

exceed a certain amount. He noted that the board would welcome information on the interest level of area residents. Director Rich Wretschko noted the importance of including any development and maintenance of the land in the total price.

Tish Norman said the Great Outdoors Colorado (GOCO) has \$13 million that might help to fund the purchase but would require a nearby municipality, like Monument, to sponsor the grant even though this land is not in the Town of Monument. Norman also asked about incorporation, requirements for lot sizes, and water rights.

Director Ed Miller noted that Woodmoor tried twice to incorporate but the costs involved were prohibitive.

Bush noted that there are eight separate tracts, some of which are near the high school, are platted for multi-family; as you get farther away from Jackson Creek, they are platted for half-acre parcels. Anyone who bought the land would have to go to the county and satisfy county requirements.

Norman noted that water rights had been sold from this property.

Bush added that the property is covered by the Woodmoor Water and Sanitation district and there would be a tap fee of \$33,000 per home which would help to pay for infrastructure.

Brookmoor Estates emergency gate

Emily Davis and Christine Morales of South Park Drive spoke about the request by Brookmoor Estates to the county to open their rear gate as an access point for residents. The gate was originally designed for emergency access only. Brookmoor Estates consists of 59 houses and would issue two remote control units per house. A recent traffic study shows approximately 562 car trips are generated daily, so this would increase the traffic on South Park Drive by 281 trips.

Davis noted that Brookmoor Estates illegally opened the gate a few years ago and residents saw what it would be like. Davis expressed concern about the road becoming a thoroughfare and noted that children walk to and from Monument Academy, Lewis Palmer Elementary, and Lewis-Palmer Middle School. She noted that it was reported in the August issue of OCN that WIA saw no benefit to residents of opening the gate. She asked the WIA to go further and come out in opposition to this change. Davis reported that residents will be contacting the county planning department and the project planner and will be going to the meeting with proxies from

those who cannot attend. She asked the WIA to submit a letter opposing this change so it would be added to the file. She offered instructions and a template.

President Brian Bush stated that the board would like to keep the gate closed and indicated the board was willing to write a letter and appear at the public hearing in September or October.

More information about the request can be found at: <https://epcdevplanreview.com/Public/ProjectDetails/101515>.

Hidden Pond update

A resident appeared again to discuss Hidden Pond. President Brian Bush presented survey results that were evenly split on whether Hidden Pond is considered important to the health and benefit of the community. Regarding whether funds should be spent on the pond, the results were 75 against versus 24 in favor. A slightly higher number would support partial augmentation. Only ten per cent of residents filled out the survey.

Bush said the board discussed the issue and might be willing to allow some level of water to be retained and would work with Woodmoor Water and Sanitation to achieve this level of augmentation. The real question is who would pay for the augmentation. Bush noted that there is precedent in the community for individual home owners being billed a monthly cost by Woodmoor Water and Sanitation; however, home owners would have to agree to this arrangement.

The resident objected to the idea of a small number of residents paying for something all Woodmoor residents would enjoy. The board noted that the survey results showed that most people are not interested in paying for the pond.

The resident asked that the survey be re-opened. Bush said he would entertain a motion to re-open the survey. No motion was made. The resident noted that neither he nor any of his three neighbors had taken the survey as they figured the board would do the right thing.

Another resident asked about plans to restore the area around the pond. Director Rich Wretschko deferred to staff who indicated they planned to reseed once they finalize the decision.

After further discussion, the board and resident both expressed frustration.

Board report highlights

- Due to increased bear activity, the board requests that residents promptly take trash cans in after

trash has been picked up. WIA will place reminder stickers on cans that have been left out for multiple days.

- The new Woodmoor Public Safety vehicle was severely damaged in a traffic accident on Highway 105. There were no injuries but the vehicle will be in the shop for a couple weeks.
- The board unanimously approved a project led by Bob Pearsall, Architectural Control Committee & Common Areas Administrator, to construct an Americans with Disabilities Act (ADA)-compliant bathroom on the main level of The Barn with a budget not to exceed \$15,000.
- As part of fire mitigation at Twin Ponds, over 35 cubic yards of scrub oak plants were removed. That was completed July 16.

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 Sep. 26.

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

Jackie Burhans can be reached at jackieburhans@ocn.me.

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August Weather Wrap

By Bill Kappel

A wide range of weather conditions occurred during August, with several periods of increased thunderstorm activity interspersed with mild and sunny conditions. Most areas received a little less than normal precipitation, but there was a lot of variability depending on whether you were under a few of the heavy rainfall centers. Some areas were hit hard with heavy rain and hail, while others missed out on the heaviest of the rainfall. This is typical of the late summer thunderstorm pattern in the region, where there is often extreme variability over very short distances between too much rain and not enough. Temperatures ended right at normal for the month, with high temperatures seeing below normal values and low temperatures seeing above normal values.

The month started with a significant influx of monsoonal moisture. This resulted in daily thunderstorm activity during the first week. The exception was the 2nd, when storms were limited to the mountains. Unfortunately, there was plenty of smoke around that day that limited what would have otherwise been a sunny, beautiful day. The thunderstorm activity peaked on the 6th and 7th, with both days seeing areas of heavy rain and large hail. Of course, we were fortunately along the Palmer Divide as we just missed the worst of the storm activity that developed during the afternoon of the 6th.

The thunderstorm complex that developed early that afternoon over Park and Teller Counties moved to the east/southwest where it interacted with higher levels of moisture and better wind shear. This allowed the storm to grow into a supercell and produce large/damaging hail. The worst-hit regions were around the Cheyenne Mountain Zoo and the Broadmoor area. Unfortunately, this led to significant hail damage to the area, and this was just two months after many of the same areas were hit with a similar storm and had just started to recover.

A period of quiet and dry weather developed over the next week, with no precipitation from the 8th through the 13th. Unfortunately, during most of this period sunshine was severely limited by a thick pale of smoke from the forest fires in the western U.S. Temperatures were below normal during that period, even with the dry conditions. High temperatures were in the mid-70s to upper 70s from the 8th through the 12th, then managed to reach the low 80s on the 13th.

Another round of active weather returned during the middle of the month, with daily thunderstorms pro-

ducing rainfall from the 14th through the 17th. Most areas received about a half inch to an inch of rainfall during this period. This wet weather was associated with a fall-like storm system that also brought relatively cool northerly winds through the area. High temperatures were held down to well below normal levels over the next few days, with highs only reaching the mid-60s to low 70s from the 18th through the 21st.

The remainder of the month was relatively quiet, with a few thunderstorms on the 21st, 22nd, and again on the 25th and 26th. Temperatures warmed up to above-normal levels during the last week of the month, with highs reaching back into the 80s from the 23rd through the 27th as a reminder that summer isn't quite over yet.

A look ahead

September is a transition month for the region, with the last tastes of summer mixed in with our first morning freezes. Leaves begin to change by the end of the month as well, and in some years a little snow can happen. The overall weather pattern is generally one of tranquility, with our chances for thunderstorms dwindling and blizzard conditions not quite ready for prime time. We are often greeted with sunny, pleasant afternoons, with highs from the mid-70s early in the month to the mid-60s later in the month. Our first sub-freezing low temperatures usually occur during the third week of the month, so prepare those tender plants.

August 2018 Weather Statistics

Average High	77.6° (-1.7)
100-year return frequency value max	83.9° min 72.9°
Average Low	50.6° (+1.3)
100-year return frequency value max	55.2° min 46.8°
Monthly Precipitation	1.89"
	(-1.01", 35% below normal)
100-year return frequency value max	6.07" min 0.94"
Monthly Snowfall	0.0"
Highest Temperature	85° on the 4th and 25th
Lowest Temperature	42° on the 20th
Season to Date Snow	0.0"
	(the snow season is from July 1 to June 30)
Season to Date Precip.	14.75"
	(-5.74", 28% below normal)
	(the precip season is from October 1 to September 30)
Heating Degree Days	58 (-4)
Cooling Degree Days	26 (-17)

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at billkappel@ocn.me.

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