



Above: The WOSC volunteers, and residents living along the whole 94 acres, celebrated closing on the South Woodmoor Preserve land by banging pots and pans. The sounds of trumpets and cowbells also echoed across the open space on May 26. *Photo by Lisa Hatfield.*

how to preserve this rare piece of open space.

Out of this committee came the idea to generate more financial participation from the owners who border that space by allowing them to buy additional land behind their homes, increasing their lot size. The group then formed a limited liability company and

shortened its name to WOSC LLC.

Ultimately, 113 of the bordering homeowners pledged their money and became members of WOSC LLC. While a significant accomplishment, WOSC was unable to raise enough capital to meet the negotiated asking price. The deal stalled. A local developer heard of WOSC's grassroots efforts, contacted Norman and expressed an interest in participating. Several months later, the deal was made and the property placed under contract. ProTerra and WOSC have an agreement to support each other's efforts.

For its participation, ProTerra Properties LLC will develop about 38 acres of the open space west of Cloverleaf Road. Current plans call for building up to 152 homes there. WOSC and its members will own the other 94 acres.

Andrew Biggs, chief operating officer for Proterra Properties, said, "I am proud to be a part of such an unprecedented, grassroots effort put forth by these neighbors. This is a win/win for all parties involved and is a potential model for developer/neighborhood

relations moving forward!"

The efforts came to fruition May 26 when WOSC and ProTerra closed on the land. Much work remains, including surveys, meeting county requirements, attorney fees, plus future improvement plans, including a better neighborhood trail.

To support this effort, please visit: www.go-fundme.com/save-south-woodmoor-co-open-space. There you will find pictures and updates.

This story shows how success can come from people working together, even homeowners and a developer. That happened because many new relationships were forged these 20 months. Neighbors who didn't know each other beyond a friendly wave are now close. Now, thanks to the dedication and hard work of WOSC members and ProTerra, South Woodmoor will have its open space.

Contacts: Tish Norman, director of WOSC LLC (719) 534-3495, and Andrew Biggs, chief operating officer, ProTerra Properties LLC (719) 476-0800.

May Weather Wrap

By Bill Kappel

May was warmer and drier than normal, with very little rainfall during the first three weeks of the month. This of course is of concern for our region, as May is one of the more important months of the year for receiving beneficial moisture as we head into summer. A lack of moisture during this time of the year can lead to drought and increased fire danger.

Warm weather started the month, with highs hitting 80°F on the afternoon of the 1st. This was the first time we hit 80° or higher since last September. A cool front swept through that evening, bringing temperatures back down. Conditions were dry from the 4th through the 10th, with temperatures ranging slightly above and below average. Highs ranged from below average 50s to a little above average low 70s during the period.

A warming trend then took over from the 13th through the 23rd. During this period, a more normal pattern began to develop with quiet conditions each morning turning into partly cloudy skies during the afternoon. Scattered thunderstorms developed as well on a few of the afternoons lasting into the evening hours. Unfortunately, rainfall from these events was hit and miss, with localized areas getting beneficial rain, while the majority of us just received a brief shower. Highs reached as warm as the low 80s during this timeframe, with the warmest days on the 18th

and 19th.

The overall weather pattern finally began to change after a strong cold front moved through during the late evening hours of the 23rd. This allowed high levels of moisture to build in the region as colder air continued to rush in behind the storm system. Rainfall developed during the morning and increased in intensity during the remainder of the day. Another surge of cold air moved in later that afternoon, and by early evening the rainfall changed over to snow. Large snowflakes and heavy, wet snow began to accumulate that evening in areas above 7,000 feet. Strong winds also developed, making for a cold, wet, and white evening.

This storm brought very beneficial moisture to most of the region with a half to 2 inches of rain and snow accumulating in less than 24 hours. This was exactly the kind of soaking storm system we so desperately needed after the very dry start of the month. Fortunately, high levels of moisture stuck around through the end of the month with a summer, monsoonal type pattern taking hold. This produced daily afternoon and early evening thunderstorms each day, with another inch or two of rainfall accumulating for many areas.

A look ahead

By June we can usually say goodbye to our chance of

snowfall but hello to frequent afternoon and evening thunderstorms. The majority of the time we can expect warm, sunny days with afternoon and evening thunderstorms.

May 2020 Weather Statistics

Average High	67.1° (+1.4°)
100-year return frequency value max	75.7° min 57.9°
Average Low	38.2° (-0.7°)
100-year return frequency value max	43.2° min 32.5°
Highest Temperature	83°F on the 18th, 19th
Lowest Temperature	26°F on the 5th, 9th
Monthly Precipitation	1.73"
	(-0.91" 35% below normal)
100-year return frequency value max	6.94" min 0.15"
Monthly Snowfall	0.7"
	(-5.0" 88% below normal)
Season to Date Snow	136.4"
	(+14.0" 10% above normal)
	<i>(the snow season is from July 1 to June 30)</i>
Season to Date Precip	10.18"
	(+1.11" 10% above normal)
	<i>(the precip season is from July 1 to June 30)</i>
Heating Degree Days	372 (-54)
Cooling Degree Days	0

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

Letters to Our Community

Guidelines for letters are on page 31.

Disclaimer: The information and opinions expressed in Letters to Our Community are the responsibility of the letter writers and should not be interpreted as the views of OCN even if the letter writer is an OCN volunteer. **Note:** The letters this month are arranged in alphabetical order by the submitter's last name.

People urged to control their dogs on the trails

Great, timely article written by Steve Pate (May issue of OCN) on protocol for walking outside. I was especially glad to see that you mentioned that people need to be aware of people breathing harder from walking rapidly, running, and biking. Also want to mention the same thing applies from the effect of the wind itself!

One other comment. Recommend, if possible, that you write a follow-up article and/or contact whoever puts up the trailhead "rules" regarding dogs not on leashes or dogs on "electric" collars. I walk over 4 miles on the trail every day (rain or shine, hot or cold). I can tell you the number of people using the trail has definitely increased, and so have the number of dogs. However, many people still don't leash their dog (saying they have a good dog, or they are trying to train their dog, or they didn't know that had to leash their dog, etc.). Or they say they have an "electric" collar on their dog. My research found that electric collars are not considered "leashes" by the El Paso County statute/law. Also, a Palmer Lake marshal was recently out on an ATV patrolling the trail around Palmer Lake itself. I asked him if electronic collars are considered "leashes" and he said, "absolutely not." He added that you can call El Paso County Dispatch at (719)-390-5555 to report violators.

Thanks,

Marty Brodzik

Tri-Lakes Cares: more than a food pantry

On behalf of everyone at Tri-Lakes Cares, thank you for the outpouring of support since mid-March as the COVID-19 pandemic spread and TLC worked to continue to help those in need, beginning with immediate food requests. As the weeks have passed, those requests for help now include financial assistance to pay for rent, mortgage, utilities, car repair, medical costs, and so much more.

The good news is that through generous financial donations by individual donors and the receipt of emergency grant funding in response to the COVID-19 pandemic, we are able to meet many of those requests. I strongly encourage that if you or someone you know is struggling financially because of job loss or reduction of work hours due to business closures or for any other reasons, please give Tri-Lakes Cares a call. We may be able to help. Visit our website at www.tri-lakescares.org, where on the home page you will find links to find out how to get help or fill out a grocery request form. Or you can call us at (719) 481-4864 to speak with one of our case managers.

We will be closed for walk-in services through the end of June, but we continue to serve those in need with food and financial assistance via telephone or email.

Again, a heartfelt thank you to everyone in the community! Together we will come out stronger.

Haley Chapin, executive director

Tel: (719) 481-4864, ext. 101

Email: ExecutiveDirector@Tri-LakesCares.org

Boy raising money to protect police

My name is Andrew Deeds and I am 12 years old. I am a Boy Scout with Troop 8 in Monument. During the COVID-19 pandemic, I have been using my 3D printers to create ear savers for essential personnel. They need to wear a mask for eight hours or more a day

and certain styles of masks create sores around their ears from the elastic rubbing. To date I have printed and donated over 2,800 ear savers. The farthest place I shipped them to was a base in Germany. I am still printing these, so if you find yourself in need please reach out.

When I am not 3D printing parts, I enjoy doing other community service. Two years ago, I got involved with SHIELD616, a nonprofit that provides rifle-rated gear to first responders in need. My friend Caleb and I fundraised to help provide better protection for the Monument Police Department. They are still in need of gear, so my 2020 goal is to help provide more of this much-needed protection. Advances in technology continue to make the gear lighter weight and better for the officers. Due to the pandemic, I have not been able to raise money going door-to-door or by holding events. So, I will be doing a virtual bike ride to raise additional funds. Please go online to <https://shield616.org/law-enforcement/> and select Monument PD from the drop-down menu to help. If you prefer to donate by check or have a donation for porch pick-up, I can do that as well. All donations should be made out to SHIELD616. Any donation amount will make a difference in the life of an officer in need.

Thank you!

Andrew Deeds

3DADColorado@gmail.com

In support of wearing masks

To wear a mask or not to wear a mask? That's a question we should ask ourselves every time we expect to be out in public. All of us, regardless of what we do, where we live, or how old we are, have to deal with the terrible effects of the ongoing pandemic. It's not a matter of what we believe, the virus is essentially everywhere, and it attacks indiscriminately. But how we