

may present to other incoming businesses such as the Pilot Travel Center and the Forest Lakes Tech Center.

With much of the area's open space being developed, Vierzba commented on recent attempts by NEPCO representatives as well as local, regional, and national open-space representatives to retain an open parcel in Home Place Ranch. Having made significant progress with Challenger Homes, negotiations reverted to square one when Green Brick Partners recently purchased 49.9 percent of Challenger Homes.

On a final note, Vierzba mentioned that the El Paso County Highway Advisory Commission (HAC)

District 3 seat and a District 1 at-large position are currently open. HAC meetings, which are open to the public, provide citizens a vehicle for sharing concerns, providing input, and receiving information. HAC meetings are held on the third Wednesday of the month at 9 a.m. at 2880 International Circle, Colorado Springs. See the El Paso County website for more information. <http://bcc.elpasoco.com/VolunteerBoards/Pages/HighwayAdvisoryCommission.aspx>

**Business items addressed**

NEPCO seeks nominations for four open director positions. Individuals who are currently active mem-

bers of NEPCO may self-nominate. Elections will occur at the Nov. 18 meeting. NEPCO membership has reached 40 member associations that represent 8,651 homes and lots, seven business members, and five honorary members.

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The next NEPCO meeting is scheduled for Nov. 18, 10 a.m. to noon, at Monument Town Hall conference room, located at 645 Beacon Lite Rd, off Hwy 105.

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**Woodmoor Improvement Association Board of Directors, Aug. 23 and Sept. 27**

**Board approves new business application form, updates fines**

*By Jackie Burhans*

The Woodmoor Improvement Association (WIA) board met on Aug. 23 and Sept. 27 to approve a new business application form, discuss banners, and update the covenant fine schedule.

**New business application form**

Noting that Woodmoor allows home-based businesses, the board unanimously approved a new business application form for short-term rentals. Short-term rentals are defined as rentals of 30 days or less.

Although they recognize community concerns, the board believes that a legal review of the covenants, rules and regulations, and court opinions do not support prohibiting short-term rentals.

After receiving feedback from current short-term rental owners and the community, a committee was formed to revise the business application to provide better protection for both owners and other residents. Business applications for short-term rentals as well as other businesses are reviewed by the Architectural Control Committee, which will look at the availability of off-street parking, density, and previous covenant violations.

**WIA banners approved**

Public safety director Brad Gleason requested board approval on the design of new banners alerting residents of rules banning fireworks, campfires, and open burning along with associated fine information.



These signs would be hung in WIA sign holders before the Fourth of July, around New Year's, and any other red-flag warning days. Board discussion included additional ideas for banners regarding the 25 mph speed limit and the annual meeting.

**Updated Covenant Fines**

Vice president Brian Bush noted that the covenant fines schedule has been updated for the first time in 17 years. Most of the fines have been doubled, and the board retains some discretion over fines for third offenses. Bush noted that the board would prefer resident compliance over fine collection, which would be used as a last resort. In the service of transparency, the updated covenant fines will be available on the website shortly.

**Board report highlights**

- The board unanimously approved a \$50,000 concept plan to build a trail system in the Fairplay median between Higby and Highway 105 where available upon county approval. The project will include drainage work and safety improvements for walkers and joggers.
- The board approved, as an exception, residents placing temporary small signs to alert drivers about children playing. Signs must be taken in when children are no longer playing outside.
- The board approved a request to purchase weather-resistant reflective jackets for the Woodmoor Public Safety officers for approximately \$1,000.
- Three board positions will be open next year. The nomination forms, which are due on Nov. 15, are available in the WIA offices at the Barn or on the website.

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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 be Oct. 25. The WIA calendar can be found at <https://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.

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**September Weather Wrap**

*By Bill Kappel*

September started off warm and dry, then ended wet and cool. Like the previous two Septembers, almost no accumulating rainfall fell through the first three weeks of the month. However, a slow-moving storm system brought several rounds of rain and cool temperatures during the last week of the month. Overall, the month was warmer and wetter than normal.

The first four days of the months were warm, with record highs widespread on the 3rd. Highs reached the low to mid 80s on the 1st and 2nd, then upper 80s to low 90s on the 3rd. The temperatures on the 3rd not only set daily record highs, but in some cases set new September monthly records. Cooler air moved in briefly on the 5th, knocking highs down 20-25 degrees to the mid-60s, then warm air moved back in. Highs were above average from the 7th through the 15th, with 80s common almost every afternoon. A couple of areas did see some brief rain showers and thunderstorms. However, the very dry lower levels of the atmosphere meant no significant accumulations occurred.

The dry, warm weather that was controlling Colorado's weather during early to mid-September also effected much of the northwestern United States and southern Canada. Several wildfires were burning in the region, resulting in a constant smoke haze across the region from the 4th through the 9th. An unusually long stretch of smoky conditions for us, as no storm came through to clear things out.

The strong ridge of high pressure that had been providing the warm and dry conditions through the first two weeks of the month finally began to weaken around Sept. 16. Initially, this meant fluctuating temperatures, but still dry conditions. Highs ranged from the upper 60s to the low 80s from the 16th through the 22nd. During this period, an area of low pressure slowly developed over the Southwest. This storm was cut off from the main flow and therefore meandered through the region over the next week or so. This sent several rounds of showers and thunderstorms into the region. This also changed the wind direction and allowed upslope conditions to dominate. These factors resulted in wet and cool conditions from the 23rd through the 30th.

The change was abrupt, with heavy rain during the late afternoon through early evening on the 23rd. Flash flooding resulted in many areas when 1-2 inches of rain-

fall fell in a short time. This was quite a shock after all the dry, warm weather. Temperatures were stuck in the upper 40s to upper 50s in the next week. Each day saw areas of fog, drizzle, and rain showers at times. During the period most of us accumulated more than 2 inches of much-needed moisture. At the same time, the wet and cool conditions meant snow in many of our higher mountain locations, another signal that winter isn't too far away.

**A look ahead**

October can be an active weather month for the Tri-Lakes region with snowy conditions often experienced by the end of the month. Most years, we seem to get a good snowfall around Halloween, and after a warm and dry September, we could be in for a good storm this year. Snow can be heavy at times during any part of October as when more than 20 inches of snow fell Oct. 9-10, 2005, and 2006 saw more than 24 inches of snow fall in less than 24 hours on Oct. 26. And for those of you who were around during October 1997, you won't forget the nearly 4 feet that shut everything down for several days. Of course, the weather can also be very dry and mild, so

enjoy those sunny days when you can.

**September 2017 weather statistics**

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Average High                        | <b>73.2°</b> (+1.5)               |
| 100-year return frequency value max | <b>7.5°</b> min <b>63.5°</b>      |
| Average Low                         | <b>44.2°</b> (+3.2)               |
| 100-year return frequency value max | <b>46.7°</b> min <b>36.1°</b>     |
| Monthly Precipitation               | <b>2.07"</b> (+0.27")             |
| 100-year return frequency value max | <b>4.34"</b> min <b>0.40"</b>     |
| Monthly Snowfall                    | <b>0.0"</b> (-0.5")               |
| Highest Temperature                 | <b>90° on the 3rd</b>             |
| Lowest Temperature                  | <b>37° on the 6th, 20th, 30th</b> |
| Season to Date Snow                 | <b>0.0"</b>                       |
|                                     | (-0.5", 100% below normal)        |
| Season to Date Precip.              | <b>7.71"</b>                      |
|                                     | (-0.46", 5% below normal)         |
| Heating Degree Days                 | <b>199</b> (-50)                  |
| Cooling Degree Days                 | <b>10</b> (+4)                    |

*Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at [billkappel@ocn.me](mailto:billkappel@ocn.me).*

**Letters to Our Community**

*Guidelines for letters to the editor are on page 31.*

**Disclaimer:** *The opinions expressed in Letters to Our Community should not be interpreted as the views of OCN even if the letter writer is an OCN volunteer.*

**Why does Wescott Fire District seek a tax increase?**

It never fails, another elected/appointed board of directors mismanaging our tax dollars. Yes, our Donald Wescott Fire Protection District, will see their tax revenue permanently reduced 66 percent in 2018/2019 when the city completes annexation of 70 percent of Wescott's current coverage and tax revenue base. Residents residing in the what remains of Wescott will be asked in a November 2017 ballot measure to approve a mill levy tax increase from 7 to 21 mills (200 percent), to keep the exact same level of service, equipment, and manpower, but for 30 percent of the coverage area.

"All or nothing," the district says. Pay up or lose

fire protection and emergency medical service (EMS). THIS IS NOT TRUE! A no vote will not end EMS because AMR provides EMS and pays Wescott to provide an EMT driver. Our tax dollars DO NOT fund EMS.

Wescott Board of Directors claims they could not take actions until they knew the "final" date. Why not start two years ago when Colorado Springs Fire Station no. 22 on Voyager Parkway construction started? Not one action was taken to soften the impact. During annexation negotiations in the fall of 2016, the Wescott staff proposed and the board approved the 2017 budget without any savings initiatives.

The November 2017 ballot asks us voters to keep the poor fiscal management by approving this ridiculous tax increase.

Many individuals, with years of financial management or fire districts management experience spoke for us taxpayers, providing rational/factual analysis and alternatives that would/could minimize the tax increase