

about the size of the taps into the Barn.

Beseau also reported that 700 signatures are still required to ratify the governing documents. He has identified someone to go door-to-door to seek homeowners' signatures. This person will have identification as a representative of the WIA and will have information on the changes in the documents. This will be tested for a week to see if it is an effective approach. The individual will have a list of properties that have ratified the documents, and those homes will not be visited.

Treasurer Nick Oakley reported that the association is 7.3 percent below budget as of the end of May. The board voted to authorize UMB Bank to convert WIA accounts to virtual banking. Under this system, staff time will be reduced as checks are scanned into a system. Oakley estimated that this would result in significant savings for the association, especially during January when hundreds of dues checks are received and processed. WIA had met

with three banks to receive estimates on costs.

**Sidewalks planned for part of Highway 105**  
Nielsen said that he attended a Highway 105 planning meeting the previous week. At this time, the plan is to make Highway 105 a four-lane road with sidewalks from Woodmoor Drive to Lake Woodmoor Drive. From Lake Woodmoor Drive to Highway 105, the road would be widened accordingly, but would not include sidewalks.

The county still has not identified a funding source for the work. Another meeting will be held sometime in the fall.

The board passed a resolution authorizing the use of \$31,000 to build a garage for WPS vehicles. Nielsen presented three bids for the work and explained their differences. The structure must comply with Architectural Control Committee regulations.

Common Areas Director W. Lee Murray reported that the Great American Clean Up earlier in June went

well. New window blinds had been installed in the offices in the Barn. Treatment for noxious weeds has been completed. He is seeking volunteers to care for the stone signs marking entry to the community.

Architectural Control Director Anne Stevens-Gountanis reported that 51 projects were begun during May, including one new house. Homeowners are reminded to call the WIA office when a project is completed. The committee is seeking new volunteers.

A nominating committee was appointed for the election to be held in January 2013.

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The Board of Directors of the Woodmoor Improvement Association meets at 7 p.m. on the fourth Wednesday of each month at the association's Barn, 1691 Woodmoor Drive, Monument. The next meeting will be held on July 25.

Harriet Halbig may be reached at [harriethalbig@ocn.me](mailto:harriethalbig@ocn.me).

## June Weather Wrap

By Bill Kappel

Record warmth and extremely dry conditions affected the Tri-Lakes region for most of the month. Temperatures average a whopping 7° warmer than normal and precipitation was sparse for most of us. This was the warmest June on record for the Front Range, with records extending back to 1872 in Denver. The hot and dry conditions affected most of Colorado, and of course the unfortunate result for several locations was wildfires. Obviously, until we get some sustained and substantial widespread rain and cooler weather, please be extra cautious outdoors with anything that could potentially ignite a fire.

Warm, breezy, and moist air was prevalent for the first few days of June across the region. Temperatures started in the upper 70s on the 1st, then were steadily in the 80's from the 2nd through the 4th, reaching as high as the upper 80s on the 3rd. After quiet mornings with plenty of sunshine, each afternoon saw a buildup of clouds, with thunderstorms and rain showers bringing measureable rain on the 2nd and 3rd.

There was active weather during the first full week of June for some of us, while others missed out on the "fun." Temperatures were right around normal to slightly above each afternoon, with highs reaching the 70s on the 5th, then the low- to mid-80s on the 6th and 7th. High temperatures jumped to well above normal levels on the 8th and 9th, reaching the upper 80s on the 8th and low 90s on the 9th. These were near daily high record temperatures. We generally only see a few days each summer with highs hitting the 90s, so this was definitely a warm time for us.

In addition to the heat, low-level moisture moved into the region overnight on the 5th and stuck around for the

6th and 7th. This, combined with a couple of disturbances moving through the region, helped to spark strong to severe thunderstorms over the region. The first round developed during the afternoon of the 6th. These slow-moving storms first developed over the south side of the Black Forest, then continued to develop over Colorado Springs.

These storms produced large, damaging hail and flooding rain for several hours. Areas hardest hit were generally south of Shoup Road through the southside of Colorado Springs. If you live north of this area, you were able to watch the storms and beautiful mammatus cloud formations but didn't receive any rain or hail. At the same time this storm complex was wreaking havoc on the region, severe storms were also occurring just to our north. Large hail and several weak tornadoes occurred at about the same time in Douglas and Elbert Counties, coming within about 10 miles of the El Paso County line. Another round of severe thunderstorms developed during the afternoon and early evening of the 7th. This complex developed east of Denver and moved south, affecting eastern El Paso County.

This storm brought at least two tornadoes to Calhan and Ramah as well as numerous reports of large, damaging hail. This stayed just to the east of the region, sparing us a repeat of the day before. A final round of thunderstorms and rain moved through the region during the overnight hours of the 8th as drier air began to work back into the area. This provided the quiet, warm, and dry weather for the following weekend.

Overall, it was another dry and warm week around the region, with the week of the 11th starting off cooler than average, then record highs returning by the end of the week. Cooler air moved in overnight on the 10th and, when combined with clear skies, allowed temperatures to quickly tumble on the morning of the 11th. Low temperatures were in the 30s that morning, with some of the colder spots reaching below freezing. Temperatures that afternoon also stayed below average, with mid-70s for highs under sunny skies.

Temperatures returned to normal and slightly above normal during the middle of the week, and slightly more moisture moved in. This allowed for a couple thunderstorms to pop up on the afternoons of the 13th and 14th. Unfortunately, not much precipitation fell, with less than 0.1 inch for most of us. Slightly cooler air worked in behind this departing wave of energy, and temperatures were again held slightly below normal on the 15th and 16th.

As is typical this time of the year, morning sunshine gave way to afternoon clouds both days, but no measureable precipitation fell. Southwesterly winds quickly moved back in along with a hot air mass out of the desert Southwest over the remainder of the weekend. This allowed temperatures to soar on Father's Day. Highs jumped into the upper 80s and low 90s that afternoon under sunny skies, making for a beautiful day to be outside. Of course, with all the dry, hot weather this month and most of the spring, fire conditions became extreme.

And just when we didn't need it, high pressure moved in over the region and held strong for the remainder of the month. This brought with it hot and dry air from the desert Southwest. Temperatures reached record levels on almost every afternoon from the 22nd through the 30th. Most days highs reached into the low and mid-90s, about as warm as it ever gets up here.

Temperatures peaked on the afternoon of the 23rd and 24th, reaching the mid-90s for most of us. Highs hit

105° in Denver and 101° at the Colorado Springs airport, both setting all time record highs for June! To make matters worse, the air was very dry, with most afternoons seeing relative humidity at 15 percent or less. Often this dry, hot air also combined with gusty winds. This is about the worst-case scenario possible for fire concerns.

### A look ahead

July can be an active weather month around the region, as the Southwest monsoon season gets going. Afternoon and evening thunderstorms are a common occurrence, and when they are able to tap into higher levels of moisture, flash flooding can result. Hot, stagnant weather can also take hold for a few days at a time, with highs hitting well into the 90's.

### June 2012 Weather Statistics

Average High	<b>85.4°</b> (+9.6°)
100-year return frequency value max	<b>82.5°</b> min <b>66.3°</b>
Average Low	<b>48.8°</b> (+5.0°)
100-year return frequency value max	<b>40.7°</b> min <b>50.2°</b>
Highest Temperature	<b>96°</b> on the 23rd, 24th
Lowest Temperature	<b>32°</b> on the 11th
Monthly Precipitation	<b>0.24"</b> (-2.02" 90% below normal)
100-year return frequency value max	<b>6.07"</b> min <b>0.18"</b>
Monthly Snowfall	<b>0.0"</b> (-0.1" 100% below normal)
Season to Date Snow	<b>107.3"</b> (-22.1" 17% below normal)
(the snow season is from July 1 to June 30)	
Season to Date Precip	<b>19.33"</b> (-1.89" 9% below normal)
(the precip season is from July 1 to June 30)	
Heating Degree Days	<b>48</b> (-119)
Cooling Degree Days	<b>112</b> (+95)

Remember, weather affects all of us everyday and is a very important part of life for us in the Tri-Lakes region, and we want to hear from you. If you see a unique weather event or have a weather question, please contact me.

Bill Kappel is a meteorologist and Tri-Lakes resident. He can be reached at [billkappel@ocn.me](mailto:billkappel@ocn.me).

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