

Reid encouraged all residents to attend PPRTA meetings the third Wednesday of each month.

When county roads need repair, it is much more cost-effective in some areas for the county to use road overlays and chip and seal repairs using oil and gravel. Only about 2 percent of county roads are repaved each year.

The PPRTA Capital Program Extension county-sponsored A-list projects in the Our Community News coverage area include:

- Beacon Lite Road improvements from Highway 105 to County Line Road.
- Deer Creek, Base Camp, Emigrant: Monument Hill Road to Woodmoor Drive.
- Highway 105 improvements from I-25 to Highway 83—Reid said there 146 accidents on this segment from 2007 to 2010 (see [www.105corridor.com](http://www.105corridor.com) for more details).
- Monument Hill Road improvements from Woodmoor Drive to County Line Road.
- County Line Road improvements from I-25 to Furrow Road (\$7.5 million, with some PPRTA funding

available).

- Gleneagle Drive from Jesse Drive to Wuthering Heights Drive (estimated cost of \$119,000—\$95,000 in federal funds and \$24,000 in county Road and Bridge funds).
- West Baptist Road from I-25 west to Forest Lakes Road (\$7.5 million, with some PPRTA and Baptist Road Rural Transportation Authority funding available).

Reid also talked at length about road repairs in Black Forest due to flooding, and a few road projects there that were already planned.

Reid encouraged residents to communicate with the Public Services Department at (719) 520-6460 or [dotweb@elpasoco.com](mailto:dotweb@elpasoco.com) to report an emergency or a problem such as potholes, signs and signals, grader work, drainage, dead animals, or other transportation-related problems, or for answers to road and bridge-related questions. Include your name, email address or daytime phone number, home address, and a detailed description of the problem and its location. For questions about plans for

county road projects, see [www.elpasoco.com](http://www.elpasoco.com) and click the Roads tab.

For questions about state-owned roads and possible rail lines, see the Colorado Department of Transportation website at [www.coloradodot.info/projects/](http://www.coloradodot.info/projects/).

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NEPCO's mission is to promote communication and interaction among homeowners associations (HOAs) of northern El Paso County in order to exchange ideas on topics of common interest and to develop collective responses to the county on issues affecting the quality of life of NEPCO member associations.

All formal and informal HOAs in northern El Paso County are invited to join NEPCO and should call Bob Swedenburg at 481-2723 or see [www.nepco.org](http://www.nepco.org).

The next NEPCO meeting will be held at 10 a.m. Nov. 9 at the Monument Town Hall and Police Building, 645 Beacon Lite Road at Highway 105. District 1 County Commissioner Darryl Glenn has been invited to speak.

Lisa Hatfield can be contacted at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

### Woodmoor Improvement Association Board of Directors, Sept. 25

## Future of country club, YMCA's plans discussed

By Harriet Halbig

The Woodmoor Improvement Association (WIA) board discussed the status of the country club and considered some changes at its Sept. 25 meeting.

President Jim Hale reported that the country club within Woodmoor's boundaries will not be auctioned as previously thought. The bank that owns it will retain the current management for up to another year.

Hale said he had asked WIA Manager Matt Beseau to consult with attorneys regarding any recourse the association might have if the golf course were sold to a developer.

Beseau said that he had spoken with officials of the Tri-Lakes YMCA about their plans to add a healthcare facility to their campus on Jackson Creek Parkway. They

have not yet submitted plans to WIA but have agreed to speak with the board at the October meeting.

Architectural Control Director Darren Rouse reported that the project design standards manual is ready for attorney approval. He said that new forms have also been completed and that an explanation will be provided to show which forms are necessary for a given project.

#### More slash removed

Forestry Director Eric Gross reported that 154 loads of slash were delivered on the two slash removal days and that those participating were from Palmer Lake and other communities in addition to Woodmoor.

Hale suggested having such a service available for a longer portion of the year, perhaps from April to October. Participation of a few more homeowners associations is needed to provide volunteers, but it would benefit the entire area, he said.

Gross said that work on removal of scrub oak from common areas near private property is lagging due to equipment problems. A new contractor has been hired, but funding is lacking due to the additional slash removal program. The board approved the expenditure of up to \$8,800, recovered from other parts of the budget, to continue the scrub oak removal.

Hale said that the board had received a number of requests for waivers of the rules regarding excess vehicles on a property and the presence of trailers for over 72 hours. He suggested that the board consider allowing trailers to stay on a property for a longer period, especially if they are utility trailers used to remove slash.

Vice President Kirstin Reimann said an option would be to remove the restrictions during the period from Memorial Day to Labor Day.

Hale also said that a number of homeowners said that they own more than three vehicles due to teenagers who drive themselves to school, adult children who have returned home, and flood or fire evacuees who are being housed in the community.

Hale invites members of the community to attend the October board meeting and express their opinions on these changes.

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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 in the association's Barn, 1691 Woodmoor Drive, Monument. The next meeting will be on Oct. 23.

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

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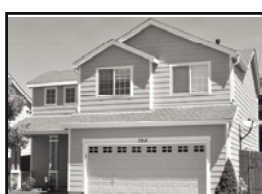
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## September Weather Wrap

By Bill Kappel

September 2013 will be remembered for the devastating rains and flooding that occurred during the middle of the month. The brunt of these record rains occurred just north of the region, from the southern and western suburbs of Denver through Boulder and Fort Collins and up into the foothills. However, very heavy rain also fell in parts of El Paso, Teller, and Fremont Counties, especially around Cheyenne Mountain and Fort Carson.

Not surprisingly, we received well above-normal precipitation with many areas now nearly equaling a yearly average from July through September. That's definitely good news after several years of drier than normal conditions. For more information about the devastating floods visit, <http://coflood2013.colostate.edu/>. This is a great resource to get more information on all aspects of the rainfall and flooding.

The first day of September brought cool conditions and afternoon thunderstorms. Highs only managed to reach the low 70s, with mostly cloudy skies. Rainfall amounts were generally around 0.1 inch, with slightly heavier amounts on the south side of the Divide. Mostly sunny and warmer conditions developed on the 2nd and 3rd, with temperatures quickly warming to above-normal levels. Highs reached the low to mid-80s both days, with just a few areas of afternoon clouds building up.

Warm and dry conditions prevailed for most of the first week of September as temperatures reached well into the 80s each afternoon. These highs were a good 10 to 20 degrees warmer than normal for this time of the year. Several locations reached new daily record highs. Conditions were mainly dry, with no measureable precipitation recorded from the 2nd through the 8th. The warmest days were 3rd and 5th-7th, when highs reached as high as 87°F.

Temperatures were also mild at night. When we would usually expect the first cool fall nights, we instead only reached into the 50s.

Extreme rainfall and devastating flooding occurred during the week of the 8th around the Front Range and foothills of Colorado. Although the heaviest rain occurred from the west side of Denver through Boulder and Fort Collins and up into the foothills west of that region, we still received more than enough rainfall down on the Palmer Divide. The first two days of the week continued the trend of warm and dry weather. High temperatures reached well into the 80s both afternoons, with plenty of sunshine.

Changes began to occur the next morning as the extensive plume of monsoonal moisture shifted to the east right over us. This combined with several waves of energy (lift) moving through the region and low-level easterly upslope flow to set the stage for historic rainfalls. Initially, the showers and thunderstorms that developed on the 10th and 11th were nothing out of the ordinary, with generally less than a half inch accumulated over the two days. However, the amount of moisture in the atmosphere continued to increase and the lift needed to turn that moisture to rain on the ground was still present. This combination of factors continued to be reinforced over the same general areas for several days, leading to steady rain, with embedded convections and heavy burst at times.

The heaviest rains fell on the 12th and 13th, with 2 to 4 inches accumulating, and some areas receiving well over 5 inches. Other regions accumulated much higher amounts, with a pocket of 14 to 18 inches occurring around Boulder and in the foothills west of there. The heaviest amounts in our region occurred around Cheyenne Mountain and Fort Carson, where just over 12 inches fell