

Bush replied that WIA would want to provide residents with more information when the bill is finally signed. He said he had concerns about the impact on insurance rates.

**Short-term rental concerns**

Bush reported that the board had received two letters about short-term rentals (STRs) in Woodmoor. In one case, an owner advertised their STR as being available for events. WIA contacted the owner, who agreed it was a mistake and changed the ad.

The second letter asked how WIA regulates and controls STRs. Bush replied that the board's counsel said it cannot prevent STRs but can regulate them. He said that WIA currently has over two dozen STRs and has had a generally satisfactory experience. WIA requires that owners apply for permission, provide a point of contact, and advise renters of WIA rules and covenants. Any violations perpetrated by renters would belong to the property owner.

A resident inquired if WIA was checking to see if the owner's license or registration was current and how it handled outdoor smoking by guests. The board said it has no authority over short-term rental licensing, registration, or taxation.

Vice President Peter Bille noted that WIA could fine STR owners for covenant violations. Bush said that WIA could retract its approval to operate a home business if problems continued and nuisances were reported.

As for outdoor smoking, board member Brad Gleason said the Sheriff's Office sets the rules and that the current level is a Stage 1 fire ban declared on April 10. Stage 1 fire restrictions include restrictions on outdoor smoking except within an enclosed vehicle or building,

a developed recreation site, or while in an area at least 3 feet in diameter with no flammable materials. Bush said the board has the authority to act depending on the facts. Residents can call Woodmoor Public Safety (WPS) or the Sheriff's Office if they see a dangerous situation.

Find more information on fire status and restrictions at <https://www.epcsheriffsoffice.com/services/ready-set-go>.

**Board highlights**

- Bille noted that WIA is having issues with its email system and encouraged residents to check their spam folders for missing emails from the association.
- On behalf of Brown, Bush reported that expenses are down due to two staff vacancies and noted that WIA is experiencing hiring challenges like other businesses. He said WIA is replacing one Woodmoor Public Safety officer and its Covenants and Forestry administrator.
- Denise Cagliari, homeowners association (HOA) administrator, noted that WIA would partner with the county Elections Department to use the Barn as a polling place for the general election. There will be no Barn rentals between Oct. 31 and Nov. 8.
- Cagliari reported that May 6 is the deadline for dues payment before WIA imposes a lien and fees on owners with outstanding bills.
- Board member and Covenants Director Cindy Thrush reported that March saw nine violation notices and 13 unfounded complaints. Fourteen HOA checks resulted in four violations that were remediated before closing.
- Gleason noted that the warmer weather means

more kids will be playing outside, and he urged residents to be careful, watch their speeds, and be attentive while driving through Woodmoor.

- Board member Ed Miller reported that the Firewise grant is going well and should open up to more residents in June or July. Chipping days are scheduled for June 25 and 26 and for July 30 and 31 at Lewis-Palmer High School. Residents will unload slash from their own vehicles to reduce waiting times. The slash will be fed into the chipper by event volunteers.
- Bush indicated that the board had signed the agreement with WOSC LLC to accept the donation of 65 acres of open space in South Woodmoor. He said the anticipated transfer date is sometime in June, earlier than initially anticipated, as it no longer depends on the county approval of a replating filing.
- Bush noted that Deer Creek Road would be closed for two weeks starting May 9 between Woodmoor Drive and Monument Hill Road while Woodmoor Water and Sanitation installs pipes to its Central Water Treatment Plant.

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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 will be on May 25.

See the WIA calendar 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.

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**April Weather Wrap**

By Bill Kappel

Just when we thought we were getting back to normal and making up for the moisture deficit that ended fall and started winter, the weather pattern took a serious turn for the worse. Last month ended up being the driest April on record around most of the Front Range and eastern plains of Colorado. This includes the Palmer Divide, where we only had one day of accumulating snow and two days of measurable precipitation for the month. This would be very dry any month of the year, but is even more alarming given that April is normally one of our wettest and snowiest months of the year. To make matters worse, April is a critical month for us as the moisture we normally receive during that time is very beneficial as we start the growing season.

Not surprisingly, temperatures were warmer than normal for the month, but not by much. This was because the generally dry weather meant afternoon highs were warmer than normal as the energy from the sun was able to heat up the atmosphere (versus melting snow) more efficiently. But conversely, overnight lows were cooler than normal as the generally dry air allowed temperatures to cool more rapidly.

This pattern isn't too unusual for the spring when a La Niña pattern is in place over the Pacific Ocean. However, the persistence and strength of the pattern was definitely unusual. Making things even worse was the fact that several strong storm systems moved through the region. However, each of these storms managed to move just to our north. These systems hammered areas in Wyoming, Montana, and the Dakotas with wind, snow,

and rain and did bring beneficial snow to our mountains mainly north of I-70 but only produced winds and dry weather for us.

Clear skies started the month with highs in the 50s and 60s on the 1st and 2nd before a quick shot of moisture moved in on the 3rd. This produced flurries and rain and snow showers that morning through afternoon. Unfortunately, it produced less than a one-tenth of an inch of precipitation and only a trace of snowfall.

No precipitation fell from the 4th through the 11th, with mainly clear skies and windy conditions most days. The combination of dry conditions and gusty winds also meant extreme wildfire conditions and several fires did pop up in the region.

A cold front moved through on the morning of the 12th, but the wind direction with this front was from the west. This meant the atmosphere was dry as the cold air moved in. Therefore, we only got gusty winds and cold temperatures. A few flurries and snow showers did manage to survive the trip over the Rockies but only amounted to a trace on the 12th and 13th.

Dry conditions along with gusty winds again took hold from the 14th through the 23rd. Fire weather conditions were again extreme through the period as well with temperatures fluctuating slightly above and below average through the period. High temperatures swung between the low 50s to record highs in the upper 70s on the 19th and 22nd.

A more organized storm system moved through on the 24th with areas of snow showers occurring off and on from late morning through early evening. This sys-

tem managed to bring our only accumulating snowfall of the month, with around an inch for most of us. Dry weather then returned for the remainder of the month with temperatures generally above normal as we headed into May.

**A look ahead**

May often experiences a wide variety of weather conditions in the region, from warm, sunny days to severe thunderstorms and hail, and even some snowfall. We can see very wet weather, sometimes heavy snow and other times our first 90-degree temperatures of the year. So be prepared for just about anything.

**April 2022 Weather Statistics**

Average High	<b>59.6°</b> (+3.1°)
Average Low	<b>26.5°</b> (-1.1°)
Highest Temperature	<b>79° on the 22nd</b>
Lowest Temperature	<b>13° on the 13th</b>
Monthly Precipitation	<b>0.15"</b> (-2.81", 95% below normal)
Monthly Snowfall	<b>1.1"</b> (-25.3", 96% below normal)
Season to Date Snow	<b>71.1"</b> (-46.5", 40% below normal) <i>(the snow season is from July 1 to June 30)</i>
Season to Date Precip.	<b>4.98"</b> (-1.36", 21% below normal) <i>(the precip season is from July 1 to June 30)</i>
Heating Degree Days	<b>658</b> (-31)
Cooling Degree Days	<b>0</b>

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.

**Thanks for LPHS After Prom event**

Thanks to our great community of parents, LP staff, and students, After Prom 2022 was a huge success! We had approximately 350 students attend the event.

Many school districts do not offer an After Prom, as the planning and coordination involved take a substantial amount of time and money. Both District 38 high schools have such a dedicated group of staff, parents, and community patrons that we have been able to make After Prom a yearly tradition which we were pleased to bring back in 2022.

Much of the financial support comes from local businesses and families' personal donations. We would like to recognize the following: Tri-Lakes Printing, Something New Boutique, Arlene's Beans, Ramen Chops, Back East Bar and Grill, Chick-fil-A, Dion's Pizza, Horseshoe Donuts, Top Golf, The Summit, Target, Scheels, Sam's Club, Overdrive Raceway, Glow Golf, Parry's Pizza, Mod Pizza, City Rock, Lolly's, Freedom Car Wash, Black Forest Deli, Josh n' John's, Legends

Mini Golf & Bating, Denver Museum of Nature and Science, Noodles & Company, Pies & Grinders, In-N-Out, Del Taco, Gourmet Gift Baskets, Bad Daddy's Burgers, Texas Roadhouse, Raising Cane's, Rock House, Olive Garden, Costa Vida, Burger King, Buffalo Wild Wings, Chili's, Chipotle, Clean Juice, Walmart, Costco, King Sooper's, Safeway, and Jimmy Johns.

We had over 100 volunteers who helped with everything from purchasing prizes, mailing invitations,

organizing/transporting/providing food, selling tickets, decorating, working on the night of the event, cleaning up the day after, and so much more.

A very special thank you goes to the After Prom committee of Lisa Blinn, Otilia Duling, Dori Sutton, Bill Cade, Laurie Devine, Julie Hart, Nicole Pritchard, Liz Meggett, Coach Tupper, Officer Chad, Bridget O'Connor, and many more.

**Michelle Oliger, After Prom Chair**

**Between the Covers at Covered Treasures Bookstore**

**Young-adult and middle-grade summer reads**

By the staff at Covered Treasures

"There is more treasure in books than in all the pirate's loot on Treasure Island."—Walt Disney

Connect with five-star books on your summer reading adventure:

**I Must Betray You**

By Ruta Sepetys (Philomel Books) \$18.99

Master storyteller Ruta Sepetys is back with an historical thriller about 1989 communist Romania and the citi-

zen spy network that devastated a nation. In a tyrannical country governed by isolation and fear, 17-year-old Cristian is blackmailed. He risks everything to unmask the truth behind the regime, give voice to fellow Romanians, and expose to the world what is happening in his country.

