

# *Lighthouse Newsletter*

October 2022

## Windjammer Homeowners Association

PO Box 62121 Colorado Springs, Colorado 80962

<http://wjhoa.org>

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

### **President**

What a wonderful summer it has been. The weather has been great and mostly all yards have been in tip top shape. The HOA volunteers have been working hard the last few months to make sure we as an HOA are running the best we can. I really do appreciate all of the hard work these guys and gals put in. As we head into fall,

I hope everyone is healthy and looking forward to the holidays. Take some time this season to enjoy our beautiful scenery and look at the fall colors.

**Mark Hrdlichka**      [president@wjhoa.org](mailto:president@wjhoa.org)  
**President**              719-285-9413

### **Vice President**

Happy fall everyone! This year at the annual meeting the HOA Board will be in need of a couple of volunteers. We definitely need a new Landscaping coordinator; Paul Thomas will be stepping down. Paul has done a great job for us and he will be difficult to replace. The Landscaping coordinator's main duty is to be the liaison between the HOA and our landscaping company, there is much more to it but to keep things simple I will leave it at that. We also need

a volunteer for the Approving Authority committee. Brian Millburn is the main point of contact but he has a few people to fill in for him as he is quite the traveler. If anyone is interested in either of these positions or any others on the HOA board, please feel free to contact me with any questions.

**JR Misleh**  
**Vice President**      [Vice\\_president@wjhoa.org](mailto:Vice_president@wjhoa.org)

### **Secretary/Treasurer**

I hope everyone is having a wonderful start of fall! 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. We will discuss the results at the annual meeting in November. 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.

Online dues payments will continue, however the formatting will look different starting in January. I hope to implement new software that will streamline the process, as well as give homeowners the option to pay in full for the year if they so desire. Starting in January a 3%

processing fee will be included for **online payments only** to cover transaction charges from financial institutions. (ex. Dues are \$100 so the fee will be \$3)

Participation in online dues payments is optional, and mailed-in checks will continue to be accepted. Mailed-in checks do NOT need to pay the new 3% processing fee in January.

At any time if you have not received a statement at the beginning of a new quarter, please contact me through my email: [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org).

**Ashlin Wilson**              [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org)  
**Secretary/Treasurer**      720-446-6582

## **Covenants Coordinator**

Happy fall y'all,

A HUGE thank you to everyone who worked their butts off over the summer tackling tree removal, fence repair, landscaping and overall lawn maintenance. It's nice to see positive results in our neighborhood. I would also like to thank those who requested approval prior to starting their projects.

We can now take a little breather as the cooler weather sets in. Please keep in mind to water

plants and lawns occasionally as weather permits throughout the fall and winter so your hard work pays off next spring.

One additional reminder, residents are responsible for clearing driveways and sidewalks **within 24 hours after a snowstorm** to allow safe use by pedestrians.

**Mark Bailey**

**Covenants Coordinator** [covenants@wjhoa.org](mailto:covenants@wjhoa.org)

## **Landscaping**

Well Hello to my fellow Windjammins,

My goodness how time flies! Leaves are starting to change on the mountain passes, birds seem to be leaving, and the Broncos lost their 1<sup>st</sup> game. That tells us winter is darn near here. This means it is time to aerate, drain those sprinklers, winter fertilize, and dig out the coats.

On another note, we have finally gotten an approved bid for the landscape enhancement on the perimeter of Union from Research to Commodore. That should take that landscape area off any maintenance list for years to come. The utility work being done on Union is for the 5G Internet project and I have been keeping an eye on them. Once their project is completed, we will have to charge our irrigation system to check for damage and for various areas which may need more restoration.

I will be resigning my post as Landscape Coordinator this October due to me going back to work and the demands of my time. It has been my honor to have worked for our community. I will be available for consultation on issues that may arise.

Please consider this your Golden Ticket to volunteer to serve our HOA. The Landscape Coordinator works with the contracted Landscape company, which is currently Brightview, to maintain common areas. Please make your intentions to volunteer known by email to the Vice President.

Have a great Holiday Season & Good Luck to All for the New Year!

**Paul Thomas**

[landscaping@wjhoa.org](mailto:landscaping@wjhoa.org)

**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 summer season (July to September 2022) included:

Landscaping, tree, & fence changes – 10

Home color changes – 2

New windows – 1

Flag poles – 2

Sheds – 2

Temporary trailer or Recreational Vehicles (RV) storage – 4

Temporary dumpster/Porta Potty – 5

The approving authority also answered questions on side walk maintenance

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responsibility (it is the homeowner's and city's) and shed design.

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, <http://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 (PODS) emplacements must be approved prior to delivery. They must be parked in your driveways (not the street).

The WJHOA policy for parking Moving Trucks, RVs, 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.

Please submit all AA requests to [aa@wjhoa.org](mailto:aa@wjhoa.org). Your volunteers for the AA process are Brian Millburn and Gina Simler.

**Brian Millburn**  
**Approving Authority**                      [aa@wjhoa.org](mailto:aa@wjhoa.org)

### **Trash Talk**

If you are interested in getting reminders from Waste Connections about our trash service, you can download their app. After downloading it, sign up for reminders using your home address.

Have a wonderful fall season.

**Jonas Hedlind**  
**Waste Coordinator**                      [waste@wjhoa.org](mailto:waste@wjhoa.org)

### **Notices and Reminders**

- 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)), to complete the proper paperwork required by Colorado Law.
- If you are **renting** your home, please notify us when tenants change so we may welcome them.
- Every attempt is made to deliver a statement on time to each owner. Statements are sent around the first day of the quarter. Please email [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org) if you do not receive your statement.
- Owners are responsible for payment of dues each January, April, July, and October. If a statement is NOT received, the owner is still responsible to pay dues. The mailing address for dues and AA requests is

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