

could then be opened when the homeowner wished to "connect" their old and new property on a temporary basis. When the gates were closed, utility companies could access the existing water and sewer lines within the easement. Bush indicated he understood the request and would take it to WIA's legal counsel for review.

Norman noted that WOSC was hoping to avoid litigation on the matter and that, separately, it still intended to donate the remaining 64 acres of open space to WIA. She said WOSC hoped to have that in place by the end of summer.

For more information on the replatting of the former Walters' Open Space, including final plat drawings, see <https://epcdevplanreview.com/Public/ProjectDetails/152377>.

For more information on WOSC LLC, see <https://www.ocn.me/v20n6.htm#wosc>

### Resident and community concerns

A resident asked how to handle renters' covenant violations and when signs will be put up indicating that the east side of Lake Woodmoor is private property. He also asked about the status of draining Lake Woodmoor. Bush replied that WIA enforces covenants and rules and regulations against property owners, and owners are told to share that information with renters. He urged residents to bring complaints to the attention of WIA, which will then take action. He noted that, as president of the Woodmoor Water and Sanitation (WWSD) board, he could answer the other questions.

Bush said WWSD has ordered the signs, which are expected soon. He also explained that the lake was being drained so that construction could start around the end of September on a \$5 million project to upgrade the Lake Pump Station to send water to the Central Water Treatment Plant. See [www.ocn.me/v21n4.htm#wwsd](http://www.ocn.me/v21n4.htm#wwsd). The lake will be refilled starting in January so the water can be available during the summer's peak demand period.

Matt Brunk, vice president of the Santa Fe Trails homeowners' association, spoke to the board about the upcoming Conexus Phase 3 project to build large

warehouses on the land south of Highway 105 and west of I-25. Brunk said the proposed 3.1 million-square-foot industrial park will have 60-foot-tall buildings and cross the Santa Fe Trail multiple times. There are no plans to expand Old Denver Highway to accommodate additional traffic.

Brunk wanted the WIA board to be aware of the project and noted that there is an item on the Aug. 2 Monument Board of Trustees agenda to approve a metro district to service this commercial area. The Monument Planning Commission (MPC) and Board of Trustees (MBOT) meetings on the development have been postponed indefinitely to allow the developer to update the proposal. Information on this project and the relevant MPC and MBOT meetings can be found at <http://www.townofmonument.org>. Bush recommended Brunk check with the Northern El Paso Coalition of Community Associations (NEPCO) to see its response. He said that WIA would do its due diligence on the project, which it recently learned about from Nextdoor.

### Fire danger concerns

Board Director Brad Gleason noted that the recent wet weather has increased vegetation, which will dry and constitute a fire danger. Gleason urges residents to mow their property to the edge of the pavement or roadway. He also asked that residents, and their visitors, not park anywhere on the lot other than approved areas on a surface other than vegetation. Woodmoor Public Safety (WPS) will check every lot for tall grasses and send a reminder letter that it is a fire hazard and a covenant violation.

Gleason noted that WPS had additional staffing for firework patrols over the July 4 weekend to enforce the fireworks ban. Six fireworks complaints were received, of which five were fined. Gleason clarified that any firework that must be lit is banned and noted that WIA rules supersede any rules set by the county. Fines start at \$5,000 for fireworks, campfires, and illegal burning of slash.

Ed Miller, WIA forestry director, said there has been high tree mortality due to environmental distress and beetles. Dead trees are a fire hazard. WIA

sent an email blast asking residents to remove dead trees and offering free evaluations for struggling trees.

### Board highlights

- In July, the board recognized Roman Smith for his volunteer work on landscaping around The Barn.
- WIA selected five scholarship recipients from 11 applicants and notified them by letter.
- The board unanimously approved reopening WIA offices to the public as of July 1 with the proviso that the HOA administrator or board have the authority to impose restrictions should restrictions by the county or state warrant it. The Barn, which has been available for rental, is now at its full capacity of 100 people.
- Residents participating in the fire mitigation grant have received almost \$8,000 in reimbursements. A second letter will go out to eligible residents on Woodmoor Drive, which is the focus to create a defensible evacuation corridor, to be followed up by email, etc. to improve the response rate.
- The final chipping day will be on Saturday, Aug. 7 at Lewis-Palmer High School at no cost to Woodmoor residents. More chippers and workers have been added to reduce resident waiting times.
- A National Night Out event will be hosted at The Barn on Tuesday, Aug. 3 from 6 to 8 p.m. More information at <http://natw.org>.

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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 is scheduled for Wednesday, Aug. 25.

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

Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

## July Weather Wrap

By Bill Kappel

Overall, it was a relatively uneventful July with temperatures right about normal but precipitation below normal. Interestingly, there wasn't a single day that was more than 10 degrees above or below normal and no significant severe weather.

The first four days of the month started off with active weather conditions, as thunderstorms and rain showers dropped around an inch of rainfall during the period. Temperatures were held in check during that time, with low to mid-70s on the 1st and 2nd, then low 80s on the 3rd and 4th. Generally quiet conditions with normal temperatures took hold for the remainder of the first week before some warmer conditions developed on the 8th and 9th.

Highs jumped into the upper 80s to low 90s on the 8th and 9th. But a cooler, dry air mass moved in over the next few days, with no rainfall occurring from the 9th through the 13th. There were no thunderstorms during this period, which is highly unusual during early July. Temperatures were stuck in the upper 70s to low 80s during the period partially because each day saw a thin pale of smoke covering the region. The smoke was the result of the numerous wildfires affecting much of the western U.S., where a significant

drought was ongoing.

Thunderstorms returned over the next few days, but for the most part dry air in the lower levels of the atmosphere resulted in only light amounts of rainfall from the 14th through the 17th. Temperatures were generally below normal during this period, which is normally one of our warmest weeks of the year.

The effects of the North American Monsoon began to be felt across much of Colorado during the 3rd week of the month. This resulted in some areas of thunderstorms for us from the 21st through the 25th. Most of that activity was confined to the mountains and western Colorado. This was good news because it brought much needed moisture to that region and helped to control the numerous fires but also resulted in several rounds of flash flooding.

There were generally dry conditions and above-average temperatures from the 26th through the 30th. Highs peaked in the low 90s on the 28th, even setting some daily record highs at some Front Range locations. However, the month ended with plenty of clouds, areas of rain, and cool temperatures, hopefully a sign of more moisture headed our way in August.

### 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 range 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 dipping into the 40s.

### July 2021 Weather Statistics

Average High	81.6° (-0.9°)
100-year return frequency value max	87.6° min 75.3°
Average Low	52.5° (+1.5°)
100-year return frequency value max	56.2° min 46.9°
Highest Temperature	91°F on the 28th
Lowest Temperature	47°F on the 15th
Monthly Precipitation	2.72"
	(-0.65" 33% 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	2.27"
	(-0.65" 33% below normal)
Heating Degree Days	12 (-10)
Cooling Degree Days	75 (+5)

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at [billkappel@ocn.me](mailto: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. The letters this month are arranged in alphabetical order based on the letter-writer's last name.*

### Concerned about warehouse project

I have been a Monument resident for 26 years and I am concerned about the direction our town is headed. The six proposed warehouses between Old Denver Road and I-25 in particular. Parking for just under 1,000 cars, 200 parking spots for trailers, 221 dock sites and 24-7 operations. Not to mention the size of the warehouses. This will affect far more than just the residents along Old Denver Road. Residents east of I-25 will have a view of a gigantic industrial hub in front

of the Front Range, light pollution at night and perhaps even noise from a 24-7 operating hub. Residents from Larkspur and Palmer Lake that utilize Highway 105 through Monument will experience the increase in traffic. The buildings are multiple stories in height. The view from I-25 isn't going to be something very attractive to visitors to exit for shopping or dining.

Neighbors, friends, and community members, please consider attending meetings regarding this issue. The last meeting only had about 10 folks from the community. Please visit the Town of Monument website frequently for meeting updates and cancellations of scheduled meetings on this topic. You can also visit [SaveMonument.com](http://SaveMonument.com) for updated information. We need to show we care about keeping Monument as an attractive small town. I don't think a lot of us moved here from most likely urban areas to escape the traffic, crime, noise, poor air quality to have it come to

Monument. Let's show the Town of Monument and developers that we do care about the quality of life in Monument. If the deal goes through, construction is set to begin in October.

Janis Frazee

### Back to school

I was excited to receive an email from the Monument Academy school board and administration stating that they have made and finalized their back-to-school plans for this upcoming school year. I just wanted to express my gratitude to MA for working together with parents to open both of their campuses with the least restrictive environments (a return to normal learning) and for declining to receive financial supports or incentives for kids to participate in COVID testing. Thank you again for putting students first!

Amy McKenzie