

Woodmoor Improvement Association Board of Directors, May 22

# Board discusses recreational use around Lake Woodmoor

By Harriet Halbig

At the May 22 meeting of the Woodmoor Improvement Association (WIA) board, Woodmoor Water and Sanitation District board member Tommy Schwab proposed that the area west of Lake Woodmoor be made available for recreational use.

Schwab said that the attraction of the Tri-Lakes area is the use of the lakes and the ability for all to enjoy them. Palmer Lake now is dried up and unavailable and Monument Lake is limited in availability. The north and east sides of Lake Woodmoor are private property, but the west side, near the library, is unimproved. Some people walk along there, sometimes with their dogs, but there are many signs stating that it is private property.

WIA board President Jim Hale said that, originally, Lake Woodmoor was the property of WIA. It was possible to fish and swim in it and to use boats without motors. Several triathlons used the lake for their swimming portion. Hale said that Woodmoor Water purchased the lake in the early 2000s and has since prohibited any recreational use because the lake serves as a reservoir for the community.

Hale said a new developer plans to build several homes on some common areas along the southeastern shore of the lake. He said these areas could offer future opportunities for community members to enjoy the lake. Architectural Control Director Darren Rouse said every other water source in the county is available for recreational use, including all reservoirs.

Hale requested that Schwab facilitate conversations between Woodmoor Water and the WIA to enable members of the community to enjoy this feature of the neighborhood.

Homeowners Association Manager Matt Beseau reported that he had recently attended a class about writing contracts for services to homeowners as-

sociations. Beseau also reported that there are now 554 approvals required for the WIA governing documents and that he has a list of those yet to respond. He offered to send the list to members of the board if they would be willing to contact friends to encourage them to respond.

Treasurer Tom Schoemaker reported that the association is still 4 percent under budget on expenditures. He said that the bank transition was almost complete.

### Public Safety report

Woodmoor Public Safety Chief Kevin Nielsen reported that the Woodmoor Public Safety road survey had been completed, and it submitted the 11 most serious issues to the county Department of Transportation. Four of these will be addressed by the county.


Nielsen said that several community members have called about cigarettes being dropped by the roadside or thrown from cars, causing a fire danger. Nielsen suggested placing signs around the community or considering this practice to be a covenant violation.

Bears have been seen in the north Woodmoor area—a mother with two large cubs and two individual adult males. Nielsen stressed that the public avoid contact with them and not leave food outside. Rouse reported that his committee continues work on the design standards manual and hopes to have it ready for board review next

month. He also said that the committee is keeping a list of the remaining shake roofs in the area.



**PETERSON REALTY GROUP, LLC**  
It's all about your needs

 Briargate * \$222,500K 4210 Archwood Dr.	 Over 3 Acres for \$119K 16935 Oldborough Ht.
 2.5 Acres, Kings Deer, \$118K 830 Lancers Ct.	 Flying Horse * \$340K 2810 Crooked Vine Ct.

View all my listings online [www.TinaPeterson.com](http://www.TinaPeterson.com)

Tina Peterson, CRS, ABR, GRI  
Direct: 719-460-7614

### Piano Lessons By Becky

- 40+ years of teaching experience
- Bachelors of Arts in Music
- Tri-Lakes & Black Forest
- Recitals twice a year

Call 559-3837



### COFFEE ON THE GO...



**\$1.00 OFF**  
Any Purchase

**225 North Gate Blvd.**  
Now Serving "GREEN SMOOTHIES"  
100% organic – no sugar added  
Everybody who tries them says "MMMM Yummy"  
Mon - Fri 6:30 - 1:30 & Saturday 7:30 - 1:30  
[www.coffeeonthego.biz](http://www.coffeeonthego.biz)

# Kirkland

PHOTOGRAPHY & DESIGN INC  
88 Highway 105 • Palmer Lake, CO 80133

# 2014 SENIORS

#1 CHOICE FOR SENIOR PORTRAITS  
INTERNATIONAL AWARD WINNING PHOTOGRAPHY



- FREE FAMILY SESSION and
- FREE 8 X 10 PORTRAIT print with every paid session
- Indoor & outdoor
- Unlimited poses
- Unlimited props
- Unlimited wardrobe
- FREE Facebook photos

**CALL TO BOOK TODAY!**

[www.KirklandPhotography.com](http://www.KirklandPhotography.com)  
[www.FaceBook.com/BestPhotosEver](http://www.FaceBook.com/BestPhotosEver)



## JUNE SPECIAL

# FREE PHOTOS

BOOK AND COMPLETE YOUR SESSION IN JUNE AND RECEIVE  
**8 FREE ANNOUNCEMENT PHOTOS.**

BOOK TODAY  
**719-487-1779**

Not Valid with any other offers. Expires June 30, 2013.