

Northern El Paso County Home Owners Associations (NEPCO), Jan. 23

## NEPCO has Zoom meeting and welcomes county engineer

By Marlene Brown

At a Zoom meeting on Jan. 23, Greg Lynd, president of the Northern El Paso County Home Owners Associations (NEPCO), welcomed two new member HOAs, which brings the total membership to 49 HOAs from the area. He introduced representatives from Timber HOA, off of Furrow and Highway 105, and the Meadow at Monument Lake HOA—homes on Bel Lago View.

Lynd also noted there are over 9,000 homes in the focus area with over 20,000 registered voters.

Matthew Nelson, chairman of the Wildfire Preparedness Committee who works for the Woodmoor Improvement Association and was not in attendance, is looking into a grant for NEPCO to spend over the next four years for fire mitigation for the Black Forest area.

### Transportation and Land Use Committee

Paul Pirog, vice chairman of the Transportation and Land Use Committee, said there were many ongoing projects in northern El Paso County. The committee reviewed 55 land use applications and Land Use Code provisions in 2020. It has requested that the county Planning Commission and BOCC review its recommendations before voting to approve a project in northern El Paso County. Over 20 new land use projects are looking for approval in the county system just in the last month.

Many comments on the projects' reviews and recommendations include: rezoning, lot size, traffic density, bike lanes, sidewalks, water use and sufficiency,

lighting, fencing, building height and colors, landscaping, and setbacks. For more information regarding transportation and land use for northern El Paso County or to work on the committee, go to nepco.org and leave an email message.

### County engineer

Jennifer Irvine, El Paso County engineer, Department of Public Works, Storm Water Management, said the county reports to, and must be compliant with, the State Stormwater Program through its Storm Water Sewer System Permit issued by Colorado Department of Public Health and Environment. The county must have its facilities, such as ponds, grass swales, sand basins, cross culverts, and curb inlets, inspected yearly and maintained.

Requirements of HOAs include maintaining common areas and open spaces, such as mowing, trash/debris removal and weed control, facility repairs, and sediment removal. Mowing should be done routinely for turf at 2 to 4 inches and native grass at 6 inches. Some irrigation is needed for healthy grass, herbicide or hand pulling for weed control, and mosquito treatment according to the EPA standard and eliminating standing water for mosquito habitat. Other considerations are aesthetics, storm damage, and wildlife management.

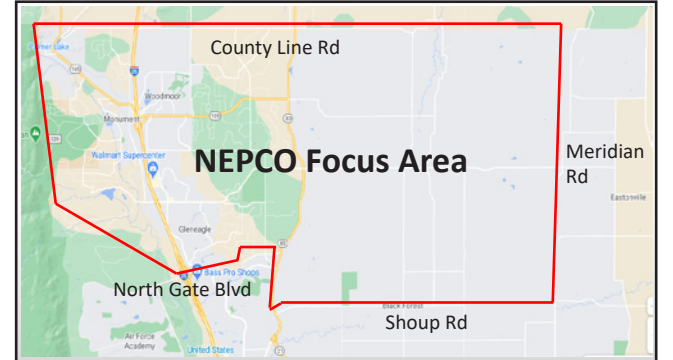
For a courtesy site visit, contact Joe Marencik, stormwater coordinator (719) 330-4137 or for more information, download the Colorado Stormwater Center Inspection and Maintenance Field Guide at

<http://stormwatercenter.colostate.edu/wp-content/uploads/2020/02/BMP-I-M-Manual.pdf>

\*\*\*\*\*

The purpose of NEPCO is to promote an economic, ecological, and sociological community environment, to help to protect property rights of member HOAs, and to work with government agencies regarding planned development and maintenance. It also serves as a point of contact working with the county Planning Commission and Board of County Commissioners (BOCC) regarding land use and transportation matters in its focus area, which includes Tri-Lakes, Glen Eagle, and Black Forest. See map below courtesy NEPCO.

Marlene Brown can be reached at [marlenebrown@ocn.me](mailto:marlenebrown@ocn.me).



Woodmoor Improvement Association, Jan. 27

## Board shares annual report, organizes for 2021

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board canceled its Annual Meeting due to COVID-19 restrictions but provided an annual report. WIA met on Jan. 27 to organize the board, set meeting dates, and approve authorizations for finance, architectural control, and forestry.

### Annual report

In lieu of an in-person annual meeting this year, WIA posted an annual report on its website at <https://www.woodmoor.org/wia-annual-meeting-presentation/>. The report covered the role of WIA, named the 2020 board of directors, listed the WIA and Woodmoor Public Safety (WPS) staff, highlighted achievements, and summarized income and expenses.

Accomplishments for 2020 included a modest renovation of the Barn, a new trail at the Marsh open space, seven new pet poop stations in the common areas with contracted service, continued support for the Safe Route to Schools grant, a \$245,000 mitigation matching grant for the Woodmoor Drive corridor, three free-to-residents chipping days, and five academic scholarships of \$1,000 each.

Objectives for 2021 include maintaining WIA's commitment to the Firewise program, developing trails in common areas, maintaining community standards, remaining engaged on the Walters property proposed development by Proterra, and continuing to digitize WIA files.

The annual report detailed services offered by WPS including officer response, vacation checks, crime prevention, and traffic control. WPS offers 24/7 patrols, uses a radio system that communicates directly with other lo-

cal first responders, and leverages body-worn cameras to record community interactions.

Good neighbor awards were given to three families. The Ditzler family was nominated for yard assistance and watching over neighbors during the COVID pandemic. The Northway family was recognized for helping with fire mitigation and snow removal. The Kenny family was acknowledged for their assistance navigating icy roads, interviewing care givers, and assistance upon return from hospitalization.

### Board reorganization

At the Jan. 27 meeting, the board, anticipating that returning board members would be re-elected, affirmed the following board member roles:

- Brian Bush, president
- Peter Billie, vice president
- Rick DePaiva, secretary and community outreach
- Connie Brown, treasurer
- Per Suhr, Architectural Control
- Brad Gleason, Public Safety
- Bert Jean, Common Areas
- Ed Miller, Covenant Control
- Tom Smith, Forestry

The board unanimously approved financial account authorizations as well as dates and times for board meeting, covenant hearings, and Architectural Control Committee (ACC) meetings. They also approved continued authority for the ACC administrator, Bob Pearsall, to approve certain miscellaneous projects and routine change orders, and they appointed committee members. The board approved authority for the forestry administrator, Matthew Nelson, to review and approve all tree requests and Firewise evaluations, and appointed

committee members.

### Board highlights

- President Bush reported that WIA is doing well financially despite a decrease in income and congratulated the staff on holding down expenses to achieve budget goals.
- Director Miller reported eight confirmed violations, 27 letters sent about non-compliant signs, 17 homeowners association checks, and one \$5,000 fine for an open fire.
- Nelson said the fire mitigation grant for the Woodmoor Drive corridor is going well with 16 lots in progress. The first round of reimbursement checks is being processed for \$15,000 worth of mitigation.
- Bush noted that Nelson served as the Firewise coordinator for the Northern El Paso Coalition of Community Associations (NEPCO) as well and had helped them qualify for a \$245,000 grant.
- Pearsall reported that renovation work on The Barn was essentially complete and within budget for the window replacements and roof work.

\*\*\*\*\*

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 is scheduled for Feb. 24.

The WIA calendar can be found at [www.woodmoor.org/wia-calendar/](http://www.woodmoor.org/wia-calendar/). WIA board meeting minutes can be found at [www.woodmoor.org/meeting-minutes/](http://www.woodmoor.org/meeting-minutes/) once approved and posted.

Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

## January Weather Wrap

By Bill Kappel

Overall, it was a pretty normal January, which means long periods of dry conditions interrupted by several quick-moving cold fronts. Temperatures for the month were slightly warmer than normal, mainly supported by warmer-than-normal low temperatures. Precipitation was near normal, both snowfall and liquid equivalent.

Not surprisingly, the month started off dry and mild, with temperatures above normal from the 1st through the 7th. Of course, above normal in the first week of January is still relatively cold, as highs were in the mid-30s to mid-40s each afternoon. The only moisture we saw that first week was some brief light flurries on the afternoon of the 5th.

Finally, during the second week of the month, a more organized storm system moved through and brought some measurable snowfall and below-normal temperatures. The first signs of this storm moved in just after midnight on the 9th, as areas of fog, low clouds, and flurries developed just after 2 a.m. Light snow developed around mid-morning and continued most of the day, with 3-5 inches of new snowfall accumulating around the region through the evening of the 9th. Temperatures were held below freezing all day as well, with highs only reaching the mid-20s. Light snow and flurries continued through just after midnight on the 10th,

before the storm moved out of the region. The fresh snow and low January sun angle kept temperatures below normal on the 10th as well, as highs again struggled to reach the mid-20s.

The weather pattern again turned dry and mild as high pressure moved back in over the next week. Temperatures jumped to well above normal on the 12th and 13th, peaking in the mid-50s on the afternoon of the 13th. Temperatures dipped back to normal levels from the 14th through the 17th. A quick-moving storm brought areas of light snow and flurries off and on from the morning of the 18th through the early morning of the 19th. Unfortunately, less than an inch accumulated, barely enough to produce any measurable moisture.

Behind this system, quiet and dry conditions again took hold, with highs in the mid-40s to low 50s from the 20th through the 23rd. However, another colder system moved in starting late on the 23rd, with low clouds developing just before midnight. Low clouds, fog, and flurries were entrenched all day on the 24th, with highs barely reaching the low 20s. The layers of fog allowed a thick layer of rime ice to coat all exposed surfaces.

Finally, the main system began to affect the region starting during the early morning hours of the 25th, with

snow developing and continuing all day. Most of us received 3-6 inches of new snow during this period. Snow tapered off to flurries during the early morning hours before an uptick again occurred starting around 8 a.m. on the 26th and continuing through that evening. Another 1-3 inches accumulated during that period.

Altogether, most of us picked up a decent shot of snow and moisture with this storm.

Dry and mild conditions quickly returned to end the month, with highs jumping back to well-above-normal levels on the 28th and 29th, reaching well into the 50s both afternoons. Temperature did cool back to normal levels on the last two days of the month as a storm moved through, but this time the snow stayed in the mountains and we were left dry.

### A look ahead

February is often a dry and cold month for the region as we move toward the snowy and unsettled conditions of March and April. Precipitation averages less than an inch, with average high temperatures in the 30s. It can get very cold in February with Arctic air making brief pushes into the region. However, days begin to get a little longer, which leads to some nice, sunny days and the snow that does fall begins