

days only, 7 a.m. to 4 p.m., charging \$5 per bucket.

For more information, visit www.bfslash.org. Anyone wanting to volunteer to work a shift can do so via the website.

Other decisions

- March 8—the commissioners approved an ambulance permit for the Tri-Lakes Monument Fire Protection District. The one-year permit runs until Jan. 31, 2023.
- March 8—approved the partial release of a

subdivision performance bond for \$73,263 following the completion and satisfactory inspection of all the required subdivision improvements at the Forest Lakes Filings No. 2B and No. 4.

- March 15—approved memoranda of agreement, special warranty deeds, and easements for the Beacon Lite Road and County Line Road Improvements project. One of the special warranty deeds concerns property owned

by MAJ Properties LLC for which the county paid \$2,600. The second agreement includes a special warranty deed, a non-exclusive permanent easement, and a temporary construction easement from property owned by Tri-Lakes Community Church of Christ for \$111,500.

Helen Walklett can be reached at helenwalklett@ocn.me.

Northern El Paso County Homeowners Associations (NEPCO), March 19

PPACG chief describes its many duties

By Marlene Brown

The Northern El Paso County Homeowners Association (NEPCO) General Membership bi-monthly meeting met on March 19 at the Woodmoor Improvement Association (WIA) Woodmoor Barn. More than 20 homeowners associations (HOAs) were represented. Newly elected President Mike Aspenson introduced the other board members and committee chairs, and each gave their report. He also commented that the secretary and membership chair positions are still vacant. Bob Swedenburg will continue as acting secretary until the position is filled.

Dave Betzler, Community Outreach Committee chairman, said many residents of the Northern El Paso County area, after 20 years of NEPCO's existence, still don't know what NEPCO does or their purpose of working with the Town of Monument, the Town of Palmer Lake, and the El Paso County Planning Commission and Board of County Commissioners. The organization works toward helping with planned development and protecting the property rights of individual homeowners. For meeting minutes, go to NEPCO.org and share them with your HOA members.

Matthew Nelson, Wildfire Preparedness Committee, presented his "Ted Talk" on FireWise landscaping and a 5-foot fuel free zone. Fire authorities recommend that nothing flammable should be within the 5-foot zone around your home to prevent flames coming in contact with your home. This includes removing pine needles, organic mulch, and junipers. Junipers are very flammable and are recommended to be at least 30 feet from your home. Other recommendations by the Colorado State Forest Service within the 30-foot zone of your home are ground covers, including creeping



Above: At the NEPCO meeting March 19 (L to R), Matthew Nelson (Wildfire Preparedness Committee), Craig Stewart (Board Member), Mike Aspenson (President), Bob Swedenburg (Vice-President), Dave Betzler (Community Outreach Committee), Andrew Gunning (Executive Director, PPACG), John Lewis (Transportation & Land Use Committee). *Photo by Marlene Brown.*

thyme, ice plant, and sedum. Some FireWise plants for your home landscaping include penstemons, salvia, and yarrow. For more information on FireWise landscaping, contact <https://csfs.colostate.edu>.

John Lewis, Transportation and Land Use Committee chairman, discussed the database he is creating for a central address for each member HOA in the Focus Area. After he enters the centrally located reference address from each HOA into an Excel spreadsheet, the addresses are converted into GPS latitude/longitude coordinates. As land development projects are entered into the system, alerts will be generated and HOAs become aware of new land development projects in their close proximity. The database is an ongoing project and will take time to refine.

Guest speaker

Andy Gunning, executive director of the Pikes Peak Area Council of Governments (PPACG), was the guest speaker. Gunning explained that PPACG works with over 13 communities in El Paso, Park,

and Teller Counties as a quasi-governmental organization through systemized joint action. It is designated as a Metropolitan Planning Organization (MPO) for transportation planning in an urbanized area. It coordinates several transportation projects, including Jackson Creek Parkway and Highway 105 from Monument to Highway 83. Federal grants funnel through it, and the county's governments then disperse the monies accordingly in their districts. As the population grows in northern El Paso County, transportation needs grow exponentially.

PPACG is also an Area Agency on Aging. Collaborating with other agencies, it supports transportation and housing needs for seniors and other individuals with special needs. Donna Wood continues to be the NEPCO board representative for PPACG.

Priorities for the future of PPACG include environmental quality and planning and military planning for the growth and economic health of the five military installations in El Paso County. Other priorities transportation and congestion management through 2050 and to have Pikes Peak Rural Transportation Authority on the ballot for another 10 years. PPACG wants to continue to engage with city/town/and county planners regarding growth-related issues. For more information on any projects under the PPACG umbrella, contact Jessica McMullen, Policy and Communications manager, at jmccullen@ppacg.org.

The next NEPCO general membership meeting will be in May 14 at 10 a.m. at the Woodmoor Barn. For more information regarding NEPCO, go to nepco.org.

Marlene Brown can be reached at marlenebrown.ocn.me.

Neighborhood meeting, March 29

Lake Woodmoor Holdings proposes developments in Woodmoor



By Lisa Hatfield

N.E.S. Inc., on behalf of Lake Woodmoor Holdings LLC, will submit a request to El Paso County for the following:

1. A revised PUD/Preliminary Plan for North Bay at Lake Woodmoor for 35 single-family attached lots.
2. A new PUD/Preliminary Plan for Waterside for 52 single-family attached lots.

These two developments are at Woodmoor Drive and Deer Creek Road and on Deer Creek Road.

A neighborhood meeting on these developments was scheduled for March 29. Further notification will be sent to adjacent property owners before any public hearing on this proposal, giving the time and place of the public hearing. At that time, you will be given the El Paso County contact information, the file number, and an opportunity to respond for, against, or expressing no opinion, in writing or in person at the public hearing for this

proposal.

Please pass this information on to your neighbors. Once submitted, information on this project can be found on El Paso County's Electronic Development Application Review Portal at EDARP (epcdevplanreview.com).

If you were unable to attend the neighborhood meeting but have questions about the project, contact Brooks Swenson at 719-471-0073 phone or bswenson@nescolorado.com.

No formal application has been received by Woodmoor Improvement Association for these two developments. Since *Our Community News* went to print on March 29, we couldn't include a detailed report here. However, we will cover these developments as they are brought to the El Paso County Planning Commission and Board of County Commissioners.

Lisa Hatfield can be contacted at lisahatfield@ocn.me.

Woodmoor Improvement Association, March 23

Board accepts open space donation, discusses upcoming developments

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on March 23 to accept a donation of open space, hear residents' concerns about upcoming developments, and discuss meeting transparency

and guidelines. Board Directors Brad Gleason and Steve Cutler were absent.

Open space donation

President Brian Bush stated that Woodmoor Open Space Committee (WOSC LLC) proposed to the

board donating the former Walters Open Space to WIA for free. WIA will administer it as they do all other common areas and discussed with WOSC the need for improvements such as trails, benches, and pet waste stations, he said. Bush said the board