

the wording on such emails. She stressed the growth she is seeing in the community, and noted the changing demographics with families that are "choicing" into the district or staying at a relative's house so they can bus to the schools. She is thrilled about the plans to have a Safe Route to School trail built. WIA is working with Lewis-Palmer School District on a grant called Safe Routes to School (SRTS) to fund a trail from Lewis-Palmer Elementary School, Lewis-Palmer Middle School, and Palmer Ridge High School. The grant decision is slated for April 2018.

Kevin Nielsen, WPS chief, said WIA does have speed trailers (the mobile signs that display drivers' speeds) and noted that as a pedestrian the speed may seem higher than it is, but if the trailer does see an issue it can send the data to the Sheriff's Office. Deputy Ryan Myers of the El Paso County Sheriff's Office spoke briefly to confirm that a small part of his responsibility is on the traffic unit. He noted that only two people are responsible for traffic enforcement in all of the county, which is 2,130 square miles in size. Citizen traffic complaints can be reported at (719) 520-7192.

After a discussion with WIA staff on the challenges of changing covenants and interpreting rules and regulations, Bille agreed that the board would add some wording to the rules and regulations, clarifying the rules on temporary signs. At the July meeting, the board approved a motion that one sign be permitted to be displayed temporarily, while children are playing outside on the lot, with prior approval from the ACC. The board reiterated the rules on size and placement, next to and not in the roadway.

Short-term rental discussion

At the July meeting, several residents spoke about the issue of short-term rentals such as Airbnb or VRBOs. Several residents spoke in favor and one spoke against short-term rentals. One resident suggested a number of rules to govern short-term rentals that might address some of the concerns and offered to be part of a committee drafting such rules.

Points made in favor of short-term rentals include:

- It is safer for the community and property than leaving a home vacant
- Airbnb can validate the occupants and has lots of checks and balances
- Encourages better upkeep of the property
- Provides income to people providing cleaning and lawn service as well as handymen
- Any issues with short-term vs. long-term renters

or homeowners are resolved quickly
Issues and concerns raised included:

- Use of marijuana by short-term renters
- Number of occupants
- Compatibility with covenants
- Loud parties
- Ability to contact homeowner

Board members asked a number of questions about number of days rented, number of guests, communication with neighbors, any additional concerns or problems, and ability to track WPS calls for short-term rentals. Nielsen indicated that calls do not track the type of occupant. One resident was asked to recommend some guidelines the homeowners' association (HOA) could give to short-term rental property owners to address concerns, including minimum and maximum nights and a secondary contact in case the homeowner was away. Another speaker suggested a year or two trial where data can be collected.

President Bille noted that WIA has received a lot of input from a survey on the website, which closed on Aug. 1. He said that people are passionate on both sides of the issue, but the board will notify the community publicly of the results and will reach out to those who volunteered to help.

New development on Lake Woodmoor Drive

At the June meeting, another resident asked about WIA's involvement in a new subdivision, The Beach at Woodmoor, planned on Lake Woodmoor Drive. Local residents who attended a meeting were shocked to hear about plans to build 35 homes. The resident asked why so few residents were notified by postcard about the meeting. She expressed concerns about the density and two new roadways causing traffic issues that may impact drop-offs at Lewis-Palmer Elementary School.

Bille noted that the new subdivision will fall under WIA covenants and the Project Design Standards Manual. At the meeting, the developer, La Plata, showed the plan that was submitted to the El Paso Board of County Commissioners, which has approved the plan. HOA administrator Denise Cagliaro noted that it was originally zoned for 150 townhomes. The resident expressed concern about the fact that most people in the community don't know this development is happening. Bille noted that information about upcoming developments is available on the website at <https://www.woodmoor.org/woodmoor-developments/>. The site notes that anticipated construction for The Beach will begin sometime in 2018

or 2019.

Board report highlights

- A large pilot truck center is planned for the southeast corner of I-25 and Baptist Road, with construction to start in late fall.
- Highway 105 construction will start in 2018 and will include widening and site distance work.
- Monument Hill Road construction will start mid-2018, hopefully in the summer.
- Residents have reported sightings of bears and a bobcat.
- The board approved a motion to authorize Bob Pearsall to begin planning a possible facility next to the garage for WPS.
- The board approved a motion to authorize the WIA attorney to move to foreclosure on a property whose resident is substantially in debt to the association; they also approved a motion for more time for another resident to get assistance or develop a payment plan.

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 on Aug. 23.

The WIA calendar can be found at <https://www.woodmoor.org/wia-calendar/>. WIA board meeting minutes can be found at <https://www.woodmoor.org/meeting-minutes/> once approved and posted.

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Above: The area in red shows the location of the proposed development called The Beach at Woodmoor.

July Weather Wrap

By Bill Kappel

Overall, July was about normal for temperatures. There was quite a variety of precipitation accumulation, however. Most areas were right around normal, but other areas were well above normal—it was all dependent on whether you were hit by one or more of the heavy rainfall events associated with the thunderstorms that formed most days starting after the Fourth of July. This is typical for July once the North American monsoon season kicks in. This supplies the fuel (supplying high levels of moisture and plenty of energy from the hot July sun).

July started off dry and mild, not good news after a very dry June. Fortunately, the more typical monsoon pattern kicked in starting around the end of the first week of July and brought much-needed moisture to the area. Temperatures reached into the mid- and upper 80s from the 1st through the 5th, with just a couple weak thunderstorms at times, producing a few sprinkles. A higher moisture level finally began to work into the region starting on the 6th. This produced more widespread areas of thunderstorm activity.

Moisture continued to increase the next couple of days, with everyone recording some measurable precipitation from the 6th to the 8th. A drier and warmer westerly flow moved in briefly on the 9th and 10th, allowing high temperatures to touch the upper 80s and low 90s and shutting off our widespread thunderstorm activity. But this didn't last long, as another surge of monsoonal moisture worked into the region starting on the 11th. Thunderstorms, some containing brief heavy rainfall, became a daily occurrence from the 11th through the 16th. The consistent clouds and upslope wind flow also held temperatures to below-normal levels, with highs only reaching the low to mid-70s from the 13th through the 15th. During the period, most areas picked up 1-2 inches of much-needed rainfall.

The third week of July was pretty uneventful in the region. We did see an uptick in monsoonal activity, with

afternoon and evening thunderstorms an almost daily occurrence. Some of the storms did produce brief heavy rainfall at times, especially on the evening of the 17th, when a few locations picked up 1-2 inches of rain in about an hour. Precipitation totals were right about normal for mid-July, with temperatures just a few degrees warmer than normal overall.

The month ended with several more surges of monsoonal moisture moving through the region. This resulted in afternoon and evening thunderstorms almost every day from the from the 18th through the 31st. The most active periods produced downpours that resulted in 1-2 inches of rainfall in only an hour or two. Several mornings also started off cloudy because of leftover moisture from the day before.

A look ahead

August is the last true "summer" month for the region. We are often greeted with sunny, pleasant mornings that turn into afternoon and early evening thunderstorms. Highs during the month ranged from the mid-80s at the beginning of the month to mid-70s at the end. Temperatures at night get more comfortable as well, often dip-

ping into the 40s.

July 2017 Weather Statistics

Average High	83.6° (+1.1°)
100-year return frequency value	max 87.6° min 75.3°
Average Low	52.8° (+1.8°)
100-year return frequency value	max 56.2° min 46.9°
Highest Temperature	91°F on the 19th
Lowest Temperature	45°F on the 16th
Monthly Precipitation	2.47"
	(-0.90" 27% below normal)
100-year return frequency value	max 6.03" min 0.98"
Monthly Snowfall	0.0"
Season to Date Snow	0.0"
	(the snow season is from July 1 to June 30)
Season to Date Precip	2.47"
	(-0.90" 27% below normal)
	(the precip season is from July 1 to June 30)
Heating Degree Days	11 (-21)
Cooling Degree Days	102 (+22)

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at 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.

School Board elections affect the future
D38 School Board elections are just around the corner. There are already political signs appearing around Monument, even though the election is not until November. Many people regard this election as unimportant, especially if they do not have children in D38 schools. I am writing to urge residents of D38 to take the

time to research and vote in this election. It is the future of our public schools, and the future of our continued reputation as one of the best school districts.

We are lucky to have excellent public schools and fortunate to have an incredible charter school as an option for those who are able to arrange for their children to attend. Our schools are excellent because of the balance of choice this community is offered.

Public schools must provide bus transportation so that all children can attend. Charter schools do not need to provide transportation, which limits who can