



Lighthouse

April 2022

Windjammer Homeowners Association

P.O. Box 62121 Colorado Springs, CO 80962

Documents for sale of your home can be found at
<http://wjhoa.org/>

"You are never too old to set another goal or to dream a new dream." CS Lewis

President

Happy start to the 2nd quarter! I am sure you are all ready for the warmer weather. When I think of summer starting for me when I was younger, the Windjammer yard sale always kicked it off for me. Let's get it back to its former glory! Our annual garage sale will be held on Saturday May 21. Tell your friends/family and share on your social media pages if you have them, and let's make it a day.

Just a few notes from me, if you have the time and desire, please volunteer for the open HOA

positions. We need help on the Approval Authority Committee as well as the upcoming dumpster event on Saturday, June 4.

Lastly, we have a lot of kids playing in the streets so please keep your speed down (and stop at those crazy red signs with white letters). I look forward to seeing you around the neighborhood.

Mark Hrdlichka
President

Vice President

I just wanted to put out some information regarding the proposed apartment complex across Lexington from our neighborhood. The Presbyterian church was approached about selling the southern portion of their lot and the city is considering rezoning that lot to allow for a 78 unit apartment complex. The city and HOA sent out information about a virtual meeting that was held on the 20th of January. Since that time a small number of Windjammer home owners have reached out to the HOA asking us

to oppose the apartment complex from being built. For now that is all there is to report, however be on the lookout in your USPS mail box for a letter from our HOA President Mark Hrdlichka. He will be asking for input from all residents regarding this matter.

JR Misleh
Vice President

Secretary/Treasurer

I wanted to remind everyone that Windjammer HOA has moved to a new website:
<https://wjhoa.org>.

Last quarter was the first time the association

provided the option for online dues payments. We will continue to offer the option of paying dues online. Please check your email (including your Spam/Junk folder) on April 1 for your quarterly statement along with a link to

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pay online. Participation in online dues payments is optional, and mailed-in checks will continue to be accepted. In the future, a processing fee may be included for online payments to cover transaction charges.

If you have NOT received a statement via email by April 2, please contact me through my email: treasurer@wjhoa.org. We are diligently working to update email addresses for all

homeowners. If you do not receive a statement it is likely due to lacking your current email. If you are unsure if we have your email or want to update your email please contact me. I hope everyone has a wonderful spring and can enjoy the world turning green again!

Ashlin Wilson
Secretary/Treasurer

Covenants Coordinator

Hello WJHOA Neighbors,

When I was asked to provide content for the Lighthouse news letter this quarter I didn't have much to contribute or share without saying the same thing you usually hear from the Covenants Coordinator, pointing out violations, don't do this and don't do that, etc. We seem to always have the same violations over and over and many of the violations are from the same offenders. So, a big THANK YOU to those that help keep the area looking nice and desirable.

I do, however, want to make it clear to those who simply ignore the policies. You are providing additional work and stress to the volunteers of the HOA who are just trying to do their job in helping keep the neighborhood looking good, clean, attractive and keep the resale value high.

If you are a home owner or renter take a look around your property; does it need attention, a little water, pull a weed or two?

I encourage you to be observant and walk around "Your" neighborhood. Have you noticed the abandoned car with expired plates, weeds and debris in curb and gutters, trash in the streets, how many trash tots are visible from the street over the weekend (and longer) after Friday pick up? Do you own a dog? Does your back yard look like it was just aerated because of dog waste? Do you have an uninviting odor you share with your neighbors, or does your dog bark excessively?

Please be considerate of your neighbors and do your part in helping with curb appeal and doing what you can to help others if you can, we will all be much happier living our lives in a community that is desired and envied by others.

Mark Bailey
Covenants Coordinator

Landscaping

Good Day to all Windjamins,

Well, Spring has come and the excitement for warm Temps, BBQ's, projects, No Masks, and many wonderful times.

On my agenda, I will continue to effort of getting bids on reducing our watering needs, especially large amounts of watering on the perimeter landscaping. The hope will be to complete one quadrant a year, taking 4 years to finish. This should free up a great deal of our

money now spent on water and mowing. I can think of better uses for the money, enhancing entrance landscaping, security cameras in the community to ward off porch pirates, and other things important to us.

The wind storm did damage to the community and little by little getting repaired. I am in the same boat waiting for winter to be over, lumber prices to come down, and the time to replace my fence. The times we face today sure don't make these jobs any easier. GOOD LUCK

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I thank all of you that help me keep up with things around our association. Extra sets of eyes and perspectives about areas that need to be addressed are so appreciated.

Thank You!

Paul Thomas
Landscaping Coordinator

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.

We are currently in need of another AA Committee Volunteer. Please contact me at aa@wjhoa.org to volunteer and fill this position. This is a great way to know what's going on in the community with minimal work required.

The number of project approval requests for the winter season (January to March 2022) included the following (all approved):

- Landscaping changes – 4.
- Home color changes – 1.
- Patio covers – 1.
- Sheds – 1.
- Stucco – 1.
- Temporary dumpster emplacement – 3.
- Roof and gutter replacements – 3.
- Fence changes – 1.

The approving authority also responded to a request for a chicken coop. This was not approved because the Covenants prohibit chickens. However, there is a petition circulating to change the Covenants to allow chickens that follow the city policies.

Projects requiring approval include any exterior modification to your house or front yard that changes their appearance or the addition of 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 Brian Millburn and Gina Simler

Brian Millburn
Approving Authority

Community

The annual Windjammer garage sale is just around the corner! Mark your calendar for May 21st! Clean out those closets and basements and get ready for a great time to make some extra cash, get rid of clutter, and have a great

time with your neighbors.

Sarah Boatright
Community Greeter

Trash Talk

Mark your calendars. **June 3rd – 4th** will be the dates for The Annual Windjammer Spring Cleanup Event! This is for Windjammer residents only.

We need **volunteers** for this event to happen. Roll-off containers will be available on Tiller Court from 4pm on Friday, June 3rd until 2pm on Saturday, June 4th. Please respect the event hours posted, and have your trash ready before the event so we can be finished by Saturday afternoon. Don't plan on dumping your whole backyard worth of tree branches in the container. They won't all fit! Instead, take them to the Black Forest Slash Pile where they will mulch them for a few bucks per load. **No TVs, mattresses, or large furniture.** Break everything down before you come if you can.

We will separate out recyclables and yard waste in order to allow more room in the roll-off containers and divert items from the landfill. We will once again collect paint, lawn chemicals, batteries, and other items considered hazardous household waste. These items will be taken to the El Paso County Hazardous Household Waste Facility. If you plan to drop off any items that can be considered hazardous, please make sure to fill out the liability release form and bring it along

when dropping off your items. Also, please make sure any hazardous material is in the original container. We cannot accept hazardous items that are not in their original container or without a liability release form. This is a requirement from El Paso County. The liability release form, and more information about what we'll be able to accept, can be found in the Offsite Cleanup document under the Waste Removal section on our website: <https://wjhoa.org/waste-removal/>

**In the past, we have collected expired medications, but we have learned that it is a federal offense to be in possession of medications not prescribed to you. Therefore, we are unable to collect expired medications for proper disposal. Please consider collecting these around your home and disposing of them properly.

Regular trash service the week after Memorial day will be on Saturday June 4th

Jonas Hedlind
Waste Coordinator

Please submit all AA requests to the aa@wjhoa.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?mliid=5141> for CSPD information on the City of Colorado Springs web site.

Contact Charlie Conser (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

- If you are **selling your home**, please ensure your title company contacts our Administrative Assistant, Suzanne Romero (windjammer_hoa@yahoo.com), 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, 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

Name	Position	Phone	E-Mail
Mark Hrdlichka	President	719-285-9413	president@wjhoa.org
JR Misleh	Vice President		vice_president@wjhoa.org
Ashlin Wilson	Secretary/Treasurer	720-446-6582	treasurer@wjhoa.org
Paul Thomas	Landscaping		landscaping@wjhoa.org
Mark Bailey	Covenants Coord.		covenants@wjhoa.org
Brian Millburn	AA Chair		aa@wjhoa.org
Jonas Hedlind	Waste Coordinator		waste@wjhoa.org
Sarah Boatright	Community Greeter		community@wjhoa.org

ADDITIONAL VOLUNTEERS & CONTRACTORS

Gina Simler	Approving Authority	3215 Windjammer	aa_v2@wjhoa.org
Terri Dorpinghaus	Treasurer Support	8325 Pilot Ct	treasurer@wjhoa.org
Charlie Conser	Water Usage Analyst		
Black Forest Invest.	Covenant Admin. Insp.		ca@wjhoa.org
Romero Admin. Serv	Admin. Assistant		windjammer_hoa@yahoo.com
Waste Connections			719-591-5000
Brightview Landscaping			719-448-9500

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

The Windjammer Homeowners Association is a non-profit corporation registered with the Colorado Secretary of State as ID number 19871486129. The Registered Agent is Ashlin Wilson, the Association Treasurer, 8135 Helm 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.
