

BLAST – April 20th, 2024

Topic: Woodrock Fishing Club

It's time for the ponds to start thawing which means the opportunity to enjoy membership in the Woodrock Fishing Club is upon us. We have scheduled to have fish delivered for stocking the ponds the week of May 13th.

Attached are membership forms and the club Rules and Regulations. Please complete and return the appropriate form with payment as a renewing member or new member. Remember - submit your payment by May 18th and get a 10% discount on the annual fee. You should print and retain the Rules and Regulations to be sure you and any guests are familiar with the rules.

Please note a few revisions to the Rules and Regulations - guest privileges now allow up to four guests who must be accompanied by the owner. Also, items III. 1. and 2. have been modified regarding allowed bait.

Happy Fishing!

Woodrock Fishing Club Committee

BLAST – April 19th, 2024

Topic: Spring Updates

The gate code has been changed to... (check your WPOA email for this information). This WILL NOT affect your remotes. There will be an overlap of time in which the old code, 4663, will still be active. As of June 1st the old code will be eliminated.

Out of courtesy to your Woodrock neighbors please DO NOT give out this new gate code. It is recommended that you meet your guests, contractors and personal delivery vehicles down at the gate and lead them in to reduce the number of people having the gate code.

Due to low interest we will not be providing a roll-off dumpster for a spring cleanup.

Remember to obtain ARC approval if you plan to paint your house or add a deck this spring or summer. Contact Terry Callaway at callaway.tc@gmail.com and he'll walk you through the process.

It's the time of year that we need to stay aware of the fire dangers in our area. The National Weather Service issues red flag warnings and the notice will appear on the Teller County sheriffs and office of emergency management website.

We are first on the list this year with the Divide FD for, hopefully, two chipping dates. Once the dates have been set we will send out a notification.

Thank you for the support with keeping Woodrock fire wise!

Your Woodrock Board

BLAST – Apr 5, 2024

Topic: Tree Spraying Update

Greetings Woodrock!

Please refer to previous Email of March 20th on this subject. Attached is the list we have so far for tree spraying. If you are not on the list and think you should be or want to be added, please reply to 221Lindale@gmail.com. Include the number of trees you want sprayed at \$10 per tree. Payment can be made by (1) delivering a check to Dale Petersen prior to spraying made out to Mountain Tree Spraying; or (2) pay them when they are on site; or (3) they will bill you by Email.

Depending on weather, the week of May 20th is the target for spraying. Please reply as soon as you can but the deadline is May 13.

Questions? Call Dale Petersen at 405-550-7510. 128 Homestead Rd.

BLAST – Apr 2, 2024

Topic:

It's SPRING and so much is happening in the neighborhood.

Every other year, Mountain Tree Spraying and Fertilization has offered a discount to spray our trees to keep them healthy. A healthy forest is a great deterrent against wildfire. This year, Mountain Tree Spraying will be targeting the Spruce BudWorm, which attacks short needled conifers. Spraying has averaged \$10 a tree based on a mix of tall and short trees. Please read the attached information sheet and contact Dale Peterson (221Lindale@gmail.com) if you want to take advantage of this offer.

The snow is melting thus exposing all of the dog poop that has been left on the side of our roads and properties. Stay tuned for further information regarding volunteering for the neighborhood Poop Patrol Pickup event. This event does not mean as a neighborhood we condone not picking up after your pets. You know who you are and so do your neighbors. Please be a good neighbor and pick up after your pets.

The Board is interested in knowing your interest in getting a 20 yard roll-off dumpster for use by the residents to get rid of large objects that the trash service would not pick up. Some restrictions are no mattresses, appliances, TV's, tires, hazardous materials, construction materials and NO SLASH. The roll-off would be placed down by the gate and the estimated cost is \$400 for a week. We want this to be equitable to all homeowners and we are trying to gauge your interest and participation. Please reply to this email if you wish to participate.

We have a new Community Wildfire Protection Program (CWPP) out for signature. Once it's signed it'll be sent to all homeowners electronically and posted to the Woodrock website for quick reference. This is a good time to refresh your memory on what precautions to take during red flag days and during periods of active burn restrictions (Stage 1, 2 & 3).

The Woodrock website is updated to accept online payments for assessments this fall. Many thanks to our web savvy Secretary! If you haven't visited the website recently here is the link <https://www.woodrock-poa.org/>

Wildlife is returning and that includes trash loving raccoons, magpies, and bears. Please do your part in making your trash inaccessible except on pick-up days (which seem at times to be random). If your trash does not get picked up, please call your service provider and bring your trash back in.

Your Woodrock Board

BLAST – Mar 25, 2024

Topic: Woodrock Board Meeting: Postponed

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on Thursday, March 28th at 5:30 pm.

Please send an email RSVP to woodrockpoa@gmail.com if you plan to attend.

Your Woodrock Board

BLAST – Mar 21, 2024

Topic: Access to Propane Tanks

Greetings Woodrock,

We are receiving requests for snow removal to access propane tanks and want to reiterate that this has always been the homeowner's responsibility and will continue to be so.

As we've stated before, please **DO NOT** reach out to any of the road crew for any reason. Our road crew are volunteers and they don't need the added stress and the requests are numerous. Moving forward **email the Board** at woodrockpoa@gmail.com with concerns and we will be handling and prioritizing how questions/requests are handled.

If you have questions about the road conditions and updates please refer to the email sent out titled: "ROADS UPDATE: March 19, 2024".

This was a monumental storm that we won't soon forget and with that comes its challenges that we must all face that will test our resilience and self-reliance. As you're shoveling out to your propane tank remind yourself that it's Spring and this too shall pass

Your Woodrock Board

BLAST – Mar 20, 2024

Topic: Tree Spraying in Woodrock

Greetings Woodrock,

It was brought to our attention that not everyone was able to open the word document in the first email, therefore, we are attaching it again in a pdf format.

Please read the attached information sheet and **contact Dale Peterson** (221Lindale@gmail.com) if you want to take advantage of this offer.

Your Woodrock Board (Text of attachment follows)

Woodrock has previously used Mountain Tree Spraying/Jake McNeese of Woodland Park to spray for

budworms, generally on an every other year basis. In 2022 the charge was \$10 per tree. He is quoting

that same amount for this spring. We need to let him know if you want to be sprayed this year as his

calendar is tight. Spraying will likely occur in May.

If there is a residence on site, they move out from the home in a radius until number of trees is reached.

Realize this is a boom sprayer that goes quite high, hitting the largest trees but there is obviously overspray that will catch smaller trees beneath. You are not paying for the smaller trees.

Billing can be by e-mail to your address in the directory. Alternatively, you can provide a completed

check made out to Mountain Tree Spraying for the number of trees requested, giving that check to Dale

Peterson who will pass it on to MTS when spraying is complete.

If you are interested in having this done, please reply as soon as possible and provide the following

information:

Lot number or numbers and address

Number of trees you want sprayed per lot (typically 15 to 30 trees per lot)

Any specific instructions for spraying on your lot – such as, you will mark specific trees with a colored

ribbon. (End of attachment)

BLAST – Mar 20, 2024

Topic: Tree Spraying in Woodrock

Greetings Woodrock,

It's that time again!

Every other year, Mountain Tree Spraying and Fertilization has offered a discount to spray our trees to keep them healthy. A healthy forest is a great deterrent against wildfire.

This year, Mountain Tree Spraying will be targeting the Spruce BudWorm, which attacks short needled conifers. Spraying has averaged \$10 a tree based on a mix of tall and short trees.

Please read the attached information sheet and contact Dale Peterson (221Lindale@gmail.com) if you want to take advantage of this offer.

If you don't want your prized trees getting weakened and possibly killed, please consider this spraying as a way to maintain your property value and sustain a healthy forest.

It might not feel like it but officially Spring has arrived!

Your Woodrock Board (Note: Text of the attachment is added to the above BLAST)

BLAST – Mar 19, 2024

Topic: ROADS UPDATE: March 19, 2024

Greeting Woodrock,

As you are all aware, Teller County is in a State of Emergency, and that includes Woodrock. We just endured a historical storm and we should give thanks to our road crew for the great work they provided during and after the storm.

The roads in/out are the top priority for safety reasons and that will continue to be the case. There will be no more plowing of driveways until the roads are safe, which includes making sure we have 2 lanes in/out of the neighborhood. If it takes three days to get the roads cleared then residents need to make their own plowing arrangements.

We understand that the roads are still problematic due to slush thawing and refreezing. This will continue indefinitely, therefore, travel at your own risk. If you do get stuck it is your responsibility to get unstuck.

We recommend limiting your travel in/out of the neighborhood. The conditions are not ideal so please consider rescheduling appointments and asking neighbors for assistance, i.e. errands and grocery pick ups.

Our plow team has put in countless hours, even putting their livelihoods on hold, clearing the roads. From this point on DO NOT reach out to any of the road crew for any reason. The plow team is volunteers and they don't need the added stress. Moving forward email the Board with concerns and we will be handling and prioritizing how issues are handled.

The current plan is to have, Tom Snare, our grader operator, widen the roads this weekend.

If you have a shovel and time, work on the road that borders your property.

We all made the decision to live in the Colorado Rocky Mountains and there will be tough times which will test our resilience. This is one of those times that we need to be kind to each other, lean on each other, help each other and be self-reliant.

We ARE Woodrock STRONG!

Your Woodrock Board

BLAST – Mar 18, 2024

Topic: Woodrock Way is open (5:42pm MDT)

The stuck truck is gone. Woodrock Way is open.

The Board

BLAST – Mar 18, 2024

Topic: Woodrock Way Closed at Sucking Rocks (3:10pm MDT)

Urgent!

A waste Management truck is stuck at sucking rocks. It is broadside, blocking both lanes. Do not exit or enter Woodrock until this vehicle is cleared and road is back open. As soon as that happens we will post another blast.

The WPOA Board

BLAST – Mar 16, 2024

Topic: Additional Driveway Plowing Options

Below are some additional driveway plowing options if you choose to have your driveway cleared:

Dirty Deeds Dirtworks (who can come out tomorrow)

Contact: Brent

(303) 945-9130

There is a new Facebook group, Teller County Plowing that helps connect people to folk doing plowing.

Tom Snare will be out as soon as he is available to assist in clearing the roads.

Once again, stay safe and warm.

Your Woodrock Board

BLAST – 16 Mar, 2024

Topic – Change of date for the WPOA Board Meeting

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on March 25th at 5:30 pm.

Please send an email RSVP to woodrockpoa@gmail.com if you plan to attend.

Your Woodrock Board

BLAST – 16 Mar 2024

Topic: Storm Update

Greetings Woodrock,

In case you were unaware, Teller County has issued a State of Emergency.

Our neighborhood is faring better than many. We are fortunate to have our plow truck and crew AND we haven't lost electricity.

Our plow crew is back at it today and the main objective is to widen the main roads in/out of the neighborhood for safety reasons. Please STAY HOME and give the plow crew room to operate.

Driveways are secondary and safety is the top priority on these slick surfaces.

The board has been looking into finding heavy equipment to come in and assist the road crew and individual homeowners.

Keep in mind this will be an added expense to you as a homeowner if you choose to have your driveway cleared.

We will keep you apprised as we know more.

Thank you for your patience and kindness!

Your Woodrock Board

BLAST – 15 Mar, 2024

Topic: Roads Update – Stay Home

Greetings Woodrock,

Our plow crew has done a great job tackling this head on and we can't thank them enough. This storm was a BIG ONE!

Top priority is and always will be the roads in and out of the neighborhood. Currently there is (sort of) a single track in/out of the neighborhood, except to the end of Paradiso where the plow truck was unable to get up the hill. Since we only have a single track, if you meet another vehicle you will have nowhere to go.

The roads are extremely slick and dangerous and we encourage everyone to STAY HOME, if at all possible. If you get stuck we're not sure who or when anyone would be able to assist you.

As of right now the plow crew is assessing the situation and this much snow might require heavier equipment.

Currently, there is not a plan to clear driveways due to the dangerous conditions plus the weight and amount of the snow. We encourage everyone to do what you can on your own property.

Please check in and help each other, the best you can. We are in this together!

Your Woodrock Board

BLAST – 8 Mar, 2024

Topic: WPOA Board Meeting Announcement

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on March 18th at 5:30 pm. Please send an email RSVP to woodrockpoa@gmail.com if you plan to attend.

Your Woodrock Board

BLAST – 9 Feb, 2024

Topic: Driveway Plowing

Greetings Woodrock,

Our road crew is prepared for the next anticipated storm heading our way tonight into the weekend. We can't thank them enough for their service.

They plan to ONLY plow the roads due to equipment instability and are still addressing a way to modify and keep the plow functional to handle heavier snow loads. Top priority is and always will be the roads in and out of the neighborhood.

Until further notice please make your own arrangements to have your driveways plowed. In the past we've used Stan Conley for the Woodrock roads. His contact number is 719-243-4970.

Your Woodrock Board

BLAST – Feb 7, 2024

Topic: Road and driveway plowing

Greetings Woodrock,

Thank you to our road crew for their continued hard work and diligence keeping our roads passable. They put in countless hours so a big shout out to Clint, Paul and Mike.

They plan to plow the roads but due to equipment instability they will not be plowing any driveways. Top priority is the roads in and out of the neighborhood. They are currently working on addressing a way to modify and keep the plow functional to handle heavier snow loads.

Please make your own arrangements to have your driveways plowed. In the past we've used Stan Conley for the Woodrock roads. His contact number is 719-243-4970.

Your Board

BLAST – Feb 3, 2024

Topic: Snow Removal

Greetings Woodrock,

Our Woodrock road crew has been out all day plowing and we can't thank them enough for all they do to keep our roads as passable as possible.

Currently the plow truck is stuck and the decision has been made to let our drivers rest and take a break for the night. Tomorrow they will work to get it unstuck and assess the situation.

We encourage everyone to stay home, if possible, and enjoy the winter wonderland we are privileged to live in. If you do have to venture out please be cautious.

Your Woodrock Board

BLAST – Jan 26, 2024

Topic: Woodrock Way clear

Good morning Woodrock,

The trailer that was stuck near Sucking Rocks has been removed and the road is clear in both directions.

The plow is out but please use caution when out on the roads.

Have a great day!

Your Woodrock Board

BLAST – Jan 25, 2024

Topic Road single lane open at Sucking Rock

Hi Woodrock,

There is still a flatbed trailer blocking the uphill side of the road just below Sucking Rock. The downhill side of the road is open for a single lane of traffic. It is slick through that area so proceed with caution.

We don't have a timeframe of when the trailer might be moved.

Please remember to yield right of way to the traffic coming up the hill as it is far easier to stop and restart when going downhill.

Enjoy the beauty that we all call HOME!

Your Woodrock Board

BLAST – Jan 25, 2024

Topic: Road blocked at Sucking Rock

Hi Woodrock,

Please be aware that there is a vehicle stuck on the road in the Sucking Rock area. The road is extremely slick but passable around the vehicle. We don't have a timeline of when to expect this to be cleared up.

Proceed with CAUTION!

Your Woodrock Board

BLAST – Jan 10th, 2024

Topic: Updated Directory, Pet Roster and Neighborhood map and road conditions down to the ponds.

Hi Woodrock,

We wanted to share the below information with you.

The van that was stuck headed down to the ponds has been recovered. The road isn't blocked but we caution you to go down at your own risk.

Check out the Woodrock website at <https://www.woodrock-poa.org/> to view the updated Woodrock Pet Roster, Woodrock Member Directory, and the Woodrock Resident Map.

Be aware that the gate code will be changing tentatively in late spring. We will put out more information as the change solidifies and we have a date. **NOTE: This change WILL NOT affect your gate remotes.**

Stay warm during the cold spell headed our way.

Your Woodrock Board

BLAST – Jan 3rd, 2024

Topic: Road Closure

Hello Woodrock,

The road down to the ponds, beyond the intersection with Eagle, is CLOSED until further notice.

The road to the ponds is blocked by a stuck vehicle. The vehicle is blocking the entire road and if you head down there will be no option but to back up.

[image of stuck van included in email version]

Recovery efforts have begun and we will let you know when the road is cleared to go down to the ponds.

Your Woodrock Board

Blast – Dec 31st 2023

Topic: Road Down to the Ponds

Good morning Woodrock,

Please use caution when driving to the ponds and only drive down if you have and engage your 4WD. There is deep loose snow that is in the shaded parts of the road.

Remember that these are not Woodrock roads and that the road is not plowed or maintained in winter unless directed by the Myrick family for their use. Should someone get stuck, it's the owners responsibility to get their stuck vehicles removed.

Winter is officially here! Enjoy our beautiful neighborhood and what it has to offer but stay safe and be prepared.

Happy New Year!

Your Woodrock Board

Blast – Dec 30th 2023

Topic: Board Meeting

Hi Woodrock,

The next Board Meeting will be held at 630 Homestead Road on Jan 8th at 5:30 pm.

Happy New Year!

Your Woodrock Board

Blast – Dec 18th 2023

Topic: Icy roads

Hello Woodrock,

The section of road around Sucking Rock is a sheet of ice. Take it slow and if you have 4 wheel drive we would suggest engaging it. The board is currently spreading gravel through the area but extreme caution is advised.

A good rule of thumb when "off roading" is that the vehicle coming uphill has the right of way so that they don't lose momentum. During inclement weather and icy road conditions we would recommend keeping this in mind as a kindness to each other.

If you are coming downhill in a narrow area of our roads please give the right of way to the vehicle coming uphill. If you stop please pull as safely to the side as possible for the oncoming vehicle. It is far easier for the vehicle heading downhill to get moving again.

Drive safely and enjoy the beauty of our winter wonderland!

Your Woodrock Board

Blast - Dec 12th, 2023

Topic: Winter Blast

Greetings Woodrock,

Our plow will likely be fixed this week but not before the next round of snow. We encourage everyone to have a plan in place. The clearing of driveways will be the responsibility of the property owner.

With slippery conditions, slow down. If you can imagine yourself without breaks or steering and that frightens you; you are going too fast. The one place you will want to maintain momentum is coming uphill after sucking rocks. If you encounter a stranded vehicle, don't stop to help unless you are on level ground at the top. Then you can walk carefully down to render assistance.

Winter requires preparing for days of being snowed in, car mishaps that could take hours to get help, and keeping safety gear (water, flashlight, handwarmers, cell charger etc.) in your car always. Change appointments to coincide with good weather.

The Board is concerned with the rising cost of repairs, insurance, inflation and the last five years of using reserves to meet annual obligations. Analysis of our income, expenses and reserves is underway to determine if we're financially sustainable at an assessment rate of \$300 per lot.

One last item. Please continue to pick up after your dogs.

Blast – Dec 9th, 2023

Topic: Plowing the Roads and Driveways

Greetings Woodrock,

We have a broken snowplow and have requested the services of Stanley Conley to plow out our roads. He plowed Friday night and Saturday morning. If you've signed up to have the WPOA plow out your driveway, you'll have to make other arrangements as our plow is being repaired.

Stan will do your driveway and bill you for his work. If you want him to clear your driveway, call him tonight at 719-243-4970.

I apologize for not sending out an email earlier once I learned that the repairs would not be completed in time for the snowfall.

The plowing out of Woodrock driveways is not a guaranteed service, so please have a backup plan in place.

The WPOA Board

Blast – Nov 3rd, 2023

Topic: Board Meeting

Greetings Woodrock,

There will be a WPOA Board Meeting at 5:30, Monday evening at 744 Woodrock Way.

Visitors are welcome but please RSVP no later than 5:30 Sunday evening, November 12th.

Your Woodrock Board

Woodrock/Web-UpLoads/WPOA-Blasts.docx

Blast – Oct 15th, 2023

Topic: Car Keys

Somebody left their keys/vehicle fob in their mailbox lock Friday night, and Mary Smieshek brought them home for safekeeping. Mary will be home all weekend if you want to go over to get them. Her address is 376 Paradiso Rd.

Thanks!

Blast – Sep 26th, 2023

Topic: Assessments

Greetings Everyone,

This is a friendly reminder from the WPOA that Annual Assessments are due at the end of this month. Assessments mailed in with a postmark on or before September 30th will not incur a late fee of \$50 per lot owned.

Your Woodrock Board

Blast – Sep 15th, 2023

Topic: Board Meeting

Greetings Woodrock;

There will be a Woodrock Property Owners Association Board meeting on Monday, the 25th of September at 156 Paradiso at 5:30 pm. Guests are welcomed.

Also, annual assessments received after September 30th will be assessed a \$50 late fee per lot owned.

That is all.

Your Woodrock Board

Blast – Aug 22nd, 2023

Topic: Board Meeting

Greetings Woodrockers,

There will be a short meeting of the Woodrock Property Owners Association on the 31st of August at 7:00 pm at 821 Woodrock Way. This will be an abbreviated meeting to close out actions of the 2022-2023 Woodrock fiscal year. Visitors are welcome.

Cheers,

Your Woodrock Board

Blast – Aug 15th, 2023

Greetings Woodrockers,

Your annual assessment form for 2023 to 2024 is attached. Payment is due on September 1st and is considered overdue if received after September 30th.

Thank you for your prompt payment,

Your Woodrock Board

Blast – Aug 9th, 2023

Topic: Evacuation

Greetings Woodrockers,

We have the rare opportunity to practice an evacuation route through Mueller State Park this Saturday at 3pm following the Annual Board meeting. Please start lining up on the right hand side of the road by **592 Paradiso Rd** at 2:45pm. This route could become our escape route should a wildfire approach from the south or our access to Four Mile Road becomes blocked and we must evacuate. **Cars and pick-up trucks only, no trailers or any towed objects are allowed.** Once we emerge at the School Pond parking lot, please exit the park and return to Woodrock. This exercise supports our status as an active FireWise community.

Hoping to see you Saturday at 3:00 PM, after the Annual Board Meeting and Pot Luck!

Your Woodrock Board

Blast – Aug 2nd, 2023

Topic Blast Correction

So sorry, everyone. The Annual Meeting/Pot Luck is on **SATURDAY, AUGUST 12**, not Sunday!

The Annual Meeting of the Woodrock Property Owners Association will be held at 10:30 AM on SATURDAY August 12th on Lot 17 (where the picnic tables are, for new folks), followed by an afternoon wildfire evacuation exercise through Mueller State Park. Everyone is invited to attend this outdoor event. We will welcome newcomers, recap the 2022-2023 year and introduce the new board members. The Treasurer will discuss our 2023-2024 budget. Our Chairman of the Roads Committee will address the current status of heavy equipment, our recent downpour, and the gate. The fishing club will talk about the status of the ponds and how the fishing has been and what can be expected in the near future. Then we want to hear from you! We ask for your input and ideas for the next fiscal year. **After the meeting there will be a potluck lunch with free beer, water and soft drinks. Bring your own chair. We hope to see everyone there!**

Ever marching onward,

Your Woodrock Board

Blast – Aug 2nd, 2023

Topic: Annual WPOA Meeting and Picnic

Greetings, Woodrockians!

The Annual Meeting of the Woodrock Property Owners Association will be held at 10:30 AM on Sunday August 12th on Lot 17 (where the picnic tables are, for new folks), followed by an afternoon wildfire evacuation exercise through Mueller State Park. Everyone is invited to attend this outdoor event. We will welcome newcomers, recap the 2022-2023 year and introduce the new board members. The Treasurer will discuss our 2023-2024 budget. Our Chairman of the Roads Committee will address the current status of heavy equipment, our recent downpour, and the gate. The fishing club will talk about the status of the ponds and how the fishing has been and what can be expected in the near future. Then we want to hear from you! We ask for your input and ideas for the next fiscal year. **After the meeting there will be a potluck lunch with free beer, water and soft drinks. Bring your own chair. We hope to see everyone there!**

Ever marching onward,

Your Woodrock Board

Blast – Jul – 30th, 2023

Topic: Heavy Rains and Rocks in the Road

WOODROCKERS BEWARE!

Heavy rain has caused fist-sized rocks to cover the road in the Sucking Rocks area. The road is passable, but low-clearance vehicles must use **CAUTION** and **PROCEED SLOWLY** through that area.

We will begin repairs as soon as possible.

Thank you,
Your Woodrock Board

Blast – 14 July 15, 2023

Topic: HB 23-1105

Dear Woodrock residents and property owners,

During this year's Colorado Legislative Session, HB23-1105 was passed and signed into law. It creates a task force charged with reviewing matters such as, but not limited to, an association's fining authority and practices, foreclosure practices, communications with homeowners regarding processes and homeowners' rights and responsibilities, the way in which the association makes its governing documents, policies and rules and regulations available to the homeowners, and executive board actions regarding collection and legal activity against a homeowner. The task force will also look at homeowner complaints (as reported to the HOA Information and Resource Center and Homeowners' Advocacy Groups in Colorado), CCIOA, and other state and federal laws.

Simply put, HB23-1105 creates a method by which members of a Colorado HOA or POA who may have problems with, or questions for, their HOA or POA may go directly to the task force without having to contact their association first. Designations and appointments to the task force will occur before August 1, 2023.

If you have questions about the task force, please contact the HOA Information Office and Resource Center, which is a program of the Division of Real Estate. You may find more information about this program, including contact information, at the [HOA Center](#) of the Colorado Department of Regulatory Agencies.

Hope you're enjoying our mountain summer,

Your Woodrock Board

Blast – 4 July 2023

Topic – Meeting, trespassing, new website

Hello Woodrockers,

There will be a meeting of the WPOA Board on the 13th of July (Thursday) at 5pm at the home of Jon Cornick, 821 Woodrock Way. All members are invited but please RSVP by the evening of the 11th.

Also, we ask that everybody using the back woods respect the property of our neighbors by not trespassing. We have been asked to not enter Mueller State Park and Dome Rock State Wildlife Area from Woodrock. As always, respect the property of our residents as well.

We also have an alternative website for you to check out. The new website www.woodrock-poa.org contains everything the official web site has but with a simpler format and easier access to our documents. The password for Private Documents area is ABCD2468. Please do not share this with non-Woodrock members. Again, have a great holiday!

Blast – 15th June 2023

Topic: Gate Remotes Reprogramming

Last week there was a lightning storm that burnt out the surge protector on the gate. "County Door" (our gate maintainers) was called to replace the surge protector which they did on the 14th. However, the radio receiver was damaged as well; and a replacement was ordered. The receiver is scheduled to arrive around July 10th. Until then, the gate will remain open. All remote gate openers will have to be programmed for the new receiver. To accomplish a Woodrock wide reprogramming of gate remotes, we ask that you please put them into a plastic zip-lock bag along with your name and address and deliver them to the front door of any of the below listed WPOA Board Members prior to July 10th. We will give them to "County Door" for reprogramming. Once reprogramming is complete, we will return them to you. We will also collect remotes from part-timers at the annual picnic on August 12th. Please contact the Board if you have a special circumstance in turning in your remote. We will work to accommodate all situations to include programming automobile settings.

Jon Cornick, 821 Woodrock Way
Dale Petersen, 128 Homestead Rd
Bill Doolen, 156 Paradiso Rd

WPOA Board

Blast-14 Jun2023

Topic: July Wood Chipping Dates

Attention Woodrockers!

The Divide Fire Department has set the dates of July 8th and 9th to have their chipper/shredder operating in Woodrock. Plan to have your slash piles alongside the road, thick ends pointing out toward the road and piled no more than five feet tall (see attached photo for example).

Volunteers are encouraged to help feed the chipper from location to location. The piles should be placed such that a large truck with a long chipper in tow can pull up to the pile and still be

able to turn around when finished. Piles located on driveways will not be chipped. Many thanks to Martin Guthardt and Steve and Sylvie King for staying on top of this.

There will be another opportunity in fall, so stand by for news on when that will be scheduled.

Your Woodrock Board

Blast-3 Jun 2023

Topic: A Word to the Wise – Cattle

Fellow Woodrockers...

Bill Myrick has let us know that over the next few days, cattle will be returning to his property. Please be aware of this, and if you are on Bill's property and go through a gate, PLEASE CLOSE IT BEHIND YOU!

Thanks,

Your Woodrock Board

Blast-2 Jun 2023

Topic: WPOA Board Elections

Dear Woodrock Residents,

Attached is the tentative timeline for the voting process to elect directors to the Woodrock Property Owners' Association Board of Directors. There are three vacancies on the WPOA Board to be filled. Dale Petersen, Steve Tom, and Paul Turley will not be running for reelection. We encourage anyone who is interested in shaping the future of Woodrock to put forth their name for the upcoming election

This mailing is to solicit your response if you wish to be on the ballot for the election. If so, please let us know not later than June 23rd and include a brief biographical sketch to highlight your history with Woodrock, any other relevant experience and why you would like to serve on the WPOA Board.

If you are interested in serving on the Board and have any questions about what's involved, time requirements, etc., please contact any of the Board members for more information.

Many thanks,
WPOA Board

Blast- 2 Jun 2023

Topic: Woodrock Board Elections

Dear Woodrock Property Owners,

Attached is the tentative timeline for the voting process to elect directors to the Woodrock Property Owners' Association Board of Directors. There are three vacancies on the WPOA Board to be filled. Dale Petersen, Steve Tom, and Paul Turley will not be running for reelection. We encourage anyone who is interested in shaping the future of Woodrock to put forth their name for the upcoming election

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Many thanks,

Your WPOA Board

Blast- 22 May 2023

Topic: Our "Nails in the Road" Problem

Greetings Woodrock Neighbors,

As you may already know, people are finding nails in their tires as a result of a nail spill last Friday. We urge you to inspect your tires frequently. If you discover a nail, take a picture of it and get the tire serviced. Save the receipt. We are working on a solution for reimbursement and inconvenience caused by the spill. Also, if you have nails you've picked up along the road, don't throw them away or use them. We want to collect them to show how many were involved in the spill. Thank you.

Your Woodrock Board of Directors

Blast-19 May 2023

Topic: WARNING! NAILS IN THE ROAD!

Attention Woodrock Residents:

Our neighbor, Dan Polly, has advised us that there are "hundreds" of nails on the road at the intersection of Woodrock Way and Homestead Road. Most likely fall-off from a contractor

truck. Jon Cornick is heading over there with some magnets to endeavor a removal, and Bill Doolan will also be helping.

USE EXTREME CAUTION AT THAT INTERSECTION UNTIL FURTHER NOTICE. The nails may be spread over a fairly wide area from Woodrock Way up to the Guthardt home.

Again, please use EXTREME CAUTION. We will update everyone as soon as possible.

Your Woodrock Board

Blast- 17 May 2023

Topic: Wildfire Community Preparedness Day

Good Wednesday, everyone...

The annual Wildfire Community Preparedness day event is coming up this Saturday, May 20th. All pertinent information is in the attached flyer. Attendance is highly recommended. It's short notice, but we hope you'll be there so we can learn how to do our part in keeping our community safe and fire-wise!

Your Woodrock Board

Blast- 15 May 2023

Topic: Something Fishy is Going On

Dear Woodrock Property Owners,

Just a reminder....

Please remember this Thursday, May 18th, is the deadline for getting a discount on Fishing Club membership dues.

This season's stocking was much improved over our last one, and there are plenty of very large (2-3 lbs.) just waiting to see what you'll be bringing to the menu!

Happy angling,

Your Woodrock Board

Blast- 10 May 2023

Topic: Weather Correction

That should have read TORNADO WARNING (more serious than a watch) and the National Weather Service says conditions currently exist in our area that could spawn a tornado. The warning will be in effect until 3:45 PM.

Stay safe,

Your Woodrock Board

Blast- 10 May 2023

Topic: Nasty Weather

Hi, Woodrockians...

If you haven't noticed, the predicted storm has arrived. We're getting some potentially damaging hail currently, and **THERE IS A TORNADO WATCH FOR MIDLAND, WOODLAND PARK AND OTHER LOCATIONS UNTIL 3:45 PM.**

If we lose power, it's a good idea to proactively turn off or unplug at the wall, any device that could be harmed by a spike when power returns.

Stay warm and dry!

Your Woodrock Board

Blast- 2 May 2023

Topic: Trout stocking TODAY plus Fishing Club reminder

Dear Woodrock Property Owners,

Trout are being delivered today - 400 pounds. Please remember the deadline for getting a discount on Fishing Club membership ends May 18. If you haven't already renewed or initiated your membership, please do so by mailing payment and form to Dale Petersen at 128 Homestead Rd, Divide, CO 80814. See email of March 22 for details.

Thanks,

Your Woodrock Fishing Club

Blast- 24 Apr 2023

Topic: Notice of Upcoming WPOA Board Meeting

Dear Woodrockians,

As April draws to a close with a wintery blast, we'd like to advise everyone that the next meeting of the Woodrock Property Owners Association board will take place on Thursday, May 4th at 5:00 PM MDT at 156 Paradiso Road. Everyone is welcome to attend, however seating will be limited. Attached is the current agenda for the board meeting.

As we reminded you in a recent email, here are a few things to keep in mind as we change seasons and outdoor activities increase.

1. The bears will be out soon and looking for any easy food. Please put your trash out for pickup and bring it back in with as little exposure to the wildlife as possible. Trash pickup is in the covenants and protects the wildlife and the humans living in their habitat as well as keeping the area clean.
2. Our annual Board Meeting pot-luck will be held on lot 17, on the 12th of August. Save that date!
3. The brave firefighters are still battling the 403 Fire west of Florissant Fossil Beds. We live with fire all the time. Our Firewise Committee has met with Ranger Brian Kerrigan of Mueller State Park to hold a practice evacuation in the afternoon after our Annual Board Meeting and Pot-Luck on August 12th. This practice has been a well-attended exercise that everyone should try to participate in.

ATTACHED IS A HANDY GUIDE TO TELLER COUNTY FIRE BAN LEVELS. PLEASE KEEP IT AND REFER TO IT OFTEN AS WE MOVE INTO OFFICIAL FIRE SEASON!!

4. Beginning in April, there will be random speed checks on Woodrock roads using a speed gun. This will give us an idea of the average speed of Woodrock residents, contractors, and delivery companies. It will also help us enforce the speeding and reckless driving policy. We'll post the overall findings in the minutes of our Board Meetings.
5. Last but not least - PLEASE pick up your dog poop, it's just that simple.

That's it for now. Thank you for your time.

WPOA Board of Directors

Blast- 22 Mar 2023

Topic: Woodrock Fishing Club 2023 Info

It's time for the ponds to start thawing which means the opportunity to enjoy membership in the Woodrock Fishing Club is upon us. We are scheduled to have fish delivered for stocking the week of May 8th. Attached are membership forms and the club Rules and Regulations. Please complete and return the appropriate form with payment as a renewing member or new member.

Remember - submit your payment by May 18th and get a 10% discount on the annual fee! You should print and retain the Rules and Regulations to be sure you and any guests are familiar with the rules.

Woodrock/Web-UpLoads/WPOA-Blasts.docx

Please note a few revisions to the Rules and Regulations - guest privileges now allow up to four guests who must be accompanied by the owner. Also, items III. 1. and 2. have been modified regarding allowed bait.

Happy Fishing!

Woodrock Fishing Club Committee

Blast – Mar 2nd 2023

Topic: South Bound 67

Dear Teller County Resident,

Highway 67 South from Highway 24 in Divide to Cripple Creek is closed until further notice. Please avoid the area.

Thank you for your patience and cooperation.

Respectfully,



Teller County Sheriff's Office
11400 Hwy 24
Divide, CO 80814

Blast- 25 Feb 2023

Topic: Upcoming Woodrock POA Board meeting

Hello, Woodrockians!

A meeting of the Board of Directors of the Wood Rock Property Owners Association will take place on Monday, March 6th at 5:00 pm at 128 Homestead Road.

If you would like to attend, please respond to [this email](#) with your intentions so we can assure enough seating is provided.

Cheers,

Your Woodrock Board

Blast – Jan 21st, 2023

Topic: New Camping and Speeding Policy

Hello Woodrock Property Owners,

At its last meeting on January 19, 2023 your Board approved updated **Camping and Speeding and Reckless Driving** policies that became effective immediately. Each one is attached to this email. Please familiarize yourself with these. They are also posted on the Woodrock website under "**Public Documents**".

We continue to look out for the health and safety of our residents as well as uphold the Covenants, Bylaws and ever-changing County and State regulations.

Thank you,

The Woodrock Property Owners Association

Blast – Jan 9th, 2023

Topic: Board Meeting

Dear Woodrock Property Owners,

There will be a meeting of the Woodrock Property Owners Association at 5:00 pm at 821 Woodrock Way on Thursday, January 19th. If you would like to attend via Zoom, please send a request to WoodrockPOA@gmail.com. We will send you a Zoom invite.

Best,

Your Woodrock Board

Blast – Jan 3rd 2023

Topic: Gate Open

Dear Woodrockers,

I'm sure you all are aware that the gate has not been working for nearly a week. County Door came out this morning to determine what is wrong. It turns out that a mouse has gotten into the control box and chewed up a bunch of the wiring. This, in turn, has done some other damage internally. He is not able to determine the extent of the damage. He is going to have to fix what he can see and then go from there.

The bottom line is that it will likely be a week or two before the gate will be back in service. We will keep you posted on the progress of repairs.

Happy New Year,

Your Woodrock Board

Blast – Nov 18th, 2022

Topic: Whitt Christmas Party

Woodrock residents,

Please join Todd and Nita Whitt for a Woodrock Christmas Party

*** Sunday December 4, 2022**

*** 6:00-8:00 pm, Come and Go**

*** 527 Paradiso Rd**

*** Optional: Bring a favorite finger food—come on without it if needed**

*** No gifts, just Christmas cheer with long-time and new neighbors**

*** The Petersen's are out of pocket to host this year!**

*** The Mory's will be there! We hope other part-timers will be also!**

*** Parking—you may park in our upper or lower driveway, in the Mory's driveway directly across the road at 548 Paradiso, or if you park on the road, we recommend to park facing south.**

Please RSVP, whether attending or not. Send RSVP separately to niwhi77@aol.com

If you know what food you want to bring, please let me know. Thanks!

We hope to see you then!

Nita and Todd Whitt
