

Woodrock Property Owners Association

2024

**WOODROCK
HANDBOOK**

Life in a cooperative, private community located on a granite mountain

Adopted February 2004

Woodrock Handbook

Life in a cooperative, private community located on a granite mountain

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INTRODUCTION

Woodrock was established in December 1972, with the filing of (1) protective covenants on 12/17/72, and (2) by-laws of the Woodrock Property Owners Association (WPOA) on 8/31/80. Additional covenants were filed on 3/25/74. Woodrock covenants are binding on all property owners in Woodrock who automatically become members of WPOA. All residents and potential residents should possess and thoroughly read a printed set of Woodrock covenants and WPOA by-laws available on the website at <https://www.woodrock-poa.org/public-documents>.

Woodrock is a private, residential cooperative community in Teller County and, therefore, property owners have some responsibilities and duties usually discharged by Teller County. These include road maintenance and certain security and safety measures within Woodrock (entrance gate maintenance, speed limit designation and wildfire resource water tanks). These duties are carried out by the WPOA through an elected, volunteer board and are paid for by a yearly property owners' assessment fee which may be adjusted annually to meet the existing and anticipated needs to maintain Woodrock. The cooperative nature of Woodrock involves compliance with existing governing covenants, speed limit designations, assistance with occasional subdivision clean up tasks and service on the WPOA Board to share among all of us the necessary duties to maintain a private community.

Finally, the nature and variability of a high altitude, semi-arid environment need to be understood by residents and prospective residents as these conditions are very different from conditions in states east of the Colorado Rocky Mountains, coastal areas and the plains. These conditions materially affect road and driving conditions, home building and maintenance requirements, health concerns, gardening/landscaping and relationship to prevalent wildlife. The above elements of life in a cooperative, private community located on a granite mountain will be discussed in more detail in the following paragraphs.

(1) **WOODROCK ENVIRONMENT** (Rock, wind, dust and snow but what views!)

Woodrock is located on a granite mountain ridge between 9,200' - 9,550' above sea level, adjacent to the western side of the Pike's Peak massif and notched into the middle of the Mueller State Park and the Dome Rock Wildlife Area - a joint mountain wilderness preserve of 12,000+ acres.

Woodrock roads have a decomposed granite base which varies from gravel to fine powder to boulder tops sticking through the road which means our roads are generally rough, dusty and steep. Winter conditions require 4-wheel drive. Heavy summer rain can lead to temporary washouts and ruts until road maintenance can deal with the damage.

The WPOA owns a road grader and snow plow for year-round road maintenance. Soil moisture is required to smooth out washboards and ruts. During our frequent dry spells, maintenance is not possible without potential damage to the grader and grading has no effect on a dry/hard packed road surface. Woodrock roads are in as good or better condition than Four Mile Road (Teller Co. #61) which accesses Woodrock from Highway #67 and is county maintained. Sealing or paving Woodrock roads has been explored and, currently, is deemed to be unfeasible because of springs under the road surface and

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extreme drainage problems due to our steep terrain which would result in repetitive very high expenses and continual maintenance costs beyond the initial prohibitive cost of such surfacing.

The joint effect of our "granite soil" (e.g. gravel), low rainfall, high altitude temperatures and frequent dry winds mean gardening in the usual sense is not possible within Woodrock. Only a few non-native plants are able to survive these conditions and are not edible by our native wildlife (who seem able to eat anything that doesn't eat them first). Hanging pots, if high enough, will work if you are always around to water them.

The frequent dust in the dry air and reduced oxygen due to the high altitude plus some unique allergens in the area can exacerbate or initiate respiratory and allergy problems.

Homes built require 2"x6" wall stud construction with additional structural sheathing to meet wind resistance standards. South facing glass windows will admit very high UV exposure to carpet and upholstery which will discolor and deteriorate these fabrics unless special UV glass or UV film are installed on south windows. Stained wood siding facing south, likewise, will require more frequent re-staining - usually every three years. As a result of severe UV deterioration to wood surfaces, stucco is often a better exterior finish choice. Wood decks often require yearly staining. The decomposed granite which comprises our driveways and much of our lot "soil" contains a stain which will soil light colored carpeting and scratch any tile or wood flooring if brought inside a house.

The Woodrock area soil (decomposed granite) contains sizeable concentrations of radon which will likely require a radon mitigation system preferably installed at the time of original construction for lowest cost. Existing homes without such systems should be tested to see if a mitigation system is needed.

All property owners should provide for water and sewage treatment at their property with private wells and septic tank systems before beginning construction of a home. The quality and cost of wells can vary greatly even on adjoining properties. There is no guarantee that water can even be reached although current techniques such as "fracturing" usually will allow you to have a reliable fresh water source. Low water flow from a well, under a half gallon per minute, with a large family, may require a cistern attachment and a two-pump system.

Your well head and septic clean-out is best located adjacent to your driveway or road access for convenient and inexpensive servicing when necessary. Since water is a limited resource in a mountainous area all residents are urged to conserve water usage at every opportunity. Underground water reservoirs and water tables will lower with an increasing number of homes built in Woodrock. Some wells in Teller County have gone dry so thoughtful conservation measures are in the interest of all of us.

Overall, our climate very often is sunny and clear, summer highs in the low 80's, breezy to very windy (usually in the Spring or Fall). Summer rains are brief but can be heavy and occur mostly in the afternoon and evening. A drought (2001-03) left us very dry with subsequent loss of some existing plants/trees and a constant threat of forest wildfire usually caused by lightning strikes but also from human carelessness. Because of these dangers, **no open fires outdoors are permitted in Woodrock.**

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We have had two fires within Woodrock, one due to a lightning strike, the other due to a tree blown down across an electric power line during very high winds. (See "Safety" section #5 for measures taken by WPOA to deal with fire danger.)

Our winters vary greatly with temperatures from -20 degrees (rare) to +40 and above. November can be cloudy but December, January and February are usually bright and sunny with moderate snowfalls of 2" to 8". Most of the heavy snow falls 50 miles west of us along the western slopes of the Continental Divide formed by the Sangre De Cristo and Sawatch (Saguache) ranges - the Colorado high country of 13 -14,000' mountains where the ski resorts are located. Most of our snow falls in March and April with a brief, small first snow usually in mid-September. It can and has snowed in every month of the year. Winter at 9,500' can last 6-7 months. In April 2002, we had approximately 32" of snow in one day - some weeks we get none at all. Woodrock roads are plowed when there is 2" or more of snow and are best drivable with 4-wheel drive year round.

(2) RELATIONSHIP TO WILDLIFE

Because Woodrock is notched into a 12,000 acre wilderness preserve, we have an abundant variety of wildlife including black bears, coyotes, mule deer, elk, wild turkeys, porcupines, raccoons, rabbits, a wide variety of birds and many other small critters from squirrels and chipmunks to woodrats. Present in the surrounding park but rarely seen in Woodrock are mountain lions and bighorn sheep. Field mice often get inside homes in cold weather.

Putting any kind of food out for wildlife usually instigates problems with bears. Even birdseed and, especially, hummingbird feeders attract bears who destroy feeders and may attempt to get at your stash of anything edible. If you can't do without feeding birds, always bring all feeders in at night and be prepared for recurrent bear problems day or night once they know you have food stored. Always keep all trash/garbage in covered containers in a garage, which is always locked. Keep all house windows and doors accessible to bears shut and locked at night (yes, bears can and have entered houses by opening unlocked doors/windows). Wildlife problems are human caused by tempting them, however unknowingly, with tasty treats and/or smells from cooking. If ground or deck level windows are opened on warm days, place a sturdy 1" x 2" board or 1" dowel in the window track so the window cannot be opened wide. Bears often will rip a screen off to enter through a window so never leave windows wide open. Bears are not known to break windows or doors to enter. For further information about wildlife problems and preventative measures, call the Colorado Parks and Wildlife in Colorado Springs at 719-227-5200. Always remember, we invaded their habitat. Understand them and enjoy them but avoid instigating problems by well-meaning ignorance or carelessness.

(3) ANIMAL CONTROL AND PROTECTION

Teller County has a very strict ordinance regarding domestic animals enforceable by the Animal Control Division of the county sheriff's office. It involves, first, a warning followed by progressive fines for continued non-compliance. **No dog is allowed to run loose anywhere in Teller County (it must be on a leash anywhere outside of the owner's property) and any barking dog who disturbs the peace or any**

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dog who is deemed a public nuisance in any residential area - private or public- is not tolerated. Any resident of Teller County may make a complaint to Animal Control at 719-687-9652. The complete text of this ordinance is available online at <https://www.tellercounty.gov/Animal-Control>. Address any questions to Animal Control regarding filing a complaint. We kid you not, this ordinance is very strictly enforced. **There is no involvement of the WPOA or its board in this matter.** It is a county ordinance. Any Woodrock resident can file a telephone complaint directly to Animal Control and the complainant's identity is kept confidential from the offending animal's owner.

Because mountain lions in our area have been known to make off with domestic animals of any size, it is best always to keep them in a completely secure enclosure at night with walls and roof either solid or chain-link fenced. Mountain lions are normally nocturnal and are the perfect predator.

(4) **SECURITY** (gates, codes, locks and vigilance)

To enter Woodrock, the WPOA maintains an electrically operated gate with a code entry number. All Woodrock residents need to purchase a remote gate opener from the WPOA board. The code is changed periodically and all residents are notified well in advance of the date of the change-

It is very important each resident consider carefully who you give the gate code to and to keep a list of names, addresses and phones of all such parties in the event an incident occurs which requires a police investigation. The security gate enhances but does not guarantee security for Woodrock residents. **The most secure measure is to personally meet all non-Woodrock persons at the gate and let in/out with your opener.** Never allow anyone to enter whom you do not know or have not contracted with for a personal service.

(5) **SAFETY** (speed limits, wildfire measures, snow removal, emergency alert and exit, firearms and hunting)

Because Woodrock is a private residential area we must take responsibility for certain reasonable safety measures to help protect Woodrock residents and property.

(a) A 20-mph speed limit is posted in Woodrock to reduce the potential for accidents due to our gravel roads subject to unexpected skidding, especially when going downhill. Higher speeds are largely responsible for creating washboards. Consider Four Mile Rd. which is heavily wash-boarded due to the excessive speeds of many drivers. This is a constant headache to the county and us and we want to avoid the same for Woodrock roads. Everyone's cooperation is necessary to keep washboards minimized, to reduce road maintenance (which we all pay for) and to reduce driving discomfort. Please observe this necessary limit that is the result of the problems inherent to gravel mountain roads.

(b) We live in an extension of Pike National Forest in a private forest. It has a considerable potential for wildfire because of a substantial undercover of fire fuel comprised of dead/dry limbs, stumps, pine needles, cones and fallen leaves. The presence of frequent summer lightning strikes on mountain ridges such as ours can ignite the ground fuel, fanned by high winds into a wildfire. Consult the information list at the end of this handbook to obtain critical property saving and life saving information on preparations

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to minimize, and procedures to follow, regarding wildfire danger.

Wildfire dangers can only be reduced, never eliminated. However, there are some recurring yearly tasks 'you can do to protect your property and the WPOA has initiated other measures to assist you as well. You can clear your lot of "slash" yearly (dead limbs, stumps, branches - any combustible material in your woods, especially within 100 ft. of your house). Teller County initiated a slash program in 2003, whereby you can deliver slash to a site in Divide. Click here <https://baileyslashsite.com/divide-slashsite/> for location, dates and times. Each spring and later in the fall, if conditions require, it is advisable to rake all pine needles, dead leaves and other slash away from your home for a 100 ft. radius. Remove pine needles and leaves from house gutters. Never keep firewood piled next to your home or near a grill. When using an outside grill, never place it under a tree or near any combustible material. Keep a fire extinguisher next to the grill. The smallest sparks or juice splatter can and have started disastrous fires which could have been extinguished quickly. These measures may be inconvenient but experience has proven they can save all of us from a devastating wildfire.

In the summer during and after a lightning storm (day or night) look around your property and for as far as you can see in surrounding property for signs of flames or smoke or evidence that a new strike has gone down a tree trunk into the ground. Fires sometimes begin in a tree's root system and only erupt above ground a day or two after the storm. If you spot either fire or smoke, call 911 immediately.

To assist firefighting by the Divide Fire Department, the WPOA maintains two emergency 1500-gallon tanks of water with an outlet on Woodrock Way Rd. near the curved intersection with Homestead Rd. The department's tanker can only carry an initial 1000 gallons on any response call. Never attempt to fight a large fire.

In case a wildfire blocks our only exit out of Woodrock onto Four Mile Road a second fire emergency route is available by special permission of the Superintendent of Mueller State Park. It is accessed by using the gate into the park located at the end of Paradiso Rd. into the park, along their wide trails suitable for vehicles and onto the main park road (see map at end of Handbook for route, gate lock combination and emergency use conditions). This access is to be used only in the event of emergency and never for recreational access into the park. Address any questions regarding this emergency procedure to a board member.

(c) At no time are hunting or the use of firearms permitted within Woodrock. The danger to residents, hikers and property in a residential area is obvious.

(6) ROADS AND MAINTENANCE

The nature and limitations of Woodrock roads in a granite mountain environment have been discussed in Section 1, previously. Road maintenance is performed whenever necessary and when moisture conditions permit the work to be effective and without damage to our road grader. Snow plowing of our roads occurs whenever snow 2" or more covers the roads or whenever safety conditions indicate.

Our road grader is old and hard to find parts for and will need to be replaced at some unpredictable time in the future. This will result in an expensive special assessment to Woodrock owners.

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(7) WOODROCK PROPERTY OWNERS' ASSOCIATION (WPOA) AND ITS BOARD OF DIRECTORS
(covenants and duties)

(a) The WPOA is the vehicle through which the necessary tasks to maintain Woodrock are conducted (road maintenance, security and safety measures).

(b) As provided for in the Woodrock covenants, this includes handling the yearly assessment to property owners to pay for these tasks as well as the unpleasant directive to place liens on property whose owners do not pay their assessment within 90 days of notice.

(c) The Woodrock covenants are binding on all Woodrock property owners. Teller County and state courts will uphold their compliance in any case of noncompliance. All court costs will be assigned to the non-compliant property owner.

(d) The WPOA membership elects a volunteer board of 3-5 property owners who discharge the duties to arrange and pay for the essential tasks in (a) above and any other expense to conduct WPOA business.

(e) Any Woodrock property owner is eligible to serve on the Board if elected by ballots distributed prior to the yearly annual meeting of WPOA each year. As a private, cooperative community all property owners are urged to take a turn serving on the board to share duties necessary to maintain Woodrock. This is a duty, not an honor, which requires time and effort without payment or reward to serve our common welfare. Please lend a hand.

(f) As directed in paragraph 18 of the additional covenants filed 3/25/74 (these additional covenants are listed as #3 in the Protective Covenants on the website but are not attached to the Protective Covenant documents so I can't cross reference/confirm what's in paragraph 18), the Board must review and approve all building plans, original and additional, to any lot in Woodrock. The owner will need to submit the final architectural working drawings with:

- four elevations
- plot location on the lot
- samples of colors and materials of roof and exterior side walls

A member/members of the Board will make a site visit to view the structure(s)' location on the owner's lot. Review paragraph 18 of the covenants for the items to be considered in this review.

(8) WHAT THE WPOA BOARD DOES NOT AND CANNOT DO

(a) The WPOA Board does not and cannot arbitrate personal disputes between Woodrock property owners which include property rights (legal rights) - easements, lot line locations and whatever may be on your property. This is the individual responsibility of the property owners involved and must be resolved by their joint negotiation and accommodation or professional mediation or, if necessary, through attorneys and existing courts. The WPOA board has no judicial authority by covenant or WPOA by-laws to participate in these matters.

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(b) The WPOA Board cannot protect Woodrock residents from one another or outsiders in any instance of physical threat or any other form of annoyance. This is the duty of the county sheriffs' office (telephone 719-687-9652, located at 11400 Highway 24 in Divide). All existing county and state ordinances or laws are enforceable in Woodrock by the county sheriff and deputies.

(9) FIRE INFORMATION & PREPAREDNESS

To view the Woodrock Community Wildfire Protection Plan 2024 the link is below:

https://www.woodrock-poa.org/_files/ugd/1ac063_53066d875d0a4ea8a62e1ac82c2c2a0f.pdf

The following information comes from the **Fire Department** ...

Should you be given a **mandatory** evacuation order, please, if possible, make sure:

- Your house is locked up. The Sheriff's office does not have the manpower for regular patrols.
- Your electricity is left on so your water pump will work.
- Your gas is turned off at the tank. After turning off the gas, please lift the cover and leave it open so the firemen will know the gas is turned off.
- You leave a ladder (as large as possible) alongside the front of your house so the firemen may use it. Most of the pumper trucks that come to your home will not carry a ladder.
- You leave all garden hoses connected to faucets so they are ready to use.
- You place large water-filled receptacles (garbage cans, barrels, tubs, buckets, etc.) alongside your home.
- Fill out and place your RED "Evacuated" door hanger on the front door giving a phone number where you might be reached. Also, note any unusual inflammables in the house and their location (oxygen, large amounts of paint, gas, etc.).

Because of extreme fire danger, please observe the NO OPEN FIRES regulation and be especially watchful for activity of this kind. Please be especially watchful for smoke and notify 911 should you spot smoke in Woodrock.

EMERGENCY PROCEDURES FOR ALL WOODROCK RESIDENTS

- IN CASE OF EMERGENCY, ANYTIME, DAY OR NIGHT, first call 911.
- Follow 911 personnel instructions.
- The most important ongoing contribution you can make is to spot smoke by looking out windows and getting outside to look in all directions for smoke. This is especially important on windy days (trees downed on power lines can spark a fire), and during and after lightning storms. Strikes will go down a tree and ignite roots, which will smolder and smoke for days before flames appear. If you spot smoke, first call 911. Give directions and distance as best you can.

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(a) EMERGENCY WATER TANKS

In the event of a fire in Woodrock we can give access to the fire department to the reserve water tanks on lot 17. If at night, take a flashlight and take reading glasses, if necessary, as the numbers on the dials are small. To refresh your memory on the procedure to open the water valve:

- If two persons arrive, have one open the valve and the other go down to the brown shack on Woodrock Way and open the unlocked doors to the shack to allow quick access to the connecting nozzles for the Divide Fire Department water trucks if needed.
- At lot 17, water valve is in the white plastic standpipe. Unlock the cap — combination is 0000 — to access the water valve inside the standpipe. Remember to push in on lock then pull out to open lock.
- Do not open until directed by the Divide Fire Department.
- Remove cap and reach into pipe and pull up on T-shaped valve. Pull valve up until it clicks into an up position. DO NOT let valve slide down again into a closed position.
- You may need to direct firefighters to the connection shack on Woodrock Way if they should need to refill their water tankers.
- Remain at tank's valve until tanks are emptied, or not used at all, or until the fire department leaves and fire is out.
- When fire emergency is over, close valve by pushing down on valve to close. Replace cap and lock. Remember to spin lock tumblers out of the 0000 position, then push lock shut hard and test to make sure it is locked.
- Check to make sure the fill outlet in the shack is completely closed.

(b) MAIN GATE PROCEDURE DURING A FIRE

Before going to the gate in case of a fire, write down the directions to the fire site to give to the Fire Department as they come through the gate.

To refresh your memory on the procedure to open the gate and leave it open for the Divide fire fighters' arrival:

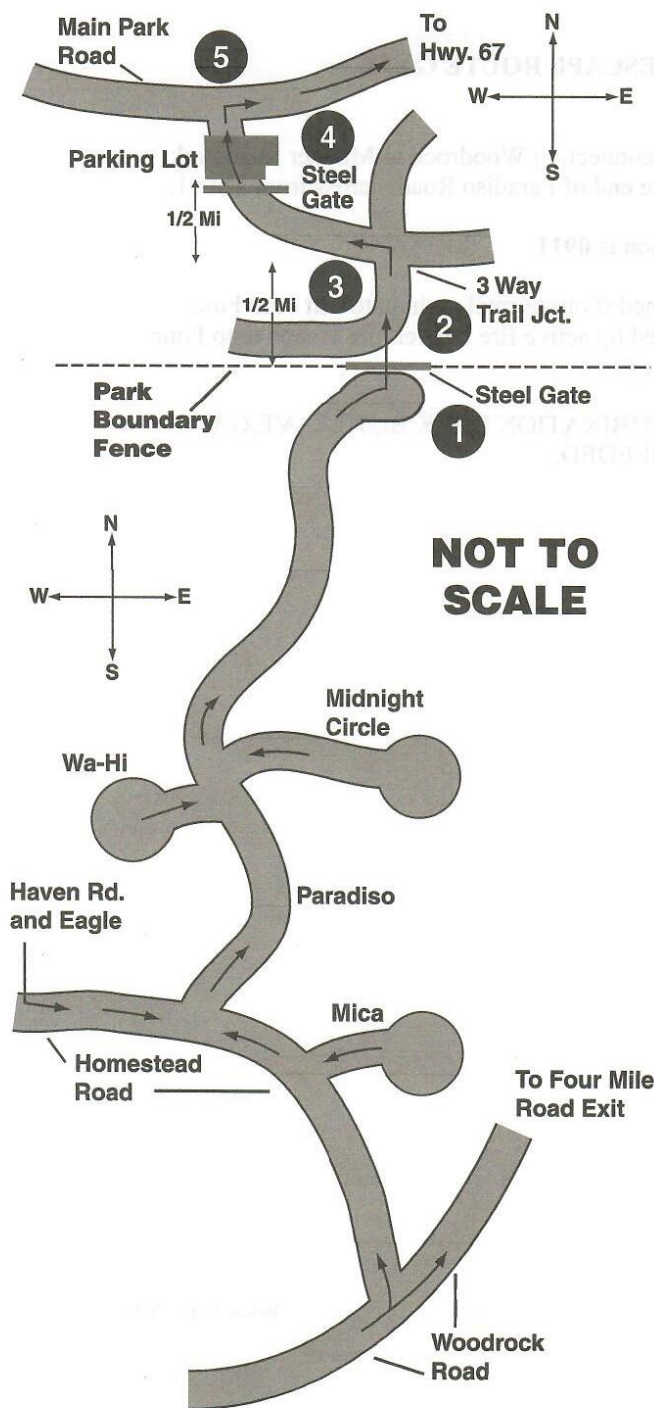
- Take reading glasses if necessary and if it is nighttime, take a flashlight.
- Unlock the circuit breaker box on the power pole next to the gate opening control box. The combination is 2468 — push lock in — then pull out to open lock.
- Open breaker box and trip the far-right breaker switch (red dot) to the OFF position. The gate will automatically open by battery backup and remain open.
- Remain at the gate to direct firemen to the fire scene.
- When the fire emergency is over and the firefighters have come back through the gate, return the gate to normal operation by switching the breaker back to the ON position. The gate will close AFTER a 30-second delay and then be opened as usual by the keypad or our personal remotes.
- Relock the breaker box. First spin the lock tumblers out of the 2468 open setting, and then push the lock shut hard. Test to make sure it is locked. If you would like a hands-on run-thru at the gate, contact the board.

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(c) MUELLER ALTERNATE ESCAPE ROUTE GATE

- Open the gate lock connecting Woodrock to Mueller State Park. This is located at the end of Paradiso Road, across from Lot #1.
- Gate lock combination is 0911.
- Gate only to be opened if our normal main gate exit onto Four Mile Road is blocked by active fire, preventing escape onto Four Mile Road.
- UNLOCK THE COMBINATION LOCK BUT LEAVE GATE CLOSED UNTIL NEEDED.

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ALTERNATE ESCAPE ROUTE VIA MUELLER STATE PARK

(IF MAIN WOODROCK EXIT TO FOUR MILE ROAD IS ENDANGERED BY FIRE)

1. TURN NORTH ONTO PARADISO ROAD, GO TO THE END AT STEEL GATE ENTRANCE TO MUELLER.
2. THE RIGHT END OF GATE WILL HAVE A COMBINATION LOCK OPENED WITH 0911. SWING GATE OPEN ALL THE WAY, DRIVE STRAIGHT AHEAD, **(NOT TO IMMEDIATE LEFT.)** PARK ROADS ARE OLD ROADS, 12' WIDE, EASILY DRIVABLE.
3. DRIVE NORTH APPROX. 1/2 MILE TO 3 WAY TRAIL JUNCTION. TURN LEFT ONTO LEFT TRAIL ONLY, FOR 1/4 MILE TO SECOND STEEL GATE.
4. THIS GATE CAN BE OPENED WITH A COMBINATION LOCK, USING 0911
5. DRIVE STRAIGHT AHEAD TO MAIN PARK ROAD THROUGH PAVED PARKING LOT, TURN RIGHT ONTO MAIN PARK ROAD, 2 MILES TO HWY. 67.

WPOA WISHES TO THANK ERNIE ANDREWS FOR HIS EFFORTS IN MAKING THIS MAP POSSIBLE. GRAPHIC ILLUSTRATION BY LORA OLMSTEAD.

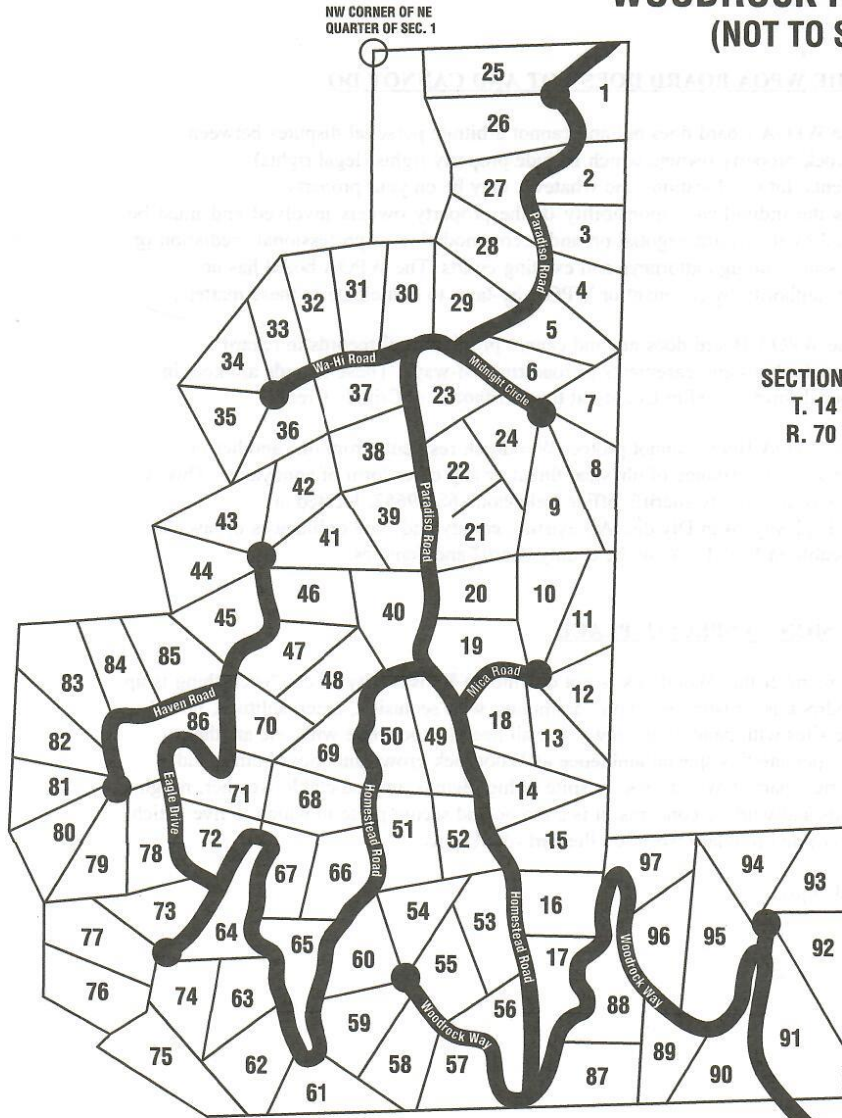
THE UNLOCKING OF THESE GATES TO ACCESS THE PARK TRAILS IS PERMISSIBLE ONLY IN A FIRE EMERGENCY. ANY OTHER USE IS SUBJECT TO A \$5,000 FINE AND ONE YEAR PRISON TERM.

(10) CONCLUSION - A SPECIAL PLACE

We need to remember that Woodrock is not downtown Denver where "everything is up to date." Woodrock is a rustic mountain community with seclusion, quiet, solitude, heavily forested home sites with panoramic views. We all need to cooperate with one another to nurture and perpetuate this special ambience as Woodrock grows and more homes and families become a part of Woodrock. In spite of high winds, unpredictable weather, rough and dusty roads and wildlife concerns, it is a serene and scenic place in which to live which requires patience and mutual respect on the part of all of us.

Welcome and enjoy!

WOODROCK FILING NO 1 (NOT TO SCALE)



SECTION 1, 2
T. 14 S
R. 70 W



Illustration by Lora Olmstead

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