

board’s review. He said he hopes to have the document available for homeowner review by the end of August. Rouse thanked Gross for his input regarding fire mitigation materials and practices in new and improved construction.

Common Areas Director W. Lee Murray reported

that planting in front of the Barn is complete, as is mowing in common areas. The wild duck pond has been stocked with trout and minnows. Fishing is catch and release only, and only for residents.

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 Aug. 28.

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July Weather Wrap

By Bill Kappel

Lots of much-needed moisture accumulated during July as the Southwest monsoon season was very active over several periods. This led to above-normal amounts of rainfall and slightly below-normal temperatures.

Typical weather conditions were in control of our region during the first week of July. Each day started off quiet, with mostly sunny skies and with clouds building by late morning. Scattered areas of thunderstorms developed each day from the 3rd through the 7th. The first couple of days of this period saw very little rain reach the ground because low levels of the atmosphere were still very dry. However, early signs of the North American monsoon and its moisture continued to stream into the region and helped to prime the pump. This allowed areas of heavy rain to occur in thunderstorms over the next couple of days, with some areas picking up a quick half-inch or more of rainfall. Temperatures each afternoon reached to normal and slightly above normal levels, hitting the mid-to upper 80s each day.

The North American monsoon pattern continued to affect the region, sending several plumes of moisture into the area from the southwest. Thunderstorms devel-

oped on several afternoons as is typical, but because the moisture available in the overall atmospheric column was high, heavy rain accumulated quickly in many areas. The heaviest rains fell on the 10th, 13th, and 14th. The high levels of moisture were also evidenced by the muggy conditions experienced at times. This was especially the case on Saturday the 12th and Sunday the 13th, as conditions felt more like the Midwest than the Palmer Divide.

Temperatures remained warm, with highs reaching into the mid- and upper 80s each day before the clouds and showers developed. The hit or miss heavy rainfalls meant some areas of the region received large amounts of rainfall while others saw significantly less. Most of us did accumulate 1-2 inches of rainfall, with some areas getting 3-4 inches. Unfortunately, some of this rain fell with extreme intensities, which leads to flash flooding in the highly susceptible areas of the Black Forest burn scars. In these areas that burned last month, it takes far less rainfall to cause flash flooding and overland flow. This occurred a couple times during the week and was most pronounced around Shoup Road on Sunday early evening when 1-2 inches fell in less than an hour. This will continue to be a problem for several years whenever heavy rains occur over the burned regions.

The middle of the month saw a variety of weather conditions. Cool and cloudy weather, with light rain and drizzle at times, started the week of the 15th. Highs managed to reach the upper 60s late that afternoon after being stuck in the 50s most of the day, as some clearing late in the day allowed temperatures to try and warm up. This was about 15-20 degrees cooler than average. Clear skies returned for the next two days, but temperatures were slow to warm, only reaching the low 70s on the 16th and upper 70s on the 17th. This made for some very pleasant afternoons during what is on average our warmest period of the year.

Temperatures started to warm up over the next few days, reaching the 80s and low 90s from the 18th through the 21st. However, only isolated thunderstorms developed each day, with most of us missing out on heavy rain. The exception was over the weekend, when a couple of the thunderstorms dropped some brief heavy rain over a few spots in the region. This was most prevalent on the southeast side of Black Forest on the 20th and central areas on the 21st.

The week of the 22nd started off quiet and warm, with highs reaching the upper 80s to low 90s on the 22nd

and 23rd. This is to be expected, however, because this is on average our warmest week of the entire year. The heat was short-lived as clouds and moisture spread over the region on a strong southwesterly flow. This combined with cooler, low-level air moving in from the northeast. This pattern set up almost daily occurrences of rain and thunderstorms across the area. As usual in this type of pattern, some areas were big winners one day, while others saw the most rain the next. For the week as whole, most of us picked up a nice soaking of moisture, generally 2-3 inches. Even more beneficial, there were several days when the low clouds and fog, which produced a nice light, soaking rain, kept temperatures in the 60s.

Thunderstorms and areas of rain continued to affect the region off and on through the rest of the month. These high levels of moisture and areas of clouds helped to hold temperatures at or slightly below average over the last few days of the month.

A look ahead

August is the last true "summer" month for the region. We are often greeted with sunny, pleasant mornings that turn into afternoon and early evening thunderstorms. Highs during the month range from the mid-80s at the beginning of the month to mid-70s at the end. Temperatures at night get more comfortable as well, often dipping into the 40s.

July 2013 Weather Statistics

Average High	81.8° (-0.8°)
100-year return frequency value max	87.6° min 75.3°
Average Low	50.9° (+0.2°)
100-year return frequency value max	56.2° min 46.9°
Highest Temperature	90°F on the 21st, 23rd
Lowest Temperature	44°F on the 1st
Monthly Precipitation	3.51"
	(+0.37" 10% above normal)
100-year return frequency value max	6.03" min 0.98"
Monthly Snowfall	0.0"
Season to Date Snow	0.0"
	(the snow season is from July 1 to June 30)
Season to Date Precip	3.51"
	(+0.37" 10% above normal)
	(the precip season is from July 1 to June 30)
Heating Degree Days	32 (+3)
Cooling Degree Days	75 (-16)
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Letters to Our Community

Guidelines for letters to the editor are on page 31.

Disclaimer: The opinions expressed in Letters to Our Community should not be interpreted as the view of OCN even if the letter writer is an OCN volunteer.

Vehicle limit difficult after fire

Dear Woodmoor neighbors,

Our son’s house burned down in the Black Forest Fire. They have been living with us ever since in Woodmoor. A few days before July 10 we received an email from the Woodmoor Improvement Association (WIA) saying that all fire-related excess vehicles must be moved. The family had two vehicles which we were able to save through a wall of flame. My son’s work truck burned. He has since replaced his work truck.

The president of WIA, Jim Hale, told me we violated Woodmoor’s covenants by having the children’s three vehicles parked on our property. He said, “We asked for the vehicle info ... so we can respond to complaints which we’ll surely get from the number of vehicles in your driveway.” And, “The Woodmoor documents have been in place for over 40 years.”

We have only two neighbors that can even see these three vehicles parked near our garage. Honestly, I doubt that they even care. But, if you are offended, please come and talk to us. I have posted the covenant violation notice with its two conditions to qualify for a six-month waiver at the front door so that everyone can see that we reported

ourselves. Finally, I fully agree with the covenants on how many vehicles should be parked on a property. However, sometimes life throws situations that require special circumstances, and we should revise WIA covenants to meet the needs of the current community.

Estelle Remington

Editor’s note: To help people who were temporarily displaced by the Black Forest Fire, the WIA suspended violations on excess vehicles until July 10, when people were asked to make other arrangements. WIA Board President Jim Hale said in a phone call on July 22, “We acted on (this situation) right away at the covenant hearing on July 10 and granted her request for a six-month waiver for excess vehicles. (Remington) did not attend the meeting and was notified of this approval via board decision letter.”

Vote for the school district’s mill levy override

Before voluntarily parting with funds, we have to see a real need. Is there one?

First, the Lewis-Palmer School District has historically performed very well in educating our kids. Our students have consistently earned very high ratings under the CSAP and the TCAP testing programs.

Secondly, LPSD has consistently achieved the rating of Accredited with Distinction. Undoubtedly the good performance contributes to maintaining relatively high real estate values.

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