



der the jurisdiction of WIA but will form its own Title 32 metropolitan district to impose taxes on owners to pay for infrastructure improvements such as sidewalks, sewers, water, and roads.

The remaining 94 acres of the Walters property was purchased by the Woodmoor Open Space Committee (WOSC), which is surveying its investors to see if they want to donate 65 acres known as the "South Woodmoor Preserve" to WIA for it to manage and provide minor improvements. The donation is conditional on acceptance by WIA and could happen as early as the end of June.

For more information on the Cloverleaf develop-

ment, go to the El Paso County Electronic Development Application Review Program (EDARP) website at <https://epcdevplanreview.com/Public/ActiveList/> and click on the GO button to "See all applications being reviewed now" then search for "Cloverleaf." EDARP contains information on the initial filing, the preliminary plans, the metro district, and rezoning. See the article on the Woodmoor Water and Sanitation District (WWSA) on page 12 for concerns about utility easements on the property retained by WOSC to enlarge the lots of adjacent homeowners.

Finance

Bush reported that WIA revenue is good with increases in rentals at The Barn, new construction fees are strong, and expenses are being held down. Requests for weddings, receptions, and graduations are picking up despite a maximum capacity of 50.

Letters will be sent at the beginning of May to the 179 residents with unpaid dues. Some are long-term debts; around 4% or 110 are due for the 2021 year.

Board highlights

- Woodmoor Public Safety (WPS) Chief Kevin Nielsen said officers would be checking lots for trailers, boats, and RVs which must be stowed in an enclosed building or off-site except for no more than 20 overnights up to 72 hours for loading or repairs.
- WIA will create a large map of the area it serves

to include street addresses and to replace the Woodmoor Water and Safety map it has been using for years.

- Administrator Denise Cagliari said WIA would be reaching out in April for more participation in the Woodmoor Drive fire mitigation grant.
- Board member Per Suhr recommended the board approve a new Architectural Control Committee (ACC) member, which it did. He reported the last ACC meeting disallowed a request by a homeowner to use spray-painted blue river rocks in their landscaping by a vote of 4-3.
- In February there were 17 confirmed covenant violations and 12 HOA checks with multiple violations, most resolved without the need for a formal violation notice.

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 Wednesday, April 28.

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.

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March Weather Wrap

By Bill Kappel

After what had been a generally uneventful and dry winter season, March made up a lot of ground. The month saw well above normal snowfall and precipitation overall, ranking in the top five snowiest and wettest months of March on record for much of the Front Range. This was helped significantly by the heavy wet snow during the middle of the month. The active weather pattern along with significant snowfall also helped to keep temperatures below normal for the month overall, but we did get a few mild days that provided the feel of spring.

Clear and quiet conditions started the month, with temperatures starting in the 40s on the 1st, then mid- and upper 50s on the 2nd and 3rd. Changes were coming for the 4th, however, as a fast-moving but powerful storm was approaching the region from the southwest. The first effects of this storm were felt during the mid-morning hours of the 4th as clouds increased and snow began to fall around 11 a.m. Snow quickly picked up in intensity and was accompanied by strong winds through the remainder of the day. In the evening, snow fell at the rate of 1-2 inches per hour at times and made for some difficult driving conditions. Accumulations ranged from 6-12 inches during the 12-hour period with a little more than a half inch of liquid equivalent. This was just what we needed to get the month going.

Quiet and dry conditions returned behind this departing storm with highs reaching the upper 40s on the 5th, then mid-50s to low 60s from the 6th through the 9th. These mild conditions and stronger March sunshine helped to melt most of the snow. During this time, signs of a major storm potentially affecting our region began to show up on many of the long-range numerical weather models, but there was a lot of uncertainty about the exact track of the impending storm.

Initial forecasts showed the storm bringing 2-4 feet of snow to our region, then subsequent models took the main snowfall farther north. As we got closer to the event, most of the models zeroed in on a track that would produce the heaviest snowfall from the Palmer Divide through southern Wyoming. But as is typical with forecast models that are trained to normal conditions, they had a hard time with this event because of the extreme amount of moisture associated with it. The overall system configuration was very similar to the March 2003 record snowfall event.

As the storm developed and began to affect the region, the first signs were low clouds, fog, freezing drizzle, and flurries as winds turned easterly, producing upslope and cool conditions. A brief band of snow developed during the early hours of the 10th, producing a dusting of just over an inch of snowfall, not much in terms of amounts, but winds were very strong that morning, creating extremely hazardous driving conditions. The upslope patterns continued to develop over the next couple of days, drawing in more moisture and setting the stage for the main system that was slowly heading our way through the Four Corners region.



Above: The Colorado Department of Transportation (CDOT) and Colorado State Patrol urged the public to stay off the highways and interstates as conditions throughout Colorado continued to worsen with the arrival of the snowstorm on March 13-14. Motorists were encouraged not to seek alternate routes to circumvent road closures, but rather stay put or turn back and find a safe place to wait out the storm, because the alternate routes were also impassable. Sections of I-25, I-70, U.S. 24, CO 83, CO 105, and dozens of other major roads were closed during the storm. Here, a CDOT snow blower throws snow over the guardrail on I-25 Monument Hill at 8 a.m. on March 14, between Denver and Colorado Springs. This is a heavy piece of equipment that is rarely used on this section of interstate. *Photo courtesy of CDOT.*

The main storm began to affect the region during the morning of the 13th, with heavy snow falling just after 10 a.m. and continuing off and on through the rest of that day. There were even a few claps of thunder associated with the storm that evening, providing evidence of just how energetic the storm was. This isn't totally unusual for March and April snowstorms, as the stronger sunshine can produce additional instability in the atmosphere and heavier snowfall rates. As the storm continued to move into southeastern Colorado, the pressure gradient tightened up, pulled in more moisture from the east, and kicked up the winds. This created blizzard conditions for several hours from the early afternoon through evening on the 14th. Snow continued to accumulate this entire time as well, with 1-2 feet of new snow falling on the 14th.

The storm began to wind down quickly during the early morning of the 15th as it pulled away from the region. But by the time it was all done, 18-30 inches of new snow had fallen, with 1-2 inches of much-needed liquid equivalent. This storm fell short of the March 2003 event but wasn't too far behind in terms of snowfall. Cold and unsettled conditions stuck around behind the storm as another quick-moving system dropped in on the 17th. This one moved a little too far south to bring much snow for us, but it did keep temperatures below normal for another day.

Dry conditions then returned from the 18th through the 20th, with high temperatures again moving from the mid-40s to the low 60s during the period. But Mother Nature wasn't done with us yet. Another unsettled pattern took hold starting on the 21st

and continued through the 26th. This time a series of storms moving through the West, each dropping some snow and bringing below normal temperatures. The first system moved through from the afternoon of the 21st through the morning of the 22nd. This storm brought another 6-10 inches of snowfall and more much-needed moisture.

After a break of less than 24 hours, the next storm brought another 2-4 inches of snow from the late afternoon of the 23rd through the morning of the 24th. Then a break in the snowfall moved in from the morning of the 24th through the morning of the 25th as the last of the storms in the pattern brought several rounds of snow showers on the 25th, generally producing about an inch of new snow.

The month ended with several days of dry weather, interrupted by a strong but quick-moving cold front. High temperatures were in the low 40s on the 27th, then jumped into the upper 50s on the 28th and well into the 60s on the 29th. Winds were gusty as well, helping to warm the temperatures and melt the leftover snowpack.

But just when you thought we might get a reprieve from winter, a strong cold front blasted through just before midnight on the 29th. This brought a sharp drop in temperatures from the 60s to the 20s and a couple inches of wind-blown snow through the morning of the 30th. Fortunately, this was another quick-moving storm, with plenty of sunshine returning by the afternoon of the 30th and mild temperatures returning for the 31st.

A look ahead

April is known for a wide range of weather conditions in the region and is on average our snowiest month of the year. We can see 70° temperatures one afternoon and blizzard conditions the next. Several recent years have seen over 50 inches of snow accumulate during the month. Of course, it also melts very quickly, often adding beneficial moisture to the soil and helping the vegetation, which is just getting started.

March 2021 Weather Statistics

Average High	45.0° (-7.2°)
100-year return frequency value max	57.9° min 38.0°
Average Low	21.5° (+0.3°)
100-year return frequency value max	27.0° min 12.0°
Highest Temperature	65° on the 29th
Lowest Temperature	11° on the 18th
Monthly Precipitation	3.95"
	(+2.36", 62% above normal)
100-year return frequency value max	4.29" min 0.22"
Monthly Snowfall	53.1"
	(+31.9", 62% above normal)
Season to Date Snow	109.7"
	(+18.8", 18% above normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	6.76"
	(+0.42", 7% above normal)
	(the precip season is from Oct 1 to Sept 30)
Heating Degree Days	983 (+70)
Cooling Degree Days	0

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