



Above: Residents John and Christie Ramshur installed a new free disc golf course in the Rockin' the Rails Park around the lakebed. Ramshur thanked the Pikes Peak Flying Disc Golf Club, Awake Palmer Lake Committee, and the town of Palmer Lake for their financial assistance. In the spring, the committee will look for people or businesses to sponsor a sign with a map of the course. Photo by Lisa Hatfield.

County Sheriff Wildland Fire Operations and fire departments in Stratmoor Hills, Divide, Green Mountain Falls, Manitou Springs, and Black Forest.

Roads Trustee John Russell said that the newer dump truck has been acquired, and the concrete ditching project has been completed on High Street to prevent further erosion. He plans to meet with roads staff to work on long-term maintenance plans.

Fountain Creek Watershed resolution

The trustees unanimously approved Resolution 2013-004 to pay \$1,250 for the town's 2014 membership in the Fountain Creek Watershed Flood Control and Greenway District. See <http://www.fountain-crk.org> for more information. There was consensus that this membership might generate federal funding that might be dispersed to member municipalities.

New business licenses

The trustees unanimously approved new business licenses for:

- Academy Overhead Door, owned by James Mc-

Guffey, at 526 Highway 105, Illumination Point. This service company will have a garage door showroom and supply house.

- Precision Light Fabrication Inc., owned by James Proffitt, at 115 Highland Rd. This Internet-based business uses a laser to make interiors of balsa wood model airplanes.

McDonald commented that some recent new businesses opening in town are not generating the sales tax revenue the town initially expected, since the products are being shipped elsewhere to be sold, so they are generating "point of delivery" sales tax there instead of "point of sale" tax for Palmer Lake. She asked citizens in attendance to go to Palmer Lake restaurants, noting that these restaurants are the town's best source of revenue.

The meeting adjourned at 8:15 p.m.

The next regular meeting will be held at 6 p.m. Dec. 12 in Town Hall, 42 Valley Crescent. Meetings are normally the second Thursday of the month. Information: 481-2953.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

Woodmoor Improvement Association Board of Directors, Nov. 20

Board approves 2014 budget with dues increase

By Harriet Halbig

The Woodmoor Improvement Association (WIA) board approved its 2014 budget and discussed progress on other activities at its Nov. 20 meeting.

WIA President Jim Hale announced that dues for homeowners would increase 2.63 percent to \$234 for 2014. This step was justified by an increase in utilities expenses, increases in bids for such services as mowing, and a 1.7 percent pay increase for association employees, he said.

The budget will be available on the WIA website (woodmoor.org) in the near future.

HOA manager Matt Beseau reported that the December newsletter with information on board candidates and the annual meeting was being prepared. He said that there are four declared candidates.

Woodmoor Public Safety (WPS) Chief Kevin Nielsen

reported that there have been no further thefts of mail or sightings of bears since the last meeting. He introduced new officer Les Mulligan, formerly with the El Paso County Sheriff's Office.

Architectural Control Director Darren Rouse reported that he has had no response from the association's attorney regarding the Project Design Standards Manual, but hopes that all will be settled and submitted for resident review soon so that copies of the manual could be made available at the annual meeting in late January.

Forestry Director Eric Gross reported that all fire mitigation evaluations for 2013 have been completed and reminded residents to water their trees in the event of two or three weeks without moisture. He also reported that Firewise Chairman Jim Woodman has spoken with representatives of other associations about sharing the expense of offering slash removal throughout the year.

In a related matter, Chief Nielsen requested the purchase of a cordless chainsaw for removal of fallen branches across roadways during windy weather. It would be carried by a WPS officer.

Common Areas Director W. Lee Murray reported that four benches had been installed in common areas and that the association had mowing done along Augusta Drive, where vegetation was causing poor visibility.

The Board of Directors of the Woodmoor Improvement Association normally meets at 7 p.m. on the fourth Wednesday of each month in the association's Barn, 1691 Woodmoor Drive, Monument. Due to the Christmas holiday, the next meeting will be on Dec. 18.

Harriet Halbig may be reached at harriethalbig@ocn.me.

NEPCO, Nov. 9

Fires, floods, and recovery are "the new normal"

By Lisa Hatfield

District 1 Commissioner Darryl Glenn and County Engineer André Brackin addressed the Northern El Paso County Coalition of Homeowners Associations (NEPCO) on Nov. 9 about the need for regional stormwater management and hazardous tree removal. Glenn's message for El Paso County residents was, "Fire, floods, and recovery are the new normal we are facing."

Regional stormwater management needed

Brackin said county crews responded to several post-Black Forest Fire flood events by:

- Closing flooded roads.
- Providing over 9,000 sandbags.
- Sweeping debris/sand off roads after water receded.
- Repairing washed-out gravel roads and public rights-of-way.
- Clearing culverts and ditches so they can handle the next precipitation.
- Continuing engineering analysis of critical culvert locations.

He showed photos of flooding and repairs on Shoup Road and Casey Lane as examples of the challenges his staff faces from the repercussions of the Black Forest Fire.

Current county stormwater program problems Brackin mentioned included:

- Unfunded government mandates and regulations.
- Deferred county maintenance on clearing sediment and trash from detention ponds and drainage ditches.
- Infrastructure deficiencies, such as undersized culverts, due to lack of regional planning.
- Funding shortages: The county has only \$200,000 a



County Commissioner Darryl Glenn



County Engineer André Brackin

year when it could readily use \$10 million to repair roads and continue maintenance on drainages.

- The need to find a steady source of funding for stormwater management issues, such as the Pikes Peak Rural Transportation Authority (PPRTA) that was approved by voters for specified road and bridge projects.

Brackin described the risks of poor stormwater management, which included:

- Public health safety and welfare risks due to water quality problems.
- Erosion that threatens homes, bridges, roadways, utilities, and other infrastructure.
- Insufficient funds to repair and maintain existing drainage infrastructure or fix damage from floods.
- Negative impacts on water quality and natural resources/ecosystems.

Brackin stated it is vital that stormwater management have three components:

- Drainage policy and regulations for long-term goals.
- Master regional plans for drainage.
- Dedicated funding mechanism.

Brackin said, "There is no property in Colorado that should not consider flood insurance, even if you're on a hill." And Glenn said, "If you don't fix your stormwater problem, you will not have reliable drinking water." He said solid drainage infrastructure, not a new downtown baseball stadium, is what will bring more people to El Paso County.

Fire repercussions

Brackin said hazardous trees damaged by fire need to be removed so that they don't fall and block evacuation routes.

- Residents should call El Paso County Public Services at 719-520-6460 to report areas of concern for hazardous trees.
- FEMA is funding removal of trees considered to be safety hazards to the public as a result of the disaster declaration.

Glenn said he wished that the county response to emergencies such as the Black Forest Fire could be like the military model, "more streamlined" to make it easier for officials to give reliable information to homeowners. He is collecting contact information from homeowners associations (HOAs) and neighborhoods for future communications needs. Community leaders should email their contact information to Glenn at darrylglenn@elpasoco.com.

Glenn said that the Board of County Commissioners scheduled a work session on county fire codes for Nov. 21 and will make its final decision on proposed county fire code requirements amendments on Dec. 10.

The meeting adjourned at 11:55 a.m.

NEPCO's mission is to promote communication and interaction among 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.

The next NEPCO meeting will be held at 10 a.m. Jan. 11 at the Monument Town Hall and Police Building, 645 Beacon Lite Road at Highway 105.

Lisa Hatfield can be contacted at lisahatfield@ocn.me.

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