

Woodmoor Improvement Association Board of Directors, July 25

Board discusses Hidden Pond, Brookmoor Estates, plan for rehab center at Ramada Inn

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on July 25 to continue discussing options for Hidden Pond and share updates on neighboring development requests at Brookmoor Estates and at the Ramada Inn.

Hidden Pond update

Two property owners who live near Hidden Pond spoke about the ongoing issue of allowing water to be retained and paying for augmentation required for downstream senior rights owners. They expressed concern about possible bias in the community survey and lack of information on where to send the requested pictures of the pond when it held water. Vice President Peter Bille noted that the board had suggested residents send potential questions along with pictures of the pond to Bob Pearsall, the Architectural Control Committee and Common Areas administrator, at bob@woodmoor.org. The board also noted that while the survey closed as of July 31, it is not the only factor determining the outcome.

One resident noted that the Country Club at Woodmoor has proactively gotten water rights or augmentation agreements for their ponds and that the issue had been known for at least three years to WIA. Newer board members said the issue was new to them while longer-term members knew that the issue was coming, but it had not been raised with the board until the end of 2017. The board noted that the circumstances were quite different at the golf course, because it has to pump water into its ponds at a cost of \$80,000. The resident noted that they are only asking for some sort of augmentation at a reduced size and cost.

Another resident stated that if the Board of Directors is contemplating spending money, there are other places to spend it that are beneficial to a greater percentage of residents than the pond. He said there will be more people and less water, and the issue for the state is that those ponds prevent water going downstream to someone who owns those water rights. The other



Above: Brookmoor Estates has requested a Planned Use Development amendment from the county to allow residents to use this gate at the back of the development to access South Park Road. The county project manager is Kari Parsons (kparsons@elpasoco.com). See www.ocn.me/v12n10.htm#brookmoor. Photo by Jackie Burhans.

resident said that was a fair point of view but that he wants to let the whole community make the decision. He felt the cost of \$1,000 to \$2,000 was not cost prohibitive.

Brookmoor Estates

WIA found out from residents that Brookmoor Estates, the gated community on Lake Woodmoor Drive across from the Woodmoor Center, has requested that residents be allowed to use the back gate via a remote to enter and exit where Symphony Heights turns into South Park Drive. The gate is currently used only by emergency vehicles. Residents on South Park Drive have always wanted the gate closed. Brookmoor Estates, which is not part of Woodmoor, has filed a Type B application for a Planned Use Development amendment to allow residents to use the gate.

For more information on community concerns about previous efforts to allow gate use, see www.ocn.me/v12n10.htm#brookmoor. The original justification for allowing the gate to be used was due to safety issues at the front gate caused by the construction of a wall without amending the PUD site plan, which affected the sight lines of traffic exiting Brookmoor Estates. Despite the developer and homeowner, Mike Brennan, agreeing to rectify the front gate issue and two lengthy discus-

sions at the El Paso Board of County Commissioners meetings in December 2012 (see www.ocn.me/v13n1.htm#bocc) and February 2013 (www.ocn.me/v13n3.htm#bocc), nothing was done until September 2015 when the county shouldered over 75 percent of the \$200,000 construction cost. See "Controversial intersection reworked" at www.ocn.me/v15n9%2025.pdf. This realignment was supposed to correct the sight distance issue and allow for safer access to and from the subdivision.

A hearing will be held in September or October, with notices going out to adjacent property owners. Bille reached out to the El Paso County project manager, Kari Parsons (kparsons@elpasoco.com), to ask that WIA be notified as well. WIA has expressed that it sees no value to Woodmoor residents in having the gate open. More information about the request can be found at <https://epcdevplanreview.com/Public/ProjectDetails/101515>.

Plan for rehab center at Ramada Inn

Bille also noted that the Ramada Inn at 1865 Woodmoor Drive is being purchased by Sunshine Behavioral Health to turn into an inpatient drug and alcohol rehabilitation center. The property is not part of Woodmoor, and WIA has no jurisdiction over it but is interested

as a neighbor in the community. The company filed a Type C minor site development plan to make minor changes to convert the facility from a hotel to a rehab center. The land is zoned C2, which allows for this use, so no zoning change is required.

Bille noted that the development plan is available online at <https://epcdevplanreview.com/Public/ProjectDetails/103610> and includes a detailed letter of intent describing the project. He suggested that residents direct their questions or comments to El Paso County project manager Len Kendall at lenkendall@elpasoco.com and to the county commissioner for the district Darryl Glenn at darrylglenn@elpasoco.com. WIA's position is to advocate for what the residents want.

Bille invited the county to make a presentation at a town hall at The Barn and was considering extending the offer to Sunshine Behavioral Health. Note: Land use consultant NES Inc. announced a town hall meeting at the Tri-Lakes Chamber of Commerce visitor center for Aug. 8 at 6 p.m. See more information in the OCN Community Calendar.

Board report highlights

- The board is still running at 4 to 5 percent under budget for expenses; there are still 86 unpaid dues for which liens are being filed, with 10 seriously past due accounts being turned over to the attorney for collection.
- The July chipping day was successful, filling the bins with 153 loads by 3 p.m.
- The board unanimously approved a new volunteer for the Forestry Committee.
- The Safe Route to School project will be finalizing the path through the common areas shortly; they hope to break ground sometime around late August.

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 regular meeting will be on Aug. 22.

The WIA calendar can be found at 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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