

For more information regarding these and other current legislation, go to <https://leg.colorado.gov/bills> and <https://trackbill.com/bill/colorado-senate-bill-114>. Lonquist also talked about a proposed bill for the 2023 Legislature that would require wildfire evacuation planning for new developments.

Land Use and Transportation Committee

Bob Mooney explained the proposed Caliber Project, 16 acres adjacent to Palmer Ridge High School that would consist of 264 units housed in 20 buildings. A current concern is the traffic impact at the high school and the elementary and middle school, considering that the project could bring another 400 vehicles to Monument Hill Road and Woodmoor Drive. Woodmoor Improvement Association has sent a letter to the county commissioners listing specific concerns.

The proposed Monument Ridge Annexation (east and west sides of I-25 and County Line Road) is composed of 422 residences including single-fam-

ily homes and townhomes. The east side would be served by the Woodmoor Water and Sanitation District and the west side would be served by the Town of Monument water. The Town of Monument has postponed possible annexation until January.

County commissioners

Holly Williams, county commissioner for District 1, and Stan VanderWerf, District 3, spoke about budgeting and spending for the county. El Paso is a large county in land mass. It is the size of Delaware.

Some of the recent expenditures in the county budget controlled by the Board of County Commissioners include:

- Water infrastructure Received
- Monument Sanitation District \$684,000
- Palmer Lake Sanitation District \$1 million
- Triview Metropolitan District \$1 million
- The Loop Regional Water \$4 million
- Donala Wastewater \$1.65 million

Northern El Paso County road infrastructure projects completed are: County Line Road, Jessie Drive, Furrow Road, Baptist Road, Black Forest Road, Winchester Road, Shoup Road, Gleneagle Drive, Milam Road, Walker Road, Murphy Road, Silver Nell Road, Lake Woodmoor Drive, Fairplay Drive, Stepler Road, Deer Creek Road, Bend in the Trail, and Lost Arrowhead Drive.

There is a backlog of paved road maintenance requirements that continuously strains the budget.

The next meeting will be on Jan. 10 at 10 a.m. at The Woodmoor Barn. Scheduled guest speaker will be the Pikes Peak Area County Governments transportation director. For more information regarding NEPCO, go to <http://nepco.org>

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Woodmoor Improvement Association, Nov. 16

Board passes budget, increases annual dues

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Nov. 16 to pass the budget, report on the Northern El Paso County Coalition of Community Organizations (NEPCO) meeting, and hear board reports.

Budget passes

In the "New Business" portion of the meeting, the board unanimously passed the 2023 budget, with Treasurer Connie Brown noting that the annual dues would increase \$8 from \$275 to \$283. This represents a 2.9% increase, which is just under the maximum 3% allowed in the Woodmoor Covenants. Annual dues are used to pay for Woodmoor Public Safety, The Barn, Open Space maintenance, and more. President Brian Bush said the balanced budget would be posted on the website (woodmoor.org/budget-statements/) and noted that inflation had made it difficult for the board to do what they need to do with staffing, public safety, and maintaining existing and new common areas.

NEPCO presentation

WIA Secretary and Community Outreach Director Rick DePaiva thanked Bush, Vice President Peter Bille, and Public Safety Director Brad Gleason for attending the Nov. 12 NEPCO meeting at The Barn in his absence. Bush noted that NEPCO is a group of 47 homeowners' associations (HOAs) in Northern El Paso

County, including WIA. The recent meeting included a presentation on ongoing development efforts, including the Caliber Apartments near Palmer Ridge High School and the Monument Ridge Annexation efforts on County Line Road, as well as a presentation by El Paso County Commissioners Holly Williams and Stan VanderWerf.

The presentations, which also include information about NEPCO and reports from its wildfire, transportation, and land use preparedness committees, are available at www.nepco.org under Member Areas. The user ID and password can be obtained from WIA or any of the member HOAs.

Board highlights

- Bille said WIA is still looking for IT support services.
- Covenants Director Cindy Thrush reported there were 140 items in October, 15 of which resulted in violations. None of the items was unfounded, and 125 of them were resolved with friendly communications. There were 15 HOA checks, which occur upon the sale of a property. There were no covenant hearings in October or November, however one hearing is scheduled for December with four items on the agenda.
- Gleason reported that Lewis-Palmer D38 grant writer Cathy Fish-Wilcox had applied for another Safe Routes to School (SRTS) grant which,

if approved, would provide a pedestrian bridge over the spillway at the south end of Woodmoor Lake.

- Bob Pearsall, architectural control committee and common areas administrator, reported that there were 74 project applications submitted in October, over half of which involved replatting properties in South Woodmoor as part of the effort to preserve open space. He also noted that 566 projects were submitted in 2022 so far, which was 13.5% behind the previous year; 555 of those have been approved for a 98.1% approval rate.
- Forestry Director Ed Miller said \$44,000 had been reimbursed to residents from the fire mitigation grant, with the final reimbursements to be received in six to eight weeks. He thanked forestry volunteers for their hundreds of hours of work.

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 will be on Dec. 14 due to the Christmas holiday.

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

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November Weather Wrap

By Bill Kappel

Temperatures were well below normal for the month, but the cold air also meant the air was generally dry. In fact, several locations in the Western U.S. set records for the coldest November monthly average temperature on record. This includes our region, where all stations from Fort Collins to Pueblo were in their top 10 coldest Novembers on record. The generally cold air mass also resulted in less moisture than normal for us with both precipitation and snow slightly below normal for the month along the Palmer Divide.

The good news with this cool pattern was that most of the Western half of the U.S. was affected by an active storm track. This meant most of the mountains in the West, including Colorado, received above-normal snowfall and helped build a good early-season snowpack.

Several storm systems moved through the region during the month. Unfortunately, most of these originated in the Pacific Northwest. This pattern produces glancing blows for us on the Front Range as each of the storms turns the corner into the Midwest right around Colorado. When this happens, the area of low pressure that develops on the lee side of the Rockies forms a little too far north and east of us to produce significant upslope flow or to allow significant moisture to move into the region from the southeast. As the storm moves out of the region, cold air is able to move in, producing chilly temperatures and just enough moisture for brief periods of light snow. This was the case for most of the storms that moved through during the month as we received several pushes of cold air with light snowfalls.

The month started with mild and breezy conditions, with high temperatures reaching the mid-60s on the 1st and 2nd. These mild conditions were interrupted by a quick-moving cold front during the morn-

ing of the 3rd. Low clouds built in behind this front, with snow showers off and on during the early afternoon. Temperatures remained below normal that day and the next with highs holding in the low 40s. Conditions remained dry from the 4th through the 9th, but a cool northwesterly flow kept temperatures slightly below average through the 7th.

Gusty westerly winds kicked up on the 8th and especially the 9th ahead of a stronger storm that was headed our way. Temperatures warmed again into the mid-60s both afternoons, with areas of blowing dust from the San Luis Valley on the afternoon of the 9th. This next storm pushed cold air through during the early evening hours of the 10th, with some light snow developing that evening. Temperatures remained cold through the next afternoon, with light snow and fog. Highs only reached the upper 20s on the 11th.

As this initial storm moved out, we had a brief quiet period from the 12th through the afternoon of the 13th before the next push of cold air moved in. This cold front moved in during the early afternoon of the 13th, with clouds filling in through the evening. A few flurries occurred that evening with light snow and flurries off and on over the next two days. Temperatures remained cold during the period too, with highs staying below freezing on the 14th and 15th. Unfortunately, like the previous few days, we only managed to squeeze out around an inch of snowfall. The 16th remained dry and cold before the final push of the cold air moved in the next morning.

As cold air continued to deepen, the atmosphere became saturated, with light snow developing that morning. Light snow continued off and on through the next afternoon, with 2-4 inches accumulating during the period. But the bigger story with this event was the cold air. High temperatures during the afternoon of the 17th were in the low 20s. The next af-

ternoon barely managed to reach the low teens and, with clearing skies that evening, temperatures quickly dipped below zero. The "high" temperatures on the 18th were cold enough to set a daily record low high for the date.

A period of quiet weather took hold for the next week with temperatures remaining below normal from the 19th through the 21st, then moving to slightly warmer than normal on the 22nd and 23rd as highs managed to touch the low 50s.

The final week of the month saw three quick-moving storm systems move through the region. Each of these brought a quick shot of light snow and cool weather, interspersed with mild and quiet conditions. The first of these moved through during the evening of the 23rd, with light snow and blowing snow occurring through the next morning. Only about a half inch accumulated, but it was blown around by strong winds which made the 24th feel even colder.

The next one brought another quick shot of snow during the early morning of the 27th, but again less than a half inch accumulated and the sunshine that afternoon melted most of that quickly. After a day of windy and clear skies on the 28th, the final system moved through on the 29th. This was the strongest of the systems during the last week of the month and brought a few inches of snow and cold temperatures for the last two days of November.

A look ahead

December can be cold around the region with daytime highs often staying below freezing and overnight lows that can drop well below zero. But, as noted previously, we can experience a wide variety of weather, with westerly winds producing mild conditions. The month is generally dry, however, with several light, fluffy snowfalls. Gustly winds are also a common nuisance during the month, especially west of I-25. The