

WIA (Cont. from page 1)

if there are any covenant violations, their in-home business application may be rescinded.

Board report highlights

- The board meeting will move next month to the fourth Thursday (May 25) due to a scheduling conflict with

the Barn.

- The annual Firewise event will be held on Saturday, May 6 at the Tri-Lakes United Methodist Church at 20256 Hunting Downs Way.
- Top covenant violations in March were dead trees/slash/excess ladder fuels, non-compliant signs, and projects without ACC approval.
- The Toboggan Hill parking improvement project has been moved to May.
- Slash Days will be held on June 3 and Aug. 5 and Lewis-Palmer Middle School. The board is looking into sending a contractor through the neighborhood to offer slash pickup.
- A troop of 20 Boy Scouts has volun-

teered to help with fire mitigation in the Woodmoor common spaces.

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 has been moved to Thursday, May 25 due to a scheduling conflict.

The WIA calendar can be found at www.woodmoor.org/wia-calendar/. WIA board meeting minutes (once approved and posted.) can be found at www.woodmoor.org/meeting-minutes/

Jackie Burhans can be reached at jackieburhans@ocn.me.



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Above: Members of the WIA board are, from left, Lee Hanson, Jennifer Cunningham, Brian Bush, Peter Bille, Ed Miller, Robert Benjamin, Per Suhr, Brad Gleason, and Rich Wretschko. *Photo by Jackie Burhans.* For more information on the board, see www.woodmoor.org/board-of-directors/.

DWFPD (Cont. from page 1)

current 22 square miles and reduce its total revenue by 66 percent beginning in 2019 under the current district property tax of 7.0 mills. In 2017, DWFPD's property tax revenue will not be affected, but in 2018 it will receive 33 percent less revenue, and in 2019 it will receive no property tax revenue from the part of the district south of Northgate Boulevard. Revenue loss is skewed because so much of the half of its territory Wescott is losing is commercial areas that are taxed at a higher rate. (www.ocn.me/v16n11.htm#dwfpd)

DWFPD revenues will be also be reduced due to the Gallagher Amendment adjustment.

Note: The Gallagher Amendment to the Colorado state constitution, passed in 1982, decreases the factor used to determine assessed values from market values. That amendment required that commercial properties provide 55 percent of tax revenue while residential properties provide 45 percent. Commercial properties were required to be taxed at 29 percent. Over time, the value of residential property has increased at a much greater rate than commercial properties, causing residences to be taxed at a much lower level to maintain the balance. (www.ocn.me/v13n12.htm#daac)

Castle said she consulted Fire Chief Vinny Burns to present the district's "financial picture" and "a 10-year landscape" based on two separate scenarios. Scenario 1 projects DWFPD's financial health through



Above: Donald Wescott Fire Protection District Board President Greg Gent swore in newly appointed Director Rachel Dunn on April 11. *Photo by Jennifer Kaylor.*

2028 if there is no increase from the current 7-mill property tax levy for those taxpayers who will still reside in the much smaller DWFPD service area. Scenario 2 projects the fire district's finances to 2028 if the mill levy is increased to 22 mills.

Both scenarios assumed:

- A flat Residential Assessed Value due to El Paso County's comparatively slower growth within Colorado and an anticipated Gallagher decrease of between 9.5 percent and 18 percent.
- A 2 percent increase in commercial property tax revenue.
- A 2 percent increase in all other revenues.
- Continued grant revenue from the Build America Bonds (BABs) loan program.
- A 2 percent increase in expenses.
- All BABs debt paid off in 2025.

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