

Woodmoor Improvement Association Board of Directors, Aug. 22

## Fire prevention remains a major concern

By Harriet Halbig

The Board of Directors of the Woodmoor Improvement Association (WIA) continued its discussion of fire mitigation at its August meeting.

Forestry Director Eric Gross reported that almost 300 community residents attended two information meetings on Aug. 1 and 2 at the association's Barn. Tri-Lakes Monument Fire Protection District Fire Marshal John Vincent showed photographs of Woodmoor properties to explain actions required to prevent a disaster in Woodmoor similar to that in Mountain Shadows during the Waldo Canyon Fire.

Gross said that his committee and the Firewise Committee have received a large number of requests for lot evaluations and that he has noticed an increased amount of slash in yards as homeowners trim trees and eliminate other fuels. He pointed out that the slash itself is very flammable and encouraged the board to approve a second chipping day this year to help residents dispose of it.

The board approved providing \$2,000 to the Forestry Committee to plan a second chipping day and to fund the editing and production of 100 copies of a video of the fire program.

The board declined to fund publication of a news bulletin from the Firewise Committee.

Gross also said that a contractor had been selected to remove dead trees from WIA common areas. The next phase of common area fire mitigation will be the disposal of scrub oak.

Homeowners Association Manager Matt Beseau reported that the association's architectural administrator has resigned and the search for a replacement had begun. He also reported that he is finalizing bids on a new phone system for the association office.

Woodmoor Public Safety (WPS) Officer Chad Forquer reported that the new WPS garage is up and only awaits a roof, paint, and electrical wiring.

### Doewood Gate removed; connection remains closed

Forquer also reported that the Doewood Gate has been removed and that the area has been regraded to eliminate the roadway adjacent to both sides of the gate. The area where the gate once stood has been vacated by El Paso County, divided into four portions, and is now considered to be the private property of the four nearest homeowners.

While there is no longer a formal physical barrier at the adjoining dead ends of the north and south segments of Doewood Drive, the vacated area will have residential yard landscaping now. Motorists and pedestrians who cross through any of the four yards will be guilty of trespassing. He said that residents of Doewood north of the former gate have been offered the option of changing the street name for that area.

Forquer reminded the community that school has started and that traffic near the schools has increased due to the institution of bus fees.

Treasurer Nick Oakley reported that the association remains under budget on its expenditures. He also said that the IRS has made no changes in taxes due following an audit earlier this year.

Common Area Director W. Lee Murray reported that mowing had been completed for the season and that bids are being sought for repair of the roof and deck of the Barn.

The board discussed damage caused by a back hoe to the Barn's gas line during excavation for the WPS garage. The line was determined to be not up to code requirements, and bids are being sought for its replacement.

Beseau reported that the Architectural Control Committee had approved 32 projects during July, including decks, roofing, landscaping, and other projects.

### Signatures still needed for governing documents

Beseau said that the WIA hired a resident to go door to

door seeking approval of the revised governing documents for the association. The individual visited 64 homes and received 18 approvals. The association decided that this was not a cost-effective way to gain the necessary approvals. An additional 702 signatures are still required.

The board discussed the fact that the association could seek legal help to have the document approved by the court, but that action could cost the association more than \$10,000. Oakley suggested that the membership be notified of that fact, because such an expenditure would necessitate a special assessment.

Board President Jim Hale, Architectural Control Director Anne Stevens-Gountanis, and Public Safety Director Paul Lambert were absent and excused. Vice President Kirstin Reimann presided.

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The WIA board meets at 7 p.m. on the fourth Wednesday of each month in the association's Barn, 1691 Woodmoor Drive, Monument. The next meeting will be Sept. 26.

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## August Weather Wrap

By Bill Kappel

August was another very dry month around the region, with temperatures that were a little above normal as well. This continues the trend we've seen every month this year, as only February had below normal temperatures. Only February and July have received above normal precipitation.

This pattern of drier and warmer than normal weather is expected during a La Nina year. And the La Nina pattern, which is just coming to an end, was one of the strongest on record. Therefore, it's not too surprising that we had such extreme heat and lack of moisture, especially in March and June. But, of course if La Nina is ending, what is taking its place? Well, the forecast is for a weak El Nino to start up over the next few months, which is good news for Colorado if you like cooler temperatures and higher amounts of precipitation. So get ready for more snow this winter than the last couple.

The first week of August had a variety of weather, although the overall summer trend of warmer than normal and generally dry conditions dominated. The monsoonal moisture that so often affects the region during August was present during the first two days of the month. This produced our typical pattern of morning sunshine, then building cumulus clouds during the late morning and early afternoon, and ending with thunderstorms by mid-to late afternoon and early evening.

Each day produced around 0.10 inch, but as is expected with thunderstorms some of us received more and others a little less. Temperatures were at to slightly above normal both days, reaching into the mid-80s. High temperatures remained in the 80s on the afternoon of the 3rd, but this time no thunderstorms formed, leaving us high and dry. In fact, no more rain fell over the area through the rest of the week. However, we did see the arrival of our first strong cold front of the season. This front moved through just after midnight on the 4th and left us with some low clouds that morning. Highs only reached the low 70s under sunny skies that afternoon. But warm high pressure quickly took control again, with temperatures warming back into the 80s and low 90s on the 5th and 6th.

Temperatures started the second week of August above average, in the mid- and upper 80s from the 7th through 9th, then it cooled slightly over the next few days, holding in the low to mid-80s. Still about 5 degrees warmer than normal. Overnight lows began to cool as well, with most nights dropping into the 40s, providing some nice sleeping weather and signaling a transition in the seasons.

High temperatures fluctuated quite a bit from the 13th through the 19th, ranging from the upper 60s on afternoons when a cool front had come through (13th and 16th) to the mid-80s a few days later. Unfortunately, for most of the period very little rain fell, with little more than a trace a times. In addition, skies were often hazy because of lots of smoke flowing into the region from fires to our west.

As the month came to a close, the pattern of dry and warm weather continued for the most part. However, we were visited by a couple of cold fronts, which brought with them some gusty northerly winds and relief from the

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