



**Above:** HOA attorney Lenard Rieth informed HOA representatives about how state legislation will affect HOAs and their expenses at the July 13 NEPCO meeting. *Photo by John Heiser.*

Sept. 14 at the Monument Town Hall and Police Building, 645 Beacon Lite Road at Highway 105. County Engineer André Brackin has been invited to speak about transportation issues.

For more information on NEPCO or for details on Rieth's presentation, visit [www.nepco.org](http://www.nepco.org) or call Bob Swedenburg at 481-2723.

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**Woodmoor Improvement Association Board of Directors, July 24**

## Fire mitigation efforts continue

*By Harriet Halbig*

The board of the Woodmoor Improvement Association (WIA) continued its discussion of community action on fire mitigation at its July 24 meeting.

Forestry Director Eric Gross reported that the association's FireWise Community Day in late June was a great success and generated many requests for fire mitigation lot evaluations. At the time of the meeting, 66 evaluations had yet to be carried out. Gross said that the committee is no longer accepting applications for grant money to aid in funding mitigation, because all available funds have been distributed. The committee will continue to seek additional funding.

Gross said a record amount of fuel reduction had taken place in Woodmoor this summer, and a number of homeowners have requested help in disposing of slash.

The board voted to have the Forestry Committee seek bids for a second chipping day or a drop-off site for slash in the vicinity.

### Changing rules for HOAs

Vice President Kirstin Reimann, speaking for President Jim Hale, reported that Hale had attended the recent meeting of the Northern El Paso County Coalition of Community Associations (NEPCO) and learned that some state rules for associations have changed. Homeowners associations (HOAs) may no longer require members to maintain turf grass, and xeriscaping is now encouraged. (See the NEPCO article on the facing page).

HOA Manager Matt Beseau said that state law will require additional certification for HOA managers beginning next year and that he will need to take an additional class to qualify. Certification requirements vary depending on whether the manager is a professional or volunteer.

Hale also met with Assistant Superintendent Cheryl Wangeman of the Lewis-Palmer School District. Wangeman said the district plans to do fire mitigation in the area immediately east of Lewis-Palmer Elementary School and high school students may aid in the effort. Wangeman also offered to work with Woodmoor Public Safety to ease the traffic near the middle school.

Beseau reported that the final printed newsletter was ready to print. The board approved funding the mailing and printing cost. The board also approved the lease of a new copy machine that also serves as a scanner and provides digital backup capability. The cost will be similar to that of the current machine.

Beseau said that state law will require additional certification for HOA managers beginning next year and that he will need to take an additional class to qualify. Certification requirements vary depending on whether the manager is a professional or volunteer.

Beseau said that talks with developer La Plata continue. The area under discussion is The Dunes, just north of the fire station on Woodmoor Drive. No plans have yet been submitted.

Treasurer Tom Schoemaker reported that the associa-

tion is still 5.5 percent under budget for the year and that a new attorney, Lenard Rieth, has been appointed. Rieth has done work for the organization in the past.

Woodmoor Public Safety Chief Kevin Nielsen reported that there was only one report of illegal fireworks on July 4. Bear sightings have slowed.

Architectural Control Director Darren Rouse reported that 46 projects were submitted to the committee in June. Primary among these were deck projects, fences, and painting. Rouse said that copies of the new Project Design Standards Manual were being printed for the

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