

rolled into the region with a frontal passage in the early morning hours of the 20th. This brought another quick shot of snow and blowing snow that morning. Unsettled conditions followed this storm and produced several rounds of quickly moving snow showers and snow squalls from late morning through early evening on the 22nd.

After this storm departed temperatures slowly warmed over the next week, with highs finally reaching near record levels from the 25th-28th. In fact, we managed to reach 70°F on the afternoon of the 26th. This was the first 70-degree temperatures since last Nov. 7th. This end-of-the-month warmth was interrupted by unsettled conditions to end the month with rain and snow showers on the 29th and 30th.

A look ahead

April is known for a wide range of weather conditions in the region and is on average our snowiest month of the year. We can see 70° temperatures one afternoon and blizzard conditions the next. Several recent years have seen over 50 inches of snow accumulate during the month. Of course, it also melts very quickly, often adding beneficial moisture to the soil and helping the

vegetation, which is just getting started.

March Weather Statistics

Average High	47.2° (-5.0°)
100-year return frequency value max	57.9° min 38.0°
Average Low	20.1° (-1.4°)
100-year return frequency value max	27.0° min 12.0°
Highest Temperature	70° on the 26th
Lowest Temperature	-4° on the 11th
Monthly Precipitation	1.69"
	(+0.10", 5% above normal)
100-year return frequency value max	4.29" min 0.22"
Monthly Snowfall	23.3"
	(+3.3", 10% above normal)
Season to Date Snow	70.0"
	(-20.9", 23% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	4.83"
	(-1.51", 24% below normal)
	(the precip season is from Oct 1 to Sept 30)
Heating Degree Days	972 (+59)
Cooling Degree Days	0
<i>Bill Kappel is a meteorologist and Tri-Lakes resident.</i>	
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Above: Two geese take a bit of a rest just off Gleneagle Drive as the March 17 snowstorm made it difficult not only for roadway drivers but for those who take to the air. Photo by David Futey.

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 are arranged in alphabetical order by the authors' last names.

Praise from a news junkie

Your newspaper is a compelling read, and I wanted to tell you how much I enjoy it. The local news updates, the variety of adverts, and the in-depth coverage of Tri-Lakes regional issues means I will pick up a copy whenever I am in your area. I live in the Peyton/Black Forest area, where the local news sheets are not in your league. Your publication is the local version of *The Economist*. Keep up the great journalism!

Stephen Davies

Living on the edge

In El Paso County's rush to build more housing, it is spoiling the special character of the Tri-Lakes region, changing the identity so that soon the area will be no different than the Denver suburbs to our north. Lake Woodmoor Development Corp., represented by N.E.S. Inc., is planning two crowded developments on some of the last unused lands in Woodmoor. The first they call Waterside—52 single and multi-family lots at the corner of Deer Creek Road and Woodmoor Drive. The second is new platting for North Bay—37 multi-family units in the meadow and wetlands directly north of Lake Woodmoor.

If the latter sounds familiar, it should. The county approved rezoning and platting of this land in 2020 for 28 townhouses. It turns out that the original de-

sign, which addressed a 100-year floodplain by building a ditch with retaining walls, was too costly. So, Lake Woodmoor Development has returned with a redesign to increase the density and replace the ditch with an underground pipe. Astonishingly, in an Aug. 12, 2021 recorded meeting between N.E.S. and county representatives, the county coaches the company on how to complete the project as quickly and cheaply as possible.

Clearly, I do not favor either development. North Bay, in particular, will significantly disrupt the floodplain, wetlands, and wildlife habitats. The soil and bedrock are susceptible to erosion, and groundwater is shallow. Furthermore, both projects will intensify wildfire risk, clog evacuation corridors (if they exist) and impede fire response. The Marshall Fire in Boulder County was a warning for all governments along the Front Range. But in El Paso County, at least, developers have the upper hand.

Rebecca Hicks

Flush not!

As a board member of the Monument Sanitation District, it has come to my attention more than once recently that one of our "lift stations" has had the motor nearly burned out because of flushable wipes stuck in the impeller. Contrary to national advertising on behalf of tissue companies, "flushable" wipes are not flushable! They do not dissolve and are causing similar problems around the country. Please be considerate. **Flush not the so-called flushables!** Thank you.

John Howe

Flying Horse North concerns

I am writing this letter to express my concern about the recently proposed major change to the Flying

Horse North development that is southwest of the Hodgen Road/Black Forest Road intersection. The original, approved plan called for 203 lots for only residential homes and had 5-acre average density. The new proposal calls for 1,571 home lots, a 225-room luxury hotel and several time-share condominiums on the same parcel.

The recently completed El Paso County Master Plan states clearly that development in this area will not have a density less than 2.5 acres per lot. The 1,571 homes, luxury hotel, and condos on a parcel of 902 acres works out to a gross density of about 2 "dwelling units" per acre. How this development could even be imagined or proposed is beyond me.

A development of this size will require seven times as much water as rural 5-acre acre lots would have required. This area is also in danger from commercial extraction of water from Cherokee Metro District in Colorado Springs and the Falcon Area Water Authority. These two water providers have permission from the state to extract hundreds of acre-feet of water to pump outside Black Forest.

The increase in traffic, noise, congestion, and light pollution will make this a "town" of 4,000 people.

The proposal is a gross violation of the RR-5 zoning, which calls for a 5-acre average.

The development is not at all compatible with the surrounding rural, large-lot developments that characterize the area.

This development belongs down in Banning-Lewis Ranch where city water and facilities can be provided and the density will be compatible with the surrounding area.

Terry Stokka,

Black Forest Land Use Committee and Friends of Black Forest

Between the Covers at Covered Treasures Bookstore

Bring in Spring with new nonfiction reads

By the staff at Covered Treasures

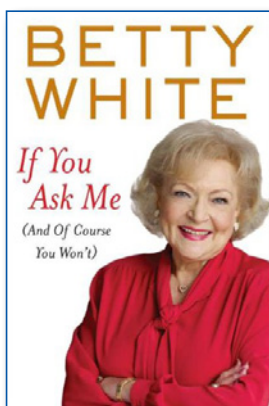
"There's a powerful appeal in the 'I didn't know that' effect. I love it when people say, 'Gosh, I didn't know that.'" —Erik Larson

April is a lovely month to delve into some splendid nonfiction books. Here's a sampling to get you started:

If You Ask Me (And of Course You Won't)

By Betty White (Berkley Books) \$17

In this candid take on subjects including the unglamorous reality behind red-carpet affairs and her beauty regimen ("I have no idea what color my hair is, and I never intend to find out."), Betty White shares her observations about life, celebrity, and love. Filled with photos, this is straight to the point—just like Betty.



How to Be Perfect: The Correct Answer to Every Moral Question

By Michael Schur (Simon & Schuster) \$28.99

From the creator of *The Good Place* and co-creator of *Parks and Recreation* comes a hilarious, thought-provoking guide to living an ethical life, drawing on 2,400 years of deep thinking from around the world. Most people think of themselves as "good," but it's not always easy to determine what's "good" or "bad"—especially in a world filled with complicated choices, pitfalls, booby traps, and bad advice. Michael Schur helps us gain fresh, funny, inspiring wisdom on the toughest issues we face every day.

About Time: A History of Civilization in Twelve Clocks

By David Rooney (W.W. Norton & Co.), \$28.95

Through the stories of 12 clocks, historian and lifelong clock enthusiast David Rooney brings pivotal moments from the past vividly to life. Through artifacts like al-Jazari's castle clock in 1206 and the plutonium clock sealed beneath a public park in Osaka where it will keep time for 5,000 years, Rooney shows how

time has been imagined, politicized, and weaponized over the centuries—and how it might bring peace.

Free: A Child and a Country at the End of History

By Lea Ypi (W.W. Norton & Co.) \$27.95

The *Sunday Times* Best Book of the Year in Biography and Memoir; a *Financial Times* Best Book of 2021; The *New Yorker* Best Books We Read in 2021; a *Guardian* Best Book of the Year. Lea Ypi's memoir is a reflection of freedom, of the end of communism in the Balkans. Communism had failed to deliver the promised utopia. Now one of the world's most dynamic young political thinkers in the United Kingdom, Ypi offers a perspective on the relation between the personal and the political, between values and identity, posing urgent questions about the cost of freedom.

The Hidden Habits of Genius: Beyond Talent, IQ, and Grit—Unlocking the Secrets of Greatness

By Craig Wright, PhD (Dey Street Books) \$28.99

The creator of Yale University's popular "Genius Course" examines how 14 key habits of genius, from curiosity and creative maladjustment to rebellious-