



Above: At left, Jim Reid, regional director of the Pikes Peak Office of Emergency Management, announces his retirement. At right is Chief Kevin Nielsen of Woodmoor Public Safety. Photo by Marlene Brown.

taking expenses for fire mitigation off taxes owed on Line 65 on the 1040 tax form, regarding Colorado HB16-1052 Wildfire Mitigation Income Tax Credit. The bill changed the wildfire mitigation income tax credit. As stated on the Colorado Legislature website www.leg.colorado.gov, an income tax deduction reduces a taxpayer's taxable income. A tax credit reduces a taxpayer's liability by taking a dollar-for-dollar reduction in what is owed by what the credit allows. It allows a

landowner a credit of 25% of the costs incurred in performing wildfire mitigation measures not to exceed \$2,500. Any amount more than the landowner's tax liability in the year the credit is first claimed may be carried forward to offset the landowner's tax liability for five years.

Lonnquist also reminded everyone that it is time to sign up for the Monument Fire for Chipping Day. HOAs can sign up for free and the Fire Department will send a chipper and two firefighters to help homeowners with tree and bush limbs.

Swedenberg introduced special guests Mark Gunderman, president, Donald Wescott Fire Protection District (DWFPD) Board of Directors, and Andy Kovacs, fire chief for the Tri-Lakes Monument Fire Protection District (TLMFPD). Gunderman explained how they spent \$50,000 on an Emergency Services Consulting International (ESCI) Feasibility Study. The benefits of unifications are the realization of economies of scale between the two departments, better resources and coverage, and better pay for DWFPD personnel without raising taxes, Gunderman said.

Kovacs has been TLMFPD chief for two years and has 30 years in the fire service. His focus has been pre-fire planning; zone haven, an evacuation tool; free home inspections by firefighters; and 21 chipping events this year. Eventually, DWFPD will be dissolved and the mill levy will be reduced to match TLMFPD. The new district will be named Monument Fire District.

Woodmoor Improvement Association, March 22

Board approves revisions to design manual

By Jackie Burhans

At its March meeting, the Woodmoor Improvement Association (WIA) board approved revisions to its Project Design Standards Manual (PDSM), postponing its response to a resident's concern about a neighbor's shed. It also approved the acquisition of a hybrid Toyota RAV4 to replace an aging Jeep. Board members also provided reports.

Revised PDSM applies to resident concern

Resident Jennifer Davis addressed the board to call attention to a covenant violation she had submitted on March 1 for which she had not gotten a confirmation or response. Her complaint pertained to a shed installed in South Woodmoor that has a gable roof while the home has a hip roof. The covenants for South Woodmoor require that other structures be in harmony with the external design of the primary dwelling, she noted. She also expressed concern that the roof pitch on the shed was in violation of the PDSM and that it was not installed on a concrete foundation.

President Brian Bush apologized that WIA's response was delayed and she had not yet received it. He noted that the PDSM was a living document and might not reflect the current guidance followed by WIA and the Architectural Control Committee (ACC). ACC administrator Bob Pearsall also noted that the complaint was received on the 1st and the next available ACC meeting was on the 14th, after which director of Architectural Control Ed Miller needed some time to fashion a response.

Bush noted that the ACC had adopted changes over time, some of which were just now being incorporated into the PDSM. He asked that Davis review the updated PDSM in light of her concerns and then come back to discuss it with board members or the

ACC administrator. He noted that she still had the ability to object to decisions made by the ACC or the board.

Later in the meeting, Miller moved to approve the PDSM as revised by the ACC. Bush noted that all board members had had an opportunity to review the changes. Pearsall characterized the changes as updating the PDSM to reflect current guidance and adding a section on subdividing lots that a resident had noted was missing. The board voted unanimously to approve the revised PDSM.

The PDSM, covenants, and other governing documents can be found on the WIA website at <https://woodmoor.org/governance/>.

Toyota hybrid to replace aging Jeep

Board member and director of Woodmoor Public Safety (WPS) Brad Gleason moved to approve an expenditure not to exceed \$38,000 to acquire a 2023 Toyota RAV4 Hybrid to replace one of the 2019 Jeep Cherokees.

Bush commended Gleason and Chief Kevin Nielsen for their extensive analysis and noted that the vehicle being replaced had over 100,000 miles and had issues with reliability. WIA hopes to save on fuel costs and will analyze this vehicle to inform future purchases. The board unanimously approved the request.

Board highlights

- Bush noted that he had met with El Paso County officials and learned that Highway 105 Project A, to widen the highway from the Kum & Go to Lake Woodmoor Drive, would start in June or July. Monument Academy will separately put in a loop this summer that goes around the back of its building and feeds to a roundabout on Knoll-

wood Drive at Village Ridge Point that the county will install as part of its project to improve traffic safety.

• Bush said the developer may start improving Jackson Creek Parkway (JCP) from the future Whataburger to Highway 105 this summer. The section of JCP to Higby is the responsibility of the Town of Monument.

• Project B on Highway 105 between Lake Woodmoor Drive (LWD) to Martingale Road, funded for 2024, will flatten hills and install extensive retaining walls with fences on top. Below LWD there will be a four-lane road, and above LWD there will be a three-lane road with a "T" intersection at Fairplay and Furrow Road. The "T" intersection will be a lane, concrete divider, left-turn lane, and another concrete divider.

• Bush met with the developer of North Bay and Waterside who said they will designate a piece of land behind The Barn as part of the homeowners association of Waterside and put in a deed restriction so that no one can build on it.

• Gleason reported that WPS has hired Darrin Abbink, a retired lieutenant from the Colorado Springs Police Department.

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NEPCO meetings are usually held on the second Saturday of every other month at the Woodmoor Barn, 1691 Woodmoor Dr., 10 a.m. to noon. Next meeting is May 13. All members of HOAs are welcome. For more information, see <http://nepco.org>.

For more information about PPOEM, go to <https://admin.elpasoso.com/pproem>.

March Weather Wrap

By Bill Kappel

It was an interesting March around the region with colder than normal temperatures but very little snowfall. This combination is rare. Usually if March is cold it is also snowy, and if March is dry it is warm. But not this year. This is also a little disappointing, as it would have been nice to continue the trend of above-normal moisture we have seen in the last few months. The good news is that snow continued to pile up in the mountains with the exception of the Arkansas River basin. In fact, the San Juan Mountains of southwest Colorado have been setting records for seasonal snowfall. Just as important, if not more, most of the western U.S. has seen copious amounts of snowfall. Most amazing is the amounts of snowfall that have already occurred this year, with many locations already breaking their all-time seasonal accumulations.

All this moisture in the western U.S. is, of course,

very good news for helping alleviate some of the extreme drought conditions that have been occurring for the last several years. Now let's hope the snow melts out "gracefully" as we head into spring and summer. If not, we will be dealing with some major flood issues throughout the region, especially for areas west of the Continental Divide.

For us along the Palmer Divide, temperatures were below normal for the first week of the month, with highs in the 30s and 40s and a little light snowfall on the 1st and 3rd. Even cooler air moved in on the 7th with areas of low clouds and fog along with some freezing drizzle and flurries through the morning of the 9th. Highs were below freezing on the 7th and 8th as well.

Skies cleared on the 9th and the stronger March sunshine helped temperatures warm quickly, reaching the upper 50s by the 10th. After a brief cool down

on the 11th and 12th, the warmest temperatures of the month took hold on the 14th and 15th, topping out in the mid-60s and melting most of the remaining snowpack.

The most organized storm of the month then moved through in the next few days. This storm had all the signs of a spring system in the region, with mild air initially and areas of rain showers and ice pellets just after midnight on the 16th quickly turning to snow and blowing snow. Unsettled and cold conditions continued the next day with highs barely reaching the freezing mark.

Spring-like conditions settled in over the remainder of the month, with highs bouncing around from the mid- to upper 50s on the 21st and 22nd to just above the freezing mark on the 25th and 26th. Several of the days started off quiet with mostly clear skies giving way to convective snow showers by late morn-