

Northern El Paso County Coalition of Community Associations Inc., Nov. 9

NEPCO holds annual elections, hosts county commissioners

By Marlene Brown

The Northern El Paso County Coalition of Community Associations Inc. Board (NEPCO) membership re-elected three board members: President Greg Lynd, Secretary Bob Swedenberg, and Director of Community Outreach Donna Dee. There are two remaining vacant positions available. Any NEPCO member interested in being involved should contact Lynd or Swedenberg.

Lynd reported that NEPCO voted in March to increase its membership boundaries and land use review to include more of Black Forest by expanding east to Meridian Road. The NEPCO Transportation and Land Use Committee reviewed 36 submissions for housing developments in 2019 compared to 2018 where there were 26 reviews. The rate of new homes and growth in the Tri-Lakes area is expected to increase 43 percent from 2017-2022 based on the plans that have been approved by the El Paso Board of County Commissioners and the town of Monument. The Lewis-Palmer School District D-38 boundary goes all the way to Meridian. El Paso County is asking for more input on new developments outside the current boundaries.

The Fire Mitigation and Wildfire Preparedness Committee reported that the Red Rock Ranch Home Owners Association was recognized as a "Site of Excellence" in a nationwide program. The committee said all HOAs in the Tri-Lakes area should continue to work with their members to bring their communities to the forefront of fire preparedness.

Commissioners update membership about El Paso County budget

County commissioners Holly Williams of District



Above: County Commissioners Holly Williams of District 1, left, and Stan VanderWerf of District 3 discussed El Paso County's budget and Master Plan at the Nov. 9 Northern El Paso County Coalition of Community Associations Inc. meeting. *Photo by Marlene Brown.*

1 and Stan VanderWerf of District 3 were the guest speakers who talked about the El Paso County budget including unfunded mandates from the state level and the Colorado Taxpayer Bill of Rights (TABOR). Both commissioners said they think highly of TABOR. In 2017, voters approved a ballot measure that allowed the county to retain \$10 million per year. Those funds have primarily been used to support transportation and purchase snowplows, a BOMAG road machine, and salt trucks.

High growth in this area is projected by the master plan for El Paso county. The current population of 730,000 is projected to be 1.2 million by the year 2050. The plan addresses rapid growth with shifting demographics to make the county a more conducive place to work and live. More information is available at elpaso-hlplanning.hub.arcgis.com/

Also discussed by the commissioners was the



Above: The Northern El Paso County Coalition of Community Associations Inc. expanded its borders east to Meridian and now includes more of the Black Forest area. *Map courtesy NEPCO.*

I-25 Gap Project. VanderWerf said he supports the four-lane-each-way option based on the economics and the technical rationale of the project. Responding to the question "what can we do?" he asked the membership to email Rocky Scott at commissioner.scott@state.co.us. For more information, go to www.codot.gov/about/transportation-commission/commissioners/rocky-scott.

NEPCO meets every other month on the second Saturday at the Monument Town Hall from 10 a.m. to 12 p.m. Any officers or representative of an HOA in the NEPCO area are welcome to attend. The next general meeting will be Jan. 11, 2020.

Marlene Brown may be reached at marlenebrown@ocn.me

Woodmoor Improvement Association, Nov. 20

Board approves budget, hears WPS updates

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on November 20 to approve the budget and hear Woodmoor Public Safety (WPS) updates.

Budget approval

The board voted to approve the 2020 budget. There will be a 1.6 percent increase in dues from \$256 to \$260 per year. This is the first increase in dues in three years. Annual dues pay for the WIA staff including Woodmoor Public Safety, maintenance of The Barn and nine common areas, Firewise and Forestry service, and architectural control to maintain property values. Budget statements can be viewed online at woodmoor.org/budget-statements.

WPS Updates

The addition to south end of The Barn has been completed and the officers have moved in. They are wait-

ing for one final approval before programming the new radios for use.

WPS is working with El Paso County Public Works to get the flashing school zone lights re-installed in front of Lewis-Palmer Middle School. Since their removal, speeding through the school zone has increased above the 20 mile-per-hour limit when children are present.

Board highlights

- The board approved a motion to purchase an ARC/GIS system for no more than \$2,000 to update maps, mark trails, and track work in common areas. The system may also be used by WPS for their annual road survey that they submit to El Paso County Public Works.
- WIA grant funding is available for mitigation work completed by Dec. 20 after an initial lot

evaluation by WIA forestry personnel. The grant is a 50 percent matching grant up to \$500, available on a first-come, first-served basis.

- Plans are underway to build a model in The Beach development on Lake Woodmoor Drive.

The WIA Board of Directors usually meet 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 December 18th due to the Christmas holiday.

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

Jackie Burhans can be reached at jackieburhans@ocn.me

November Weather Wrap

By Bill Kappel

For the second month in a row, we were blessed with excessive moisture courtesy of two large snowfalls during the month. The two-month total of nearly 55 inches of snowfall is well above normal for the October-November period and this was common from the Palmer divide northward. In fact, Boulder's 55.3 inches during the period is the second largest total since snowfall records began there in the late 1800's. Temperatures were slightly below normal with a mild first half of the month and a cool second half. November is typically our driest month of the year, with the period from November through February our driest stretch. Therefore, it's always a bonus to get significant amounts of moisture in November and get us off to a good start from a moisture perspective heading into winter.

After a cold snowy end to October, November started off with clear skies but cooler than normal temperatures. Generally clear skies and seasonal temperatures continued through the early afternoon of the 6th. This stretch of quiet conditions was interrupted by a shallow layer of cold that moved in during the early afternoon of the 6th. Low clouds, fog, and some freezing drizzle moved in along with the shallow cold air. This resulted in some slippery conditions that evening and the next morning.

The cold air mass retreated to the east by late

morning of the 7th allowing mild and dry air to move back in. Temperatures responded quickly with highs reaching the upper 50s on the 8th and touching daily record highs on the 9th with upper 60s to low 70s. The warm air stuck around on the 10th with mid-60s, but as usual this time of the year, a colder air mass was headed our way. This fast-moving cold front brought a quick drop in temperatures during the evening of the 10th with light snow and windy conditions during the early morning hours of the 11th. Temperatures remained below freezing with sunshine returning that afternoon.

Clear skies stuck around for the next few days and, combined with northwesterly winds, temperatures rebounded to the mid 50s. The mild conditions were briefly interrupted again by a weak cold front the afternoon of the 13th allowing some fog to develop that morning. Sunshine returned by mid-morning with quiet conditions for the remainder of that afternoon. Westerly winds kicked in over the next few days, allowing for mild conditions to return as high temperature rebounded into the low 60s on the 18th and 19th. Mountain wave clouds were common as well, providing some beautiful sunrises and sunsets. After a mild start on the 20th, cooler air began to work into the region during the midafternoon with areas of fog and low clouds filling in. Light snow and flurries continued that evening and most of the 21st.

Temperatures remained below freezing as well with highs only reaching the mid-to-upper 20s on the 21st. Moisture continued to increase late on the 21st and into the 22nd with heavier snow developing. Temperatures were again held below freezing on the 22nd as the snow came to an end that afternoon, but not before 6-8 inches of new snow had accumulated giving students an early start to the Thanksgiving break.

Clear skies and slowly warming temperatures returned for the start of the holiday weekend. Highs reached the upper 40s to mid-50s on the 23rd and 24th before the next, more powerful storm began to affect the region by the afternoon of the 25th. Snow began to develop that afternoon, with heavy, blowing snow filling in overnight and into the morning of the 26th. Travel was halted through most of the region through the east and north causing many headaches during one of the busiest travel times of the year.

Temperatures plummeted as well, with highs in the teens and low 20s on the 26th and 27th and low temperatures falling just below zero. The big story, of course, was the amount of snow, with 1-2 feet accumulating -- a major snowstorm for anytime of the year, but especially for November.

The overall stormy pattern continued to affect much of the western U.S. through the end of the month. However, the flow during the last few days of the month was from the southwest which is not con-