (TLMFPD) Chief Chris Truty about the need for a mill levy increase.

5K run to close some streets

Woodmoor Public Safety Chief Kevin Nielsen reported that a 5K run sponsored by the Ascent Church on Saturday, June 17 will close some roads in Woodmoor from 9 a.m. to noon. The event, the 2017 Run to the Ascent 5K for Schools, will donate all its proceeds to local schools for suicide prevention. The course, where street closures may occur, starts at Lewis-Palmer Middle School on Woodmoor Drive and continues to Lake Woodmoor and White Fawn, then back down Deer Creek Road to end at the church. Nielsen noted that they had not received a lot of notice as the county and Sheriff's Office are responsible for approving the closure. The application was not specific about which roads would be closed.

President Peter Bille suggested asking the organizer and the county what sort of signs will be placed in the community to alert residents to closures. For more information on the event, see <http://www.theascentchurch.com/5k>.

Rules and regulations updated

Board members unanimously approved revisions to the rules and regulations. Updated rules and regulations will be posted on the website at <https://www.woodmoor.org/governance/> in the WIA Governing Documents section at the bottom of the page. Changes include the following areas:

- Mailboxes must be in good repair and have house numbers visible.
- Nuisances on property rule L, number 1 has been

split into two paragraphs for noxious weeds and uncut grasses respectively.

- Exterior lighting complaints and other abstract nuisance complaints must be verified by WIA.
- Playground equipment must be kept in good repair and proper working condition.
- Firewood stacks are limited to two full cords of a specific measurement and volume, must be cut and stacked according to specifications, and should be substantially reduced after the winter season. Concerns about property setbacks can be regulated as a nuisance upon receiving a complaint.

Fire chief presents case for mill levy hike

TLMFPD Chief Truty spoke to the board on the need for funding through a mill levy increase to replace outdated equipment, attract and retain firefighters, and address health and safety issues at the three fire stations in the district. He talked about the history of the district, the projected budget, and what the district has done to live within its means. Truty also discussed the impact of the Gallagher amendment, which will reduce the residential real estate assessment rate from 7.96 per cent to 7.2 per cent in 2018. This reduction would partially reduce the impact of any mill levy increase. This was similar to the presentations given at two community meetings held earlier in May. The board asked questions, provided feedback, and asked what they could do to help.

Board report highlights

- Resident Tom Smith of Woodmoor noted that the board was going to entertain a motion to limit the size of wood piles and asked that they consider the possibility of requiring a setback.
- The Toboggan Hill parking lot now has 21 paved parking spaces. Riprap was installed at the bottom of the lot to control erosion. Landscaping and reinstallation of the fence was scheduled for the week of



Above: The newly paved Toboggan Hill parking lot has 21 paved spaces, including one handicapped space. Erosion control has been installed, and landscaping and fencing will be finished shortly. Photo by Jackie Burhans.

May 29.

- Slash Days will be held on June 3 and Aug. 5 at Lewis-Palmer Middle School from 9 a.m. to 4 p.m. The board determined it was not feasible to pick up slash at homes. The board agreed to waive the chipping fee for Woodmoor residents.
- A common area improvement survey is being reviewed and will be posted online to solicit community input on what they would like to see done.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. The next meeting be on June 28.

The WIA calendar can be found at <https://www.woodmoor.org/wia-calendar/>. WIA board meeting minutes can be found at <https://www.woodmoor.org/meeting-minutes/> once approved and posted.

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May Weather Wrap

By Bill Kappel

For the second month in row, temperatures were below normal and precipitation was above normal in May. This, of course, is exactly what we hope for as we head into the heart of the growing season, although heavy wet snow during the third week of May wasn't ideal for plants just starting to leaf out.

May started off cool and a little wet, with temperatures below normal from the 1st through the 4th. A light dusting of snow also occurred on the 3rd as a few rounds of snow showers fell on the region. More typical May weather then moved over the next few days. High temperatures reached into the 70s from 5th through the 8th. We got our first taste of more summer-like weather conditions as a few afternoon and early evening thunderstorms developed over the region.

The higher levels of moisture left behind low clouds and fog each morning from the 9th through the 11th. This held temperatures down, with highs only reaching to the mid- to upper 50s. But at night the opposite occurs, where the low clouds and fog act like a blanket and hold the warmth in, keeping overnight lows on the mild side. Also, weak disturbances moving over the region allowed rain showers to develop each day. The pattern changed again just in time for the weekend, with dry and mild conditions returning. Highs reached the 70s on the 12th and 13th, about 5-10 degrees warmer than normal.

The third week of May was more like March, as we were visited by a cold, wet storm during the end of the week. Conditions were seasonal and dry to start the period, with highs in the mid-70s on the 15th and mid- to upper 60s on the 16th and 17th. However, conditions changed quickly during the late afternoon and early eve-

ning of the 17th as a powerful storm began to approach the region. Rain showers and a few thunderstorms developed in the area and temperatures began to drop. As the storm continued to approach, cold air was drawn into the region from the north. This allowed the rain to change to snow around 2 a.m. the morning of the 18th. Snow increased in intensity that morning and continued through the afternoon. Snowfall rates were great enough to overcome the strong May sunshine, and several inches accumulated that morning through the afternoon.

The effects of elevation were very evident with this storm, with areas above 7,000 feet accumulating 6-15 inches of snow, while areas below this elevation accumulated very little snowfall. This is typical with late-season snowstorms, where the snow line is very close to the top of the Palmer Divide. Highs only reached the 30s the 18th and the 19th, a good 30 degrees colder than normal for mid- to late May. The heavy, wet snow also took a toll on many trees and plants. Low temperatures dipped into the mid- and upper 20s each morning as well—again, not real friendly to tender plants.

But at least we got a lot of beneficial moisture out of the storm. For the period, most of us picked up 1-2 inches of liquid equivalent, which is just what we need going into the heart of the growing season after a dry winter. Although snow in May isn't unusual, the amount of snow with this storm so late in the month was unusual. It's not often that the students in D38 can claim an early dismissal because of snow on or near their last day of the school, but that's what happened this year.

As the main storm departed the region, it opened the door for more unsettled weather as a series of fast-moving weather systems crossed the region over the next few days. Each of these brought areas of rain and snow showers. The most organized of the systems affected the region later on the 22nd. This storm brought an initial area of rain in the early evening that turned to snow as temperatures dropped into the mid-30s. Less than a half inch of heavy, wet snow accumulated, but during the overall event another half- to 1-inch of liquid equivalent accumulated.

Conditions quieted down the next couple of days, allowing things to dry out and warm up. Highs reached well into the 70s and just about touched 80 on the 24th

and 25th. Moisture began to work back into the area over the next few days, with daily showers and thunderstorms popping up from the 26th through the end of the month. During this period, temperatures were cooler than normal. There were plenty of clouds and showers around for most of Memorial Day weekend, and temperatures were 10-15 degrees cooler than normal. In fact, if you were up early on the 28th, hopefully you were dressed warm as low temperatures bottomed out in the upper 20s.

The final few days of the month saw a return to more normal late May weather, with quiet mornings giving way to afternoon and evening clouds and isolated thunderstorms. Rain showers were brief around the Palmer Divide with only a few hundredths of an inch accumulating in any one location.

A look ahead

By June we can usually say goodbye to our chances of snowfall, but hello to frequent afternoon and evening thunderstorms. The majority of the time we can expect warm, sunny days with afternoon and evening thunderstorms.

May 2017 Weather Statistics

Average High	63.3° (-2.8°)
100-year return frequency value max	75.7° min 57.9°
Average Low	35.8° (-2.5°)
100-year return frequency value max	43.2° min 32.5°
Highest Temperature	79° on the 24th
Lowest Temperature	24° on the 1st, 20th
Monthly Precipitation	3.51"
	(+0.87", 25% above normal)
100-year return frequency value max	6.94" min 0.15"
Monthly Snowfall	13.7"
	(+8.0" 60% above normal)
Season to Date Snow	97.8"
	(-24.4" 20% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip	16.85"
	(-3.04" 15% below normal)
	(the precip season is from July 1 to June 30)
Heating Degree Days	480 (+54)
Cooling Degree Days	0

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