

McLemore said simple requests can be a week or two. This led to further discussion regarding the covenants, difficulty in finding compliance information, whether any building and landscape criteria will be changed in the new covenants, and communicating with association members about the covenants and related changes through postal mailers. Owenby encouraged association members to provide their email address if they have not done so to receive timely information regarding the covenants change process and related information.

A member asked for additional information regarding the Eagle Village storm water drainage. Eagle Village water from a street catchment drained to two locations when the green space was a golf course. This situation did not affect the golf course since it was more fully vegetated than the green space. Leimbach said the golf course

had no drainage system and being downhill, the green space must accept the water. Owners of the affected houses have asked the developer to fix it.

Leimbach said he and others have looked at options like rip-rap rocks but that creates another set of issues such as spraying for noxious weeds that will inevitably grow. The ideal solution would have the water fan out instead of channeling, which creates erosion. He has yet to receive a solution from the developer.

An association member asked about the announced change from Warren Management to Balanced Bookkeeping. Owenby said they are transitioning from Warren Management at the end of April due to a change in strategic direction. He said the board thought Balanced Bookkeeping “would mesh a little bit better on the financial side and we’re not using them for covenant enforcement.” There will also be cost savings with

the change, he said.

Another association member asked about a set of policies that the board sent out that seemed to provide the board with “very sweeping financial powers.” The member said the policies appeared to provide the board with the right to make a special assessment at any time for any amount and the right to take out a loan out for any amount at any time without member input or approval. The member said it was “disturbing” to read the policies but said, “I got to believe that is not what you really intended, but that’s what it said.” The board said it will review the policies and report back at the next meeting.

The next GCA board meeting is scheduled for May 20.

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Woodmoor Improvement Association, Feb. 26 and March 26

Board addresses residents’ concerns

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Feb. 26 and March 26 to address residents’ concerns about a well being drilled and a dispute with a neighbor.

Residents’ concerns

At the February meeting, several residents expressed concerns about reports that Woodmoor Water and Sanitation District (WWSD) planned to redrill its Arapahoe aquifer well at the end of the cul-de-sac on Muzzle Loader Way in The South Woodmoor Preserve. Their concerns included noise, sediment control, revegetation, and hours of operation.

Vice President Peter Bille noted that WWSD usually installs a sound wall; Director of Covenants Jennifer Davis, who lives in the area, said a fully enclosed sound wall should be used.

One resident suggested that the hours of operation should be limited. Another resident noted that once the well drilling started, it had to run continuously until the well was completed; otherwise, the casing would collapse. Davis said there would be a lot of truck traffic carrying caissons and piping. Common Areas Administrator Bob Pearsall said the trucks would need to drive on Muzzle Loader Way until they reached the easement that leads to the well site.

Director of Forestry Jason Hann said he had noted the concerns and would review them when the plans come to WIA.

Note: This reporter suggested that residents attend the upcoming WWSD board meeting on March 10 to address their concerns or contact the general manager, Jessie Shaffer, to schedule a meeting to discuss their concerns.

At the March meeting, a different group of residents attended to follow up on a concern that

a neighbor was allegedly shooting squirrels, storing discarded wood, and harassing neighbors. Residents were concerned about consistent covenant enforcement and how long the situation had been going on.

President Brian Bush said the resident who raised the issue would receive a letter from the board, which had done significant research and due diligence, about what steps it would take. Bush asked the residents for permission to go onto their property so that WIA could verify the complaint. He said the board can only operate on verified facts, and in the past, permission to go on a complainant’s property had not been granted. Now, the board could investigate and be able to take appropriate action, Bush said. Finally, Bush noted that the board is limited in its power and must be judicious in what it does.

Highlights

- Treasurer Pete Giusti reported that WIA ended up in the black by \$13,000 in 2024. Homeowners’ Association Administrator Denise Cagliari noted that she had sent out a message from El Paso County about a March 5 meeting regarding a roundabout to alleviate traffic issues at Lake Woodmoor and Woodmoor Drive. See photo on page 20.
- Public Safety Director Brian Gleason said that March through June is the highest time for red flag warnings and encouraged residents to check the El Paso County Sheriff’s Office website for burn bans. He reminded residents that outdoor burning is not permitted in Woodmoor.
- Hann said he had met with the Monument fire chief to request a drone flyover to look for areas of high risk. Covenants and Forestry Administrator Justin Gates has secured an-

other matching grant for fire mitigation; details will be available soon.

- The board discussed how it could be more proactive in providing wildfire education. Suggestions included revising the Project Design Standards Manual to allow a greater variety of fencing within 8 feet of homes, increasing the removal threshold for trees, and encouraging hard surfaces. They explored the challenges of communicating to residents with only 50% signed up for email news and notifications, web traffic, social media, and the cost of additional banners to spread the word.
- Secretary and Community Outreach Director Rick DePaiva said that the Northern El Paso County Coalition of Community Associations (NEPCO) met on March 15 with representatives from the state and an insurance company to discuss insurance issues. Additional information, including a Toolkit for homeowners and HOAs, is available on the NEPCO website at: <https://bit.ly/nepco-ins-toolkit>.
- Davis said that WIA would update the rules and regulations to clarify definitions.
- Woodmoor Public Safety Chief Kevin Nielsen said WIA has gotten its first reports of bear sightings. He advised residents to keep their trashcans inside an enclosed garage and remove bird feeders.

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 April 23.

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Between the Covers at Covered Treasures Bookstore

Celebrating Poetry Month and Earth Day

By the staff at Covered Treasures

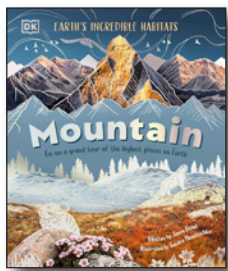
“If you truly love nature, you will find beauty everywhere”—Laura Ingalls Wilder

April is National Poetry Month. The first four books listed are by Colorado poets, and the first three authors will sign their books at Covered Treasures on April 5. We also recognize Earth Day in April with a few great titles.

Mountain: Go on a Grand Tour of the Highest Places on Earth (Earth’s Incredible Habits)

By Jason Bittel (DK Publishing) \$25

Young nature enthusiasts can learn all about the impressive mountains of the world through clearly labelled illustrations breaking down each one. Each of the four chapters covers a different type of mountain: plateaus, volcanoes, mountain ranges, and tepuis, with a selection of both famous and less-well known places.



Every mountain or range is explored in detail, with intriguing information about its geography and flora and fauna alongside detailed photography. Marvel at the towering Matterhorn in the Alps, mountain goats scrambling across cliff faces in the Rockies, and the tiny sandwort flowers that bloom high up in the Himalayas.

The Search for Me: Poems

By M. E. Johnson (M.E. Publishing) \$15

The Search for Me is a collection of 39 poems and a short story masquerading as a poem. Sections are broken out in themes consisting of existentialism, finding and losing oneself, love and loss of love, familial pain/love/loss, plus current affairs and opinions along with silliness thrown throughout. Each one to make you think, perhaps laugh, possibly cry, and often times all three. This is M.E. Johnson’s first book of poetry.

Daughter of Breath: Poems

By Grace E. Kelley (Synthesis Press) \$18

Daughter of Breath is a timely voice calling those lost in the wilderness to grieve, heal, and reclaim their authentic voices. Born from the ache of deeply per-

sonal yet all too common experiences, the poems in *Daughter of Breath* will help you create space to name what aches; to grieve the harm that has been caused to you; to reclaim your divinely given identity as Beloved, just as you are; and to move into the world with the power, freedom, and joy that only come from being your whole self.

The Visible Speaking: Catching Light Through the Camera’s Eye

By Kathryn Winograd (The Humble Essayist Press) \$25

The surprise gift of a camera during the COVID lockdown sent Kathryn Winograd on a journey through the intersections between written and visual images. The images in *The Visible Speaking* give rise to meditations on love and loss and beauty, and on the voices of those early explorers of the daguerreotype and the photograph who, dazzled and wary, learned to fix the world in light.

Shoreline of the Heart

By Joseph Murphy (Shanti Arts LLC) \$13

A perfect volume for the seeker and philosopher, this third collection from poet Joseph Murphy offers impressionistic expressions of day-to-day experiences viewed through the spiritual lens of Zen Buddhism. “In such a place, to be / meant no longer being bound / to where or when.”

Hello, Earth!: Poems to Our Planet

By Joyce Sidman (Eerdmans Books for Young Readers) \$19

From the molten cracks below to the shimmering moon above, *Hello, Earth!* explores the wonders of the natural world. This young reader’s book of imaginative poems will encourage boundless curiosity, with stunning paintings that capture the beauty of earth’s ecosystems, creatures, and powerhouse plants. The book concludes with extensive scientific material to foster further learning about how the earth works, from water cycles to plate tectonics to the origin of ocean tides.

The Twelve Trees: The Deep Roots of our Future

By Daniel Lewis (Avid Readers Press) \$20

Scientists, ethnobotanists, indigenous peoples, and collectives of all kinds are closely studying trees and their biology to understand how and why trees function individually and collectively in the ways they do. Lewis takes us on a sweeping journey to plant breeding labs, botanical gardens, research facilities, deep inside museum collections, to the tops of tall trees, underwater, and around the Earth, journeying into the deserts of the American West and the deep jungles of Peru, to offer a globe-spanning perspective on the crucial impact trees have on our entire planet.

Until next month, happy reading.

The staff at Covered Treasures can be reached at books@ocn.me.

April Library Events

Monument Library 50th anniversary; programs for all ages

By Harriet Halbig

All are invited to attend a 50th birthday party for the Monument Library from 2 to 5 p.m. on Saturday, April 12. There will be fun activities, historical displays, and cake for all to commemorate this anniversary. Please join us!

Activities for all ages

The youngest patrons can attend *Toddler Time* on

Wednesdays from 9:30 to 10 or 10:30 to 11. Songs, rhymes, and stories are featured for ages 1 to 2 and their parents or caregivers.

Storytime on Tuesdays from 10:30 to 11 is for children ages 3 to 7 and their parents or caregivers.

For Tweens (ages 9-12) there will be meetings of the *Dungeons and Dragons Club* from 4 to 5:30 p.m. on April 4 and 19. Play *Dungeons and Dragons* with other tweens, led by our own dragon master,