



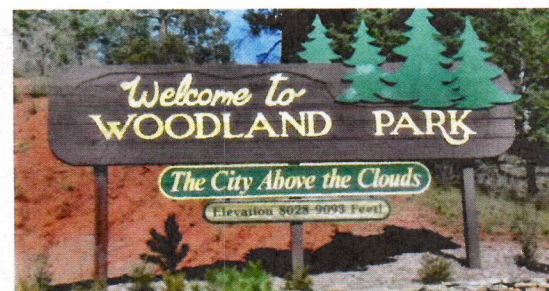
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Nestled on the north slope of Pikes Peak at an elevation of 8,465 feet is the quaint mountain town of Woodland Park, a flourishing community of over 7,500 residents. Surrounded by one million acres of Pike National Forest with spectacular views of Pikes Peak and the Rampart Range, this bedroom community is 18 short miles west of Colorado Springs. Otherwise known as The City Above the Clouds, and for good reason, this town boasts over 300 days of sunshine!

Cripple Creek is the county seat of Teller County, but Woodland Park is the “hub.” Real estate in Woodland Park is hard to come by these days, and rentals are just as scarce. Buyers who can’t afford Woodland Park can get more house and more land by going just a little farther west to either Divide or Florissant, which are still an active part of Teller County life.

Real estate development in Woodland Park is expanding. Trail Ridge Apartments, offering 168 units, is nearly at peak capacity with their one- to three-bedroom units. Recently opened off Highway 67 North is Valley View Apartments, a 24-unit complex built with the intent to offer affordable housing for the local workforce and seniors. The current majority of residential building is happening at Stone Ridge Village on the west side of Highway 67 North in Woodland Park. Phase 3 just opened with 28 lots. Every lot was picked up by



local builders before ever hitting the MLS. If you have a buyer looking in Woodland Park, please know that these homes are here and will be available as they are built.

BIG NEWS for Woodland Park! The City just opened its new state-of-the-art aquatic center. The aquatic center has a six-lane lap/competitive pool with diving board and a leisure/play pool complete with slide and lazy river. The new center offers learn-to-swim programs, water aerobics, school swim team competitions, and party rooms.



If biking is your thing, jump on the Centennial Trail, a 14.7-mile paved out-and-back trail suitable for all skills. The trail runs from Woodland Park to Manitou Lake, a 5-acre reservoir where the entire family can enjoy a day of fishing and hiking. Picnic tables with fire grates are available, so make a day of it! Don't be surprised to see children bicycling along the path, moms pushing strollers, and people walking their dogs.

On Friday nights during the summer, a steady stream of traffic rolls through Woodland Park with vehicles pulling

boats, camp trailers, motorcycles and ATV's. Sunday late afternoon/early evening, they all head back down to the city. How fortunate we are to live in a place where so many people come to recreate.

In the center of Woodland Park is the newly renovated Memorial Park offering picnic shelters, a gazebo, restrooms, a fishing dock with pond, playground equipment, a basketball court, benches, and picnic tables. The setting is picturesque, showcasing panoramic views of Pikes Peak in all her majesty. It's a great venue for weddings and community events. In winter, the pond becomes an ice rink.

One of Woodland Park's best-kept secrets is Meadow Wood Sports Complex. This 43.83-acre park offers synthetic turf baseball and soccer fields, natural turf ball fields, four lighted tennis courts, a playground, a fitness trail, and an outdoor ice rink complete with Zamboni, boards, and glass. The Woodland Park Hockey Association, a 100-percent volunteer organization formed in 2009 to promote youth hockey in Teller County, is spearheading a Raise the Roof campaign to put a roof over the outdoor rink. This is even more important as Woodland Park High School for the first time in history has a high school ice hockey team, and this will greatly assist in the growth of our small community and the opportunities for our local youth.

Just down the road from the sports complex is the Red Mountain Adventure Park, which houses an 8,000-square-foot concrete skateboard park and 16,000-square-foot freestyle BMX track.

What really makes our town feel like a community are the local parades. The Lighter Side of Christmas Parade began 29 years ago. The parade is themed around a local beneficiary chosen to receive the proceeds. Local police stop the traffic flow right down Highway 24. Stick close to the burn barrels to keep warm, and enjoy the fireworks that end the event. Another parade celebrates homecoming, where the community comes out to support the Woodland Park High School Panthers, ending with a bonfire at the school. An amazing number of local businesses participate by sporting their floats, and a multitude of onlookers show up to support the town and, of course, fill their pockets with candy! Just recently a St. Patrick's Day Parade and Pub/Food Crawl was approved so the residents now have that to look forward to.

Right about the same time as the Christmas Parade you can attend the Holiday Home Tour. This tour of festively decorated holiday homes has served as a fundraiser since 1999. Since its inception, the tour has raised over \$162,000 for local nonprofits. Local musicians play at the various locations, and there's a reception center where volunteers offer home-baked goodies for the attendees.



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Every year in early December, car after car makes its annual trip up the pass to get their annual Christmas tree from the Pike National Forest. Permits are available from the Forest Service. How fun to hike into the forest using only a hand saw to drag out your Charlie Brown tree! It's definitely a tree to get used to. But it's a family tradition to cut down and drag out the annual tree, and our family enjoys watching the cars leave the area

with their newfound treasure strapped to the cartop, some big, some small, some almost nothing but sticks. I remember one tree that was so big it reminded me of Chevy Chase's tree from that movie *Christmas Vacation*.

Life in Woodland Park is special and unique. Come check us out; we are just a short drive "up the pass."

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