

way to get around the restriction would be to change the covenants, and he believes the board would not recommend an election to change the covenants to sell a part of a common area.

He said he believes that the vast majority of residents wouldn't want the board to sell a portion of any common area. Bush said he did not want to open that Pandora's box for any reason and feels that the original developers made it difficult to sell the common areas for a reason. While the resident accepted that response, Bush asked the board for its consent and ratification of that position, which it unanimously provided.

Note: The WIA covenants and other governing documents can be seen at <https://woodmoor.org/governance/>.

County portal used to report road issues

Director of Woodmoor Public Safety (WPS) Brad Gleason noted that WPS customarily provided a semi-annual road assessment to El Paso County but had not found that to be very effective in getting roads repaired. WPS now uses the county's Citizen Connect portal to provide information and hopes that will be more responsive. Board Vice President Peter Bille said that the portal works and WPS Chief Kevin Nielsen confirmed that it gives you an email trail of your request. Bush asked Nielsen to contact the county to see if he could get a list of planned road work over the summer so WIA could provide that information to its residents.

You can learn more about and sign up for the El Paso County Citizen Connect portal at <https://www.elpasoco.com/county-launches-citizen-connect/> or via the EPC Citizen Connect app, which is available for both iOS and Android devices from their respective app stores.

Board highlights

- A resident who noted she had not received promised communication via mail or email was provided a paper version of the mail sent and told that her email domain was blacklisted so the association was unable to email her and that her area was known for difficulty with mail and package deliveries.
- Homeowner Association Administrator Denise Cagliari noted that there were 114 properties with outstanding dues and that WIA would be filing 65 additional liens for unpaid dues.
- Director of Covenants Per Suhr noted that there were 25 reports in March with no covenant violations. There were two unfounded complaints, and 12 issues were resolved with friendly letters or phone calls. There was no covenant hearing needed in April, and he thought there would not be one needed in May.
- Director of Architectural Control Ed Miller reported that there were 39 projects submitted in March of which 29 were approved by the office, nine were approved by the Architectural Control Committee and one was disapproved. The total

number of projects to date this year is 92, which is down 21.4% from 2022, with an approval rate of 98.9%.

- Director of Forestry Cindy Thrush reported that WIA is working with the state forestry office on additional funding opportunities for wildfire mitigation. The chipping dates are set for June 10 and 11 and for July 29 and 30 at Lewis-Palmer High School. This service is free to Woodmoor residents to dispose of slash from their property.
- Director of Common Areas Steve Cutler reported that common area mitigation has been scheduled along with spraying for noxious weeds in May. Information will go out to residents near The Preserve in South Woodmoor about the noxious weed program to get their buy-in and participation on their own properties to benefit themselves as well as the common area.

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 24.

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

Jackie Burhans can be reached at jackieburhans@ocn.me.

April Weather Wrap

By Bill Kappel

April was a "back to normal" month around the region, with temperatures just a little cooler than normal overall and precipitation, including snowfall, right about where we would expect. But as always during this time of the year, the transition from winter to spring never goes smoothly. This meant the path to normal was anything but normal, with swings from winter to spring and back to winter happening every few days. This was a nice change from last April when we had a record dry April. And given that moisture in April is very important for us to kick off the growing season, the moisture we received was extremely beneficial.

The first week of the month was a good example of most of the month. Temperatures started off in the low to mid-60s over the first three days with dry conditions. But a cold front moved through just after midnight on the 4th, bringing a swing to cold conditions and snowfall. Temperatures were in the 30s and 40s from the 4th through the 6th with 4-8 inches of snow accumulating. In addition, clearing skies and fresh snowfall allowed temperatures to fall quickly on the morning of the 5th. The low dipped down to the single digits above and below zero, which are near-record levels for this time of the year.

Quiet and mild conditions quickly returned over the next week, with our warmest temperatures of the month occurring from the 10th through the 12th. Temperatures warmed through the 50s on the 7th, to the 60s on the 8th and 9th to near daily record levels in the mid- to upper 70s on the 11th and 12th. Of

course, this stretch of mild weather was interrupted by another cold front and quick shot of wet snow on the 14th and 15th. This round of snow and cold started off with some good old rain showers and graupel during the late morning and early afternoon, then quickly switched to heavy snowfall. There was even some thunder mixed in during the afternoon. Snow continued that evening and through the next morning, with another 4-8 inches accumulating in the area.

The weather pattern again swung to the mild side over the next few days, with 50s and 60s returning from the 16th through the 19th. However, another round of cool and unsettled weather moved in starting on the 20th and continuing through the 28th. During this unsettled period, several rounds of snow and wind affected the area with 5-12 inches accumulated during the week. However, we actually got "lucky" as there was significantly more snowfall in regions to our south and to our northeast.

The last few days of the month saw a return to mild conditions, with lots of sunshine and 60s for highs.

A couple of interesting things to note during this time of the year. First, the snow that does fall melts very quickly, even when the temperatures are cold. This is because the sun angle is much higher, similar to August. Second, elevation plays a critical role in snowfall amounts as we head into spring. The 7,000-foot level is often a dividing line between snow and rain and even a few hundred feet of elevation can make a big difference. Just going from I-25 in Monument to the top of the Palmer Divide around Hod-

gen and Highway 83 can be the difference between 6 inches of snow and no snow accumulations. Just more of the fun things we get to enjoy around the Tri-Lakes region.

A look ahead

May often brings a wide variety of weather conditions to 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 2023 Weather Statistics

Average High	56.3° (-0.2°)
Average Low	25.5° (-2.1°)
Highest Temperature	77° on the 11th, 12th
Lowest Temperature	1° on the 5th
Monthly Precipitation	2.34" (-0.62", 20% below normal)
Monthly Snowfall	24.4" (-2.3", 96% below normal)
Season to Date Snow	71.1" (-46.5", 9% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	4.47" (-1.73", 28% below normal)
	(the precip season is from January 1 to December 31)
Heating Degree Days	724 (+35)
Cooling Degree Days	0
	Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at 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 are in order by the first author's last name.

Monument Town Council opposes bill

As duly elected representatives of the citizens of the Town of Monument, Colo., we want to fervently declare our opposition to Senate Bill 23-213, regarding land use authority. When it comes to matters that should be of local concern—specifically related to land use authority, SB23-213 has been characterized as an attempt to provide affordable housing while, in fact, it is a sweeping attack on local decision-making authority. This is both an attack on home rule authority and an unfunded mandate as it requires the town to expend what will be an inordinate amount of funds for studies that will not actually solve the problem that the bill purports to address. Our community will be directly impacted by the components of this staggering legislation by:

- Eliminating our ability to zone multi-family housing to locations where the infrastructure is in place to provide the necessary services.
- Removing our discretion to place certain criteria on multi-family housing, such as parking requirements, along with other infrastructure improvements necessary for the high-density development envisioned by the bill.
- Allowing the character of neighborhoods to be destroyed by forcing incompatible land uses directly adjacent to single-family homes.
- Mandating expensive studies relative to housing and water resources, much of which is already duplicated in existing local planning documents.
- Shifting the burden and responsibility of what have traditionally been local decisions up to a state agency, thus removing local accountability to voters.

The entire bill reflects the state's belief that it knows far more about what's best for the quality of life in our communities than our own citizens do. It removes decision-making from the people who are impacted by those decisions and shifts it to a bureaucratic entity

that has no vested interest in the Town of Monument, our families, or our character. For those reasons, we strongly ask our legislators to reject this state government power grab.

Mitch LaKind, Mayor, Steve King, Mayor Pro Tem Sana Abbott, Ken Kimple, Jim Romanello, Marco Fiorito, and Laura Kronick, Town Council Members

Animals and humans in danger from wildfires

The wildfire burning in Park County, near Florissant, is a reminder that it is not just humans' lives and homes that are threatened by wildfires. Deer, bears, birds, fish, reptiles, and other animals are killed or displaced, too.

The impacts are also immediate, debilitating and often life-threatening: Thick smoke disorients them, irritates their eyes and makes breathing difficult. Larger animals may try to outrun the flames, while small animals may try to shelter under rocks and in burrows. Those with babies or who are trapped by fences or other structures may not escape.

We can help protect animals and their habitats by eliminating our role in igniting wildfires: Report