



# *Lighthouse*

July 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**

Thank you to everyone who responded to the letter that was sent out to the community about the build across the street. I appreciate the time you took to send me your opinion. As we are enjoying summer weather, time off, BBQs, and time with family, let's celebrate all of those who have served/are serving our country so we can enjoy all that we do. Also, if you see some of the board members around, send them a big thanks as they have been working hard to keep

our community running smoothly. A lot goes on behind the scenes and I appreciate all the work they put in. Being a Realtor myself I have seen firsthand the craziness of our market. As new people are moving in make sure to make them feel welcomed to our beautiful neighborhood!

**Mark Hrdlichka**  
**President**

## **Vice President**

Just a quick note from your friendly neighborhood VP. We have recently had some concerns raised about the condition of a few properties in our community. It's important to realize that there are processes in place to deal with issues in our neighborhood, most of them are time consuming and do not produce over

night results. Your HOA board is aware of the issues and we are trying to proceed in a way that is both fair and timely. Please be patient.

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

## **Secretary/Treasurer**

Thank you to everyone who took the time to vote on a recent petition to change the covenants and allow chickens within the HOA boundaries. The results of the vote are currently being tallied and will be posted at a later date. If you have not voted or don't remember if you have voted, please contact me at [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org). We are hoping to receive a vote from everyone in the community.

being patient with me as we started offering online payments. I know some of you received a statement of payment due although you had already paid. Thank you for contacting me about the error and being patient with us as we fixed the issue.

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

I want to thank everyone in the community for

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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 July 2, please contact me through my email: [treasurer@wjhoa.org](mailto: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 summer!

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

### **Covenants Coordinator**

First and foremost, I want to extend a sincere THANK YOU to the community for your efforts in helping keep Windjammer clean and attractive. Your efforts with tree trimming, lawn maintenance and overall curb appeal do not go unnoticed. If an award was available for the most attractive block I would have to give it to the residents on Commodore, thank you!

With the dry windy weather and little moisture we're experiencing please do what you can to minimize the growth of weeds and Aspen suckers.

We still have many dead trees and branches throughout the neighborhood. If you receive a courtesy postcard please don't take it personal we are simply trying to encourage you to take action before it escalates.

As a reminder, look around your property, do you have unsightly materials (tires, totes and trash) that are visible from the street? Be respectful of your neighbors and remove the debris.

Just a heads-up, does the paint on your house need attention, have you started a project without receiving approval? Brian (AA) is pretty efficient at reviewing the plans and getting back to you quickly. Please don't let the project sit idle, seek approval or remove it.

Once again, thanks to everyone for doing your part in the community.

**Mark Bailey**  
**Covenants Coordinator**

### **Landscaping**

Well, summer is finally here and with the season, yardwork follows. As for myself, I am xeriscaping my front yard to eliminate watering bluegrass. Some of you may have other desires of change and beautification. Whatever the project, stay hydrated!

As for the association's xeriscaping projects, I believe the price increases on materials, labor,

and trucking are such that cost outweighs the benefits at this time. Let's hope as fuel comes down and along with it materials, we will eventually achieve the goal to save water.

Have a wonderful summer.

**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.

The number of project approval requests for the spring season (April to June 2022) included the following (all approved):

Landscaping changes – 7.

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Temporary dumpster emplacements – 4.

Fence changes – 4.

Gutter replacements – 3.

Home color changes – 2.

Doors – 2.

Decks – 1.

Solar Cells – 1.

Trailer parking – 1.

The AA also provided information on processes and standards in response to queries on sheds, landscaping, paint and siding types, and the border fence (from the neighboring HOA).

We are currently in need of another AA Committee Volunteer. Please contact me at [aa@wjhoa.org](mailto: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.

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**

## **Trash Talk**

Just as a reminder, trash pickup for the week of July 4th is on Saturday July 9th.

If you are interested in getting reminders from Waste Connections about our trash service, you can download their app. After downloading

it and sign up for reminders using your home address.

**Jonas Hedlind**  
**Waste 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.

- 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 emails or 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:

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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	<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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