



# *Lighthouse*

January 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/>

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

## **President**

Hello! I am Mark Hrdlichka, recently voted in board member and current president. I wanted to introduce myself and am looking forward to serving our community. I moved to Colorado Springs when I was a kid and grew up right here in Briargate, graduating from Rampart High School. My passions lie in serving people, especially those in my community. That passion led me to begin Hrdlichka Homes, where I have been a licensed real estate agent

for 8 years, leading a team of knowledgeable professionals within our community. I am an entrepreneur but also enjoy spending time on hands-on projects including house renovations, automotive repairs, and yard work. I have been married to my wife, Chelsea, for 10 years and we have three daughters ages 6, 4, and 3.

**Mark Hrdlichka**  
**President**

## **Vice President**

### **Important information**

Quarterly payments of \$100 are due the first day of January, April, July and October. Dues are considered late on the 31st of January, 30 April, 31 July, and 31 October. Payments received after these dates must include a \$30 late fee. The Board is not responsible if your mail is stolen, you forget to pay, or you don't get an email. Please mark your calendars to ensure you pay on time.

Windjammer HOA does not snail mail bills except for the annual meeting notice in October. The rest of the year bills are emailed along with

link to Lighthouse Newsletter. It is the homeowner's responsibility to ensure their email is given to the Secretary/Treasurer. If you are not receiving emails, please check your junk/spam mailbox first and then send email to [windjammer\\_hoa@yahoo.com](mailto:windjammer_hoa@yahoo.com), to ensure we have your email.

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

## Secretary/Treasurer

### **NEWS for homeowners:**

Windjammer HOA has moved to a new website: <https://wjhoa.org>.

Starting this quarter, you will have the option of paying dues via ACH bank transfers or credit card. An invoice will be sent to your email; follow the instructions there to pay online. The level of online payment participation will determine how we move forward with sending invoices for online payment. 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.

Policy directives have been updated and available for viewing on our website. Several

policies have been changed or added. Please take this time to review them and contact [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org) with any questions.

**Introduction**-Hello! I am Ashlin Wilson. I served as assistant treasurer to Terri last year and was voted onto the board in November to take Terri's place. My husband and I have lived here for 2.5 years with our five children. We love Colorado and the gorgeous mountains we get to view daily. I am excited to serve our community and keep our HOA finances strong. Please feel free to reach out to me with any questions, suggestions, or comments. Happy New Year!

**Ashlin Wilson**  
**Secretary/Treasurer**

## Covenants Coordinator

Now that we are in the cooler months with sprinklers drained, keep in mind we still need to water occasionally to help keep young trees and shrubs from dying. Also, during the dryer months, root system on weeds are dormant and much easier to pull from those rocks beds.

I received a few phone calls in reference to barking dogs. If you are a dog owner, please be respectful of those living around you, a barking dog can be heard several houses away and if it's consistently barking it becomes very annoying fast. If you are within ear-shot of a barking dog I suggest talking to the owners first before calling Animal Control, we (WJHOA) are

not in a position to enforce or take-on the responsibility of notifying the owners.

When it snows, please shovel your sidewalks within 24 hours after it stops to prevent walkers from injury.

On trash day please remember to separate your totes at least three (3) ft apart and away from mail boxes.

**Mark Bailey**  
**Covenants 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.

Projects requiring approval include, any

exterior modification to your house or front yard that changes its 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

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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 Gina Simler and Brian Millburn.

**Brian Millburn**  
**Approving Authority**

## **Landscaping**

My fellow 'Windjammins',

Another year is almost gone and dare I say can't come soon enough. However, even with all that has transpired, projects were still accomplished, HOA elections held, and a sense of normalcy is settling in.

Our property is overall looking pretty good. In 2021 we saw a major project completed. The sprinkler system was totally upgraded saving the association over \$7,000 to date. Also, trees along the perimeter were trimmed, the boundary wall repaired, and the landscaping at the Windjammer main entrance was enhanced.

For future improvements I will be getting bids this winter to start to xeriscape our perimeter areas. To accomplish this, one section would be done each year, dividing work into four sections accomplished in four years. The goal would be to get away from watering large amounts of bluegrass and the bill associated with it. This project still must be presented to

the board and voted on.

On another note, I met with a city street inspector about our concrete issues: handicap ramps, curbs, sidewalks, and flowpans. I was able to get him to put two handicap ramps on the schedule to be done much sooner. (Corners of Caravel & Navigation and Commodore & Windjammer). Per the inspector, the city is 20 months behind, so we should take what we can get.

As always, I welcome all the 'heads ups' to landscape troubles needing to be addressed. May all enjoy a wonderful Holiday season and New Year.

Thank You!

**Paul Thomas**  
**Landscaping Coordinator**

Please submit all AA requests to the [aa@wjhoa.org](mailto: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?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 ([windjammer\\_hoa@yahoo.com](mailto: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](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>Phone</b>	<b>E-Mail</b>
Mark Hrdlichka	President	719-285-9413	<a href="mailto:president@wjhoa.org">president@wjhoa.org</a>
JR Misleh	Vice President		<a href="mailto:vice_president@wjhoa.org">vice_president@wjhoa.org</a>
Ashlin Wilson	Secretary/Treasurer	720-446-6582	<a href="mailto:treasurer@wjhoa.org">treasurer@wjhoa.org</a>
Paul Thomas	Landscaping		<a href="mailto:landscaping@wjhoa.org">landscaping@wjhoa.org</a>
Mark Bailey	Covenants Coord.		<a href="mailto:covenants@wjhoa.org">covenants@wjhoa.org</a>
Brian Millburn	AA Chair		<a href="mailto:aa@wjhoa.org">aa@wjhoa.org</a>
Jonas Hedlind	Waste Coordinator		<a href="mailto:waste@wjhoa.org">waste@wjhoa.org</a>
Sarah Boatright	Community Greeter		<a href="mailto:community@wjhoa.org">community@wjhoa.org</a>

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**ADDITIONAL VOLUNTEERS & CONTRACTORS**

Gina Simler	Approving Authority	<a href="mailto:aa_v2@wjhoa.org">aa_v2@wjhoa.org</a>	
Terri Dorpinghaus	Treasurer Support	<a href="mailto:treasurer@wjhoa.org">treasurer@wjhoa.org</a>	
Charlie Conser	Water Usage Analyst		
Black Forest Invest.	Covenant Admin. Insp.	<a href="mailto:ca@wjhoa.org">ca@wjhoa.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 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.

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