

Lewis-Palmer High School and north of Higby Road, sometimes referred to as the Walters property, with the intent to retain some of the land as open space and use some of the land to enlarge the lots of the residents adjacent to the property. At the same time, Pro-Terra Properties LLC purchased another tract of land from the Walters family for residential development.

The 65 acres kept as open space by WOSC has now been renamed South Woodmoor Preserve.

Shaffer told the board that "a fair amount" of the land used to enlarge residents' lots contained utility easements required by the district to maintain their infrastructure. New construction by homeowners on the land acquired to enlarge existing lots might block access to easements, Shaffer said, and El Paso County might not identify this problem when approving new construction. Some enlarged lots extend over existing infrastructure, he said. Shaffer asked the board how this issue should be handled.

Board President Brian Bush said Woodmoor covenants prohibit any building on easements, and any change to the covenants would require two-thirds of the residents of Woodmoor to vote in favor of the change. Bush explained the WWSD board was sympathetic to the homeowners and would allow "a modest infringement" on an easement, but structures, fences, plants, and sheds on easements would not be allowed. Gates that connect existing fences might be allowed, he said.

Operation Manager Dan LaFontaine explained that some of the easements contained sewer lines, and in the past WOSC had asked WWSD to fix ruts caused by WWSD trucks that had

serviced those lines. WWSD had done the requested repairs, he said. The district sometimes uses contractors who might face difficulties accessing the easements, LaFontaine said.

Shaffer said he had concerns about relying on the Woodmoor Improvement Association (WIA) to manage easements used by WWSD.

Bush suggested that WWSD should consider working with El Paso County to ensure it does not issue any permits to build over existing utility easements. Bush, who is also the president of the WIA board, said he would send a letter to all WOSC members documenting that the WIA covenants prohibit building anything in a utility easement. Shaffer said he would pursue this issue with the county and report back to the board.

Classic Homes requests supplemental water and tap discount

Shaffer said he met with a representative of Classic Homes concerning a high-density single-family residential development planned to be adjacent to Jackson Creek Parkway, which would include detached residences, townhomes and apartments. Shaffer said he explained the district's policy for supplemental water service, which contains alternative methods for defining supplemental water. Shaffer said he believed Classic Homes would accept the standard method for defining supplemental water.

Shaffer said Classic Homes asked for a discount on the district's tap fees. Shaffer said he did not think the district was obligated to offer a discount but said doing so might emphasize the water-wise approach Classic Homes was planning to use.

Shaffer explained the district allocates .36 acre-feet a year for a single-family detached residence and .27 acre-feet per year for a townhome, and he expected Classic Homes townhomes to fall somewhere in that range.

Shaffer said Classic Homes asked that they pay the district's multi-family tap fee for their detached high-density structures, which would reduce their charge for a water tap from \$24,000 to \$18,000.

The consensus of the board was not to offer Classic Homes a discount.

Office Manager Marsha Howland to retire

Shaffer announced the retirement, in April, of Marsha Howland. In her role as office manager, Howland performed a wide range of tasks to assist the district in its mission.

Highlights of operational reports
Operational reports included the following highlights:

- WWSD will begin Woodmoor Ranch operations starting with cleaning the Chilcott Ditch, which will begin delivering water to customers on March 15, weather permitting.
- Two line breaks and one service failure were reported in the last 30 days.
- The water level in Lake Woodmoor will be low throughout 2021 until the new LPS is completed.

The next meeting is scheduled for April 12 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. Meetings are currently held at the Woodmoor Barn Community Center rather than the district office; please see www.woodmoorwater.com or call 488-2525 to verify meeting times and locations.

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The public can review the draft plan and provide comments via the project website.

Visit the www.ElPasoCo.com home page for a link to the Master Plan Draft and more details.

Comments due by April 9, 2021.

