

Woodmoor Improvement Association Board of Directors, March 27

Board considers updating files, OKs Barn improvements

By Harriet Halbig

On March 27, the Board of Directors of the Woodmoor Improvement Association (WIA) received a briefing by Kyle Wood and Keith Berroyer of Konica Minolta Business Solutions regarding storage of decades' worth of WIA paper files, including oversized items such as blueprints and other plans.

Wood and Berroyer recommended that the association lease a new copier machine that would double as a scanner, enabling office personnel to file information immediately on its receipt. They also recommended lease of an oversized scanner for blueprints and a storage module. This would allow the organization to have digital backup of irreplaceable files in the event of a fire or vandalism. The cost of such a system could vary between the present cost of a copier and several hundred dollars more per month, including service fees.

WIA President Jim Hale thanked Wood and Berroyer for their recommendations and said that the board would have to discuss the human aspect of the project before committing to it. Many hours of work would be involved in the scanning of files.

The contract for the current system expires in 2014.

Homeowners Association Manager Matt Beseau said that it would also be necessary to determine which files could be discarded and not in need of scanning.

Beseau also said that the organization has run out of room for more paper files and needs new shelving and cabinets to continue to store them in the present configuration.

Barn improvements

Common Areas Director W. Lee Murray reported on

continued improvements to the Barn. The board passed a resolution approving the expenditure of a maximum of \$41,500 to replace the deck of the Barn with fire-resistant material for the decking and metal railings.

The board passed an additional resolution to approve the expenditure of not more than \$1,000 to purchase a wall-mounted 55 to 65-inch flat screen television for the conference room. This item will only be used to project materials, because it will not be hooked up to cable or other entertainment access.

Hale gave a brief president's report in which he addressed community concern about news that the Monument Hill Country Club will not offer golf this summer. He said that a number of residents who live on the course are concerned about its appearance without irrigation. He said that he, members of the country club board and members of the board of Woodmoor Water and Sanitation would meet in the near future to discuss the matter.

Beseau reported that the association's new phone system had been installed and that work is being done on the website and creation of a Facebook page for WIA.

Beseau also reported that WIA will sponsor a hazardous waste disposal day on June 7 from 9 a.m. to noon.

WIA switches banks

WIA Treasurer Tom Schoemaker reported that the association is transferring its assets from UMB bank to Integrity Bank. At the February board meeting, Schoemaker had expressed concern over excessive fees being charged by UMB. The new arrangement will include interest on checking accounts and increased interest rates for CDs and money market funds.

Public Safety Director Per Suhr said that one of

WIA's vehicles was damaged while pulling a car out of a ditch. The owner's insurance will pay for the damage.

Suhr reported that all officers have received CPR and firearms training and that Woodmoor Public Safety is considering offering personal protection classes free of charge.

Architectural Control Director Darren Rouse reported that his committee is discussing the inclusion of Firewise materials in the updated Design Standards Manual. In addition, it will revisit a review of multifamily design standards in anticipation of new activity in the area.

Forestry Director Eric Gross commented that the Firewise Committee would like to consult on the matter of fire-resistant materials.

Gross also reported on some upcoming events, including a wildfire prevention workshop on April 6 that will be attended by a member of the WIA committee, an April 17 wildfire preparation panel at Palmer Ridge High School, and a presentation in May on creating defensible space around a home.

Gross said that he has still received no word on the application for a fuel reduction grant.

The board passed a resolution to renew its liability insurance contract with an increase of 6 percent over last year.

The board 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 on April 24.

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March Weather Wrap

By Bill Kappel

After a cold and snowy February, March continued the trend of below-normal temperatures with about average precipitation. However, as is common as we transition from winter to spring, we saw quite a variety of conditions during the month.

The first few days of March were quiet. Temperatures started off in the upper 30s on the 1st and steadily progressed to the low 50s by the 3rd. The mild temperatures and the stronger March sunshine helped to melt a good amount of snow that had accumulated during February as well. A quick-moving storm then moved through the region during the afternoon of the 4th. This brought a round of heavy snow and wind, causing some slick roads but adding some much needed moisture. Nearly 4 inches of new snow fell in only a couple of hours with this storm, and as skies cleared quickly that evening temperatures plummeted, reaching to below-zero levels by midnight in some spots.

Quiet weather returned from the 5th through the 8th before another powerful storm system rolled through the region on the 9th. Temperatures started off cold, with below-zero values in some spots on the morning of the 5th. Temperatures that afternoon reached the mid-30s, about 10 to 15 degrees below normal. However, the stronger March sunshine over the next few days allowed temperatures to warm quickly into the mid-50s on the 6th and 7th.

Changes began to take place during the afternoon and evening of the 8th as a powerful storm was moving into the Intermountain West. This storm took a favored path over the Four Corners region, then through Southern Colorado. As an area of low pressure began to deepen over Southern Colorado around La Junta, winds turned from a north/northeasterly direction.

Moisture increased and cold air continued to filter in, and by 7 a.m. on the 9th snow began to fall. At first, the snowfall was light to moderate, but as the morning progressed the snowfall intensified and winds began to howl. By late morning, blizzard conditions were common. This continued through the afternoon and into the early evening. Major roadways in the area were closed because of the low visibilities caused by snow and wind. The storm moved away from the region late on the 9th, but winds continued to blow through. Most of the region accumulated 6 to 10 inches of windblown snow, again bringing much needed moisture at a time when our plants

really need it.

No major storms affected the region during the second full week of March. Temperatures went on their typical March rollercoaster ride however, starting off on the cold side on the 11th and 12th. High temperatures failed to reach the 30s on the 12th, with fog, low clouds, and flurries. However, sunshine quickly returned the next day and temperatures warmed nicely. Highs reached into the upper 50s on the 13th and low to mid-60s on the 14th and 15th. Cooler and unsettled conditions again moved back in for the weekend. Unfortunately, no organized storms moved through, with most of the snow falling in the mountains. High temperatures were held to seasonal or slightly below those levels, in the 40s and 50s.

A serious taste of winter made an appearance during the first few days of spring as a powerful and cold storm system moved through the region during the week of the 18th. Temperatures during most of the week were pretty close to normal, with mid-40s and mostly sunny skies from the 18th through the 20th. Winds began to kick up a bit on the 21st ahead of the approaching storm, and temperatures warmed into the low to mid-50s on the mild southwesterly breezes. However, the first effects of the storm began to move into the region by early that afternoon, with snow and graupel showers occurring just before 1 p.m. and again around 4 p.m. However, this was just a preview of unsettled conditions ahead of the main storm.

Cooler air behind this first disturbance kept temperatures chilly on the 22nd, with highs only reaching the upper 30s and low 40s, with winds making it feel even colder. The main energy and cold air from the storm began to affect the area late on the 22nd, with light snow starting to fall during the evening hours. Snow continued to increase in intensity overnight and into the next morning. Winds picked up as well, with blizzard conditions in many areas from late morning on the 23rd through the early evening hours. Temperatures stayed cold as well, only reaching into the mid-teens for highs during the 23rd. Most areas received 5 to 10 inches of windblown snow during the event by the time the snow ended late on the 23rd.

As skies cleared that evening, a cold air mass combined with fresh snowfall to help temperatures tumble, reaching well below zero for most areas. This was the coldest morning in the region since 1965 for so late in the season. Unsettled conditions and cold air produced brief heavy snow showers during the late morning and

afternoon of the 24th as well, with another half-inch accumulating in spots. Temperatures were again cold, with highs only reaching the low 20s. Temperatures so cold at this time of the year are very unusual, especially since we stayed below freezing for several days and reached below zero on several mornings.

The last week of the month saw a return of quiet weather and our first spring-like buildup of clouds. A few light rain showers managed to reach the ground during the afternoon of the 29th and 30th. Plenty of sunshine on the final day of the month led to our warmest day as highs reached into the mid-60s.

A look ahead

April is known for a wide range of weather conditions in the region and is on average our snowiest month of the year. We can see 70° temperatures one afternoon and blizzard conditions the next. Several recent years have seen over 50 inches of snow accumulate during the month. Of course, it also melts very quickly, often adding very beneficial moisture to the soil and helping the vegetation, which is just getting started. We can hope this year will bring abundant moisture and make up for some of the dry conditions we've experienced over the last year.

March 2013 Weather Statistics

Average High	46.7° (-3.8°)
100-year return frequency value max	57.9° min 38.0°
Average Low	18.0° (-3.4°)
100-year return frequency value max	27.0° min 12.0°
Highest Temperature	66° on the 31st
Lowest Temperature	-9° on the 24th
Monthly Precipitation	1.12"
	(-0.57", 33% below normal)
100-year return frequency value max	4.29" min 0.22"
Monthly Snowfall	19.9"
	(-1.3", 6% below normal)
Season to Date Snow	78.0"
	(-15.4", 16% below normal)
	(the snow season is from July 1 to June 30)
Season to Date Precip.	11.07"
	(-3.18", 22% below normal)
	(the precip season is from July 1 to June 30)
Heating Degree Days	1012 (+121)
Cooling Degree Days	0

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