



# *Lighthouse*

October 1, 2021

Windjammer Homeowners Association

P.O. Box 62121 Colorado Springs, CO 80962

**Documents for sale of your home can be found at**  
[www.windjammercommunity.org](http://www.windjammercommunity.org)

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“Sometimes you will never know the VALUE of a moment, until it becomes a MEMORY” Dr Seuss

## **President**

The last three years have been a learning experience for me and I have enjoyed working with both owners and Board Members trying to improve our Windjammer Community. I sincerely hope that someone will step up and volunteer to serve our community.

Thank you, all for the encouragement and appreciation that you showed me over the last three years.

**Dan Bailey**  
**President**

## **Vice President**

### **Facts all homeowners need to know.**

Homeowners quarterly payments of \$100 are due the first of January, April, July and October. They are late the 31st of January, 30 April, 31 July and 31 October. There is a \$30 late fee. The board is not responsible if your mail is stolen, if you forget to pay, if you don't get an email. Mark your calendars to ensure you pay on time. Mail your payment from a blue mailbox vice putting in your personal mailbox. USPS is not what it used to be. Make adjustments accordingly.

Windjammer HOA does not mail (USPS) bills except for the annual required mailing with the

annual meeting notice. The rest of the year we email bills usually along with link to lighthouse. It is the homeowner's responsibility to ensure their email is given to the Secretary/Treasurer. Send email to [Windjammer\\_HOA@yahoo.com](mailto:Windjammer_HOA@yahoo.com), to ensure we have it if you are not getting billing emails. Please check your "junk mailbox" to ensure you didn't get our email.

**JR Misleh**  
**Vice President**

## Secretary/Treasurer

NEWS for homeowners:

Windjammer HOA is moving to a new website. That address is <https://wjhoa.org>, we will have a forwarding link established once new site is up and running (20 Oct 2021). This site will have the ability to accept ACH (Check payments) and Credit Card payments – there is a small processing fee tied to both. We are in process of updating board members email but will not be available till 1 Nov 2021, so please continue using email listed at end of lighthouse.

Our annual meeting is on November 6th at 21C Library- starting at 2PM in large conference room. We plan to host it in person this year.

We need a quorum, so if you do not plan to attend, make sure you give someone your proxy. It will be provided with annual meeting notice via mail.

Policy directives are being updated – please review if you have concerns.

FYI: Ashlin Wilson has agreed to assume responsibility for the Secretary/Treasurer position. All we need is to vote her into the position. I have completed my 3 year commitment and plan to take on more responsibility with AARP Tax-Aide.

**Terri Dorpinghaus**  
**Secretary/Treasurer**

## Covenants Coordinator

I would like to emphasize the importance of clearing sidewalks of snow and ice or both as we approach the winter months. City ordinance (3.4.202: SNOW REMOVAL REQUIRED; TIME LIMITS: is required for residential property, twenty four (24) hours after the termination of the falling snow. I believe this policy can also be

found under WJHOA Covenants section 208 owner maintenance.

**Mark Bailey**  
**CovenantsCoordinator**

## Approving Authority

Our thanks to the many homeowners who followed the Approving Authority (AA) process to ensure their projects were in compliance with the WJHOA Covenants and Policies. This enabled us to keep Windjammer an upscale community and helped us retain our high property values.

The number of project approval requests for the spring and summer seasons (April to September 2021) included:

Landscaping, tree, & fence changes – 16.

Home color changes – 8.

Door and deck changes – 5.

Patio covers – 2.

Sheds and greenhouses – 3.

Stucco – 1.

Concrete pours – 1 (patio)

Temporary trailer storage – 4.

Temporary dumpster emplacement – 6.

The approving authority also sent process and policy instructions for several questions on backyard pools, election signs, and materials allowed for fences and exteriors.

Projects requiring approval include, any exterior modification to your house or front yard that changes its appearance or the addition of

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a structure (e.g., patio awning or shed). All roof shingle replacements require AA approval to ensure the products satisfy the Covenants for that area of Windjammer. There are different shingle requirements for different streets. Although the Covenants allow the AA 30 days to review and respond, we generally respond in a week or less. It can take longer if we have to ask for additional information. The Covenants, Policies, and request forms are on the website, <https://wjhoa.org>.

Projects exempt from approval include ones that restore existing landscaping, repainting with existing colors, and fence repairs. It is only when they change the appearance or use different materials that the AA process must be followed.

Please remember temporary dumpster or Portable on Demand Storage (POD) emplacements must be approved prior to delivery. They must be parked in your driveways (not the street).

The WJHOA policy for parking Recreational Vehicles, boats, and trailers state they must be parked in your driveway and cannot impede traffic or hang over the sidewalk. By WJHOA custom, it is OK to have them in the neighborhood for up to three days without AA approval. If you need an extension up to seven days, you will need to make the request to the AA before parking it. City ordinance states that no recreational vehicle (motor home or trailer) may be parked in the street overnight.

Your volunteers for the AA process are Mark Hrdlichka and Brian Millburn. Gina Simler has kindly volunteered to join them and will do so once she is added to the AA email and web accounts.

**Brian Millburn,  
Approving Authority**

Please submit all AA requests to the [aa@windjammercommunity.org](mailto:aa@windjammercommunity.org) email address for quickest response or they can be mailed to the same PO Box used for dues:

Windjammer Homeowners Association

P.O. Box 62121

Colorado Springs, CO 80962

**Considering a Neighborhood Watch?**

See <https://coloradosprings.gov/police-department/page/neighborhood-watch?mlid=5141> for CSPD information on the City of Colorado Springs web site.

Contact Charlie Conser ([oldsoldier80920@hotmail.com](mailto:oldsoldier80920@hotmail.com)) for information on how one existing Neighborhood Watch in Windjammer was started and has survived. This watch has several families in the vicinity of the traffic circle and streets radiating out from the traffic circle. Windjammer Dr, Commodore Dr and Brigantine Dr.

If you are adjacent or near our existing member families, consider joining our watch.

## **NOTICES AND REMINDERS**

- There are homes for sale or rent. If you are selling your home, please ensure your title company contacts our Administrative Assistant, Suzanne Romero (594-4948), for the proper paperwork required by Colorado law. This also helps us welcome the new homeowners.
- Are you renting your house? Please notify us when the tenants change so we may welcome them and add them to our mailing list.
- Every attempt is made to deliver a statement on time to each owner. The mailings go out around the first day of each quarter. Please email [windjammer\\_hoa@yahoo.com](mailto:windjammer_hoa@yahoo.com), if you do not receive your statement.
- Please remember that owners are responsible for the payment of dues each January, April, July, and October. If a statement is not received, the owner is still responsible to pay the dues. Mailing address for dues:

**Windjammer Homeowners Association  
P.O. Box 62121  
Colorado Springs, CO 80962**

### **WINDJAMMER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

<b>Name</b>	<b>Position</b>	<b>Address</b>	<b>Phone</b>	<b>E-Mail</b>
Dan Bailey	President	8385 Pilot Ct	266-1417	<a href="mailto:president@windjammercommunity.org">president@windjammercommunity.org</a>
JR Misleh	Vice President	8125 Schooner		<a href="mailto:vice_president@windjammercommunity.org">vice_president@windjammercommunity.org</a>
Terri Dorpinghaus	Secretary/Treasurer	8325 Pilot Ct	594-6881	<a href="mailto:treasurer@windjammercommunity.org">treasurer@windjammercommunity.org</a>
Paul Thomas	Landscaping	3050 Commodore		<a href="mailto:landscaping@windjammercommunity.org">landscaping@windjammercommunity.org</a>
Mark Bailey	Covenants Coord.	8258 Caravel Dr		<a href="mailto:cc@windjammercommunity.org">cc@windjammercommunity.org</a>
Brian Millburn	AA Chair	8129 Brigantine		<a href="mailto:aa@windjammercommunity.org">aa@windjammercommunity.org</a>
Jonas Hedlind	Waste Coordinator	3270 Navigation		<a href="mailto:waste@windjammercommunity.org">waste@windjammercommunity.org</a>
Sarah Boatright	Community Greeter	8258 Brigantine		<a href="mailto:community@windjammercommunity.org">community@windjammercommunity.org</a>

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### **ADDITIONAL VOLUNTEERS & CONTRACTORS**

Mark Hrdichka	Approving Authority	3250 Windjammer	<a href="mailto:aa@windjammercommunity.org">aa@windjammercommunity.org</a>
Ashlin Wilson	Treasurer support	8135 Helm	<a href="mailto:treasurer@windjammercommunity.org">treasurer@windjammercommunity.org</a>
Laura Beauregard	Security	8171 Brigantine	<a href="mailto:security@windjammercommunity.org">security@windjammercommunity.org</a>
Charlie Conser	Water Usage Analyst		
Black Forest Invest.	Covenant Admin. Insp.		<a href="mailto:ca@windjammercommunity.org">ca@windjammercommunity.org</a>
Romero Admin. Serv	Admin. Assistant		<a href="mailto:Windjammer_Hoa@yahoo.com">Windjammer_Hoa@yahoo.com</a>
Waste Connections			719-591-5000
Brightview Landscaping			719-448-9500

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**Please do not contact Brightview directly.** Call the appropriate board member.

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The Windjammer Homeowners Association is a non-profit corporation registered with the Colorado Secretary of State as ID number 19871486129. The Registered Agent is Teresa Dorpinghaus, the Association Treasurer, 8325 Pilot Court, Colorado Springs, CO 80920. Windjammer Homeowners Association serves the homeowners of Windjammer Subdivision. Declaration of Conditions, Covenants, Restrictions and Easements were recorded with the El Paso County Recorder on July 2, 1982, Book 3582, page 495.

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