



Above: County Engineer Jennifer Irvine spoke about county roads issues, projects, and future plans at the Nov. 19 NEPCO meeting. *Photo by Lisa Hatfield.*

- org/epc-mtcp/ to contribute input.
- The county is trying to communicate and work better with the Town of Monument but does not have much influence on them. Funding gets more complicated when new town developments empty onto county roads.
 - See www.105corridor.com/ for information about the Highway 105 Corridor improvement project from I-25 to Highway 83. The county has \$18 million set aside for that road, plus \$5 million federal. The first phase will widen it to four lanes from Lake Woodmoor Drive to Woodmoor Drive. Construction may start in 2018.
 - Monument Hill Road improvement project near Misty Acres Boulevard is scheduled for improvements to shoulders and drainage in 2018.
 - The intersection of Struthers Road and Gleneagle Drive already meets the warrants and will be getting either a roundabout or a traffic signal soon.
 - Beacon Lite Road is on the list for PPRTA money and we have it on our list.

She said the Baptist Road Rural Transportation Authority (BRRTA) “was a great example of doing what we said we would do and then going away.” Between 1997 and 2016, BRRTA completed four major projects along Baptist Road and will conclude with adding a sidewalk

along the north side of Baptist road. *See related BRRTA article on page 21.*

To see Irvine’s whole presentation, see the NEPCO website, www.nepco.org. Contact dotweb@elpasoco.com or 719-520-6460 with questions about roads and maintenance.

Transportation and land use update

NEPCO Vice President Tom Vierzba, who is a member of both the NEPCO Transportation and Land Use committees and the El Paso County Highway Advisory Commission, gave an extensive update about current development in the Tri-Lakes area. His comments included:

- The Tri-Lakes Land Use Committee (TLLUC) is compiling a consolidated list of trails with the goal of creating a network map to help people find trails and develop ideas for new hiking and biking trails that make sense. TLLUC is requesting people submit detailed data about trails in their neighborhoods to add to the map. Contact John Bender at hbbb-bender@gmail.com.
- Jackson Creek Parkway might eventually have eight new traffic signals between Leather Chaps and Highway 105.
- Future extensions of Furrow Road south to Higby Road and Gleneagle Drive north to Higby Road are possible.
- Roller Coaster Road’s 90-degree turn at Higby Road will eventually change to an S-turn between Baptist Road and Old Borough Road.
- The Academy Gateway commercial center is planned on the northwest corner of Struthers and Northgate Roads, with (another!) gas station, coffee shop, and hotel.

NEPCO’s mission is to promote communication and interaction among homeowners associations (HOAs) of northern El Paso County in order to exchange ideas on topics of common interest and to develop collective responses to the county on issues affecting the quality of life of NEPCO member associations. The next meeting is scheduled for Jan. 14.

All formal and informal HOAs in northern El Paso County are invited to join NEPCO and should call Bob Swedenburg at 481-2723 or see www.nepco.org.

Lisa Hatfield can be contacted at lisahatfield@ocn.me.

November Weather Wrap

By Bill Kappel

A November to remember fit this year, if you like dry and mild conditions. For the third month in a row, temperatures were warmer than normal and precipitation was below average. A streak of near-record dry weather came to an abrupt end on Nov. 17, ending a streak of 41 consecutive days without measurable precipitation. Overall, temperatures were about 4°F warmer than normal, with precipitation and snowfall just slightly below average. Almost all the precipitation and snow fell on only two days of the month, with just about every other day dry.

Dry and mild conditions continued through the first two weeks of November. In fact, we are now close to record territory for the number of consecutive days in a row without measureable precipitation. The last measurable precipitation for most of us on the Palmer Divide was on Oct. 6 when a quick shot of moisture dropped .03 inch of precipitation and a trace to 0.5 inch of snow. Since then, we’ve only had a few days with a brief shower that didn’t result in more than a trace of rainfall.

November is normally one of our driest months, but this is certainly a lot drier than normal. This has been the result of a strong ridge of high pressure that has dominated the region over the last few months. This has resulted in mainly clear skies, with bouts of high and mid-level clouds at times. Temperatures have been mild during the period as well, with highs reaching the 50s and 60s each afternoon. Overnight lows have dipped below freezing most mornings—nothing unusual for November. Most of us enjoy sunshine and mild weather, but this is getting a little crazy. Let’s hope for some snow and cold soon.

Finally, a taste of winter visited the region during the week of the 14th. The week started off the same way as the last few months, with dry and mild conditions. In fact, just before the storm moved in, temperatures peaked in the mid- to upper 60s from the 14th through the 16th. Temperatures were at daily record level in the region, even touching some monthly record highs on the 16th for some locations along the Front Range. Then, just like that, winter made an appearance. Cold air began to filter in during the early morning hours of the 17th with low clouds and flurries developing around the mid-morning

hours. Steadier snow began to fall by early afternoon, then continued through the afternoon. Colder air also continued to flow into the area, bringing strong winds.

The windy conditions along with the fresh snow resulted in some treacherous driving conditions for the afternoon and evening commute. Also, much of the initial snowfall melted on the roads, then quickly froze that afternoon as the colder air moved in. This resulted in a layer of ice under the snow, making driving even more difficult. Temperatures were chilly the next day as well, starting in the single digits and only reaching right around the freezing mark that afternoon. Temperatures continued to climb over the next few days under lots of sunshine. Highs reached the 50s on the 19th and low 60s on the 20th.

PEAK RANCH’S ALPACA BOUTIQUE AT THE VILLAGE MERCHANTS
155 JEFFERSON/MONUMENT (719) 375-5438
HOLIDAY WARM & COZY SALE
www.PeakRanchAlpacas.com/shop

“WHERE QUALITY, VALUE AND SERVICE ARE OF PEAK IMPORTANCE”

CHILDREN’S BABY ALPACA HATS

SAVE 10% To 15% Coupon valid for all Peak Ranch’s Alpaca Boutique purchases.
*Save 10% up to \$199
*Save 15% off your total purchases over \$200
Coupon expires 12/31/16

MagicSkate

Apparel and accessories for figure skaters, from beginner to adult.

13792 Gleneagle Drive,
Colorado Springs, CO 80921
(719) 337 1513
<http://magicskateus.com>
<https://www.facebook.com/MagicskateUSA/>
<https://instagram.com/magicskateus/>

\$725,000 **MLS #1154233**

Custom Kings Deer home w/ incredible views in every direction. 500+ sf sunroom w/ wood-burning stove is an awesome place for stargazing. Sunken great room w/ soaring ceiling, gas fireplace & hardwood floors, gourmet kitchen & adjoining hearth room. Just Beautiful! 4/5/3, SF: 5,379

\$465,000 **MLS #4015111**

Custom home that features over 5,000 sq. ft. w/ gorgeous Front Range views & easy access to I-25 for commuting to Denver or Colorado Springs. Great room has a built-in entertainment center, plenty of windows for natural lighting, beamed & vaulted ceilings. Don't Miss! 4/4/3, SF: 5,582

\$725,000 **MLS #2501401**

Stunning custom ranch home nestled in the towering pines w/ beautiful mountain views. Spacious gourmet kitchen features double ovens, slab granite counters, center island & walk-in pantry. Walk-out lower family room w/ wet bar & multiple outdoor living spaces. 4/5/4, SF: 4,884

\$400,000 **MLS #6123660**

Updated custom home in Woodmoor w/ mountain views, situated on over 1/2 acre! New windows, carpet, paint plus slab granite countertops in kitchen & remodeled master bath. Walk-out lower level w/ family room, game area and theater room which is wired for surround sound. 4/4/3, SF: 3,332

THE WHEATON TEAM
Exceptional Service, Extraordinary Results!
719-536-4581
Jean & John Wheaton
Zane Whitfield
Kristin Dionne
RE/MAX
www.TheWheatonTeam.com
Each RE/MAX Brokerage Business is Independently Owned & Operated