



# *Lighthouse*

January 2023

Windjammer Homeowners Association

P.O. Box 62121 Colorado Springs, CO 80962

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

## President

A new year is upon us. I hope you all had a wonderful Christmas and enjoyed all the season had to offer. Stay warm this winter and start putting things aside for the Windjammer yard sale. I know its early to bring this up but let's

make it a huge sale like it used to be. Have a great new year!

**Mark Hrdlichka**

**President**

president@wjhoa.org

719-285-9413

## Vice President

I just wanted to say Thank You to everyone that came to the annual meeting. I realize that not everyone was happy with some of the issues that the Board put out to the community. Our intent was to let the community decide what's best instead of the Board filtering and making every decision. I also understand that some people may have thought I was rude during the meeting. Everyone on the Board is a volunteer,

and it seemed to me there was some unfair disrespect being directed our way and I became defensive. If I offended anyone, I sincerely apologize. I hope everyone had a great holiday season and best wishes for the year to come.

**JR Misleh**

**Vice President**

vice\_president@wjhoa.org

## Secretary/Treasurer

For your information voting to allow chickens within the HOA has closed. Covenants will not be changed at this time. Votes in favor of changing the covenants failed by 4 votes.

We will continue to offer the option of paying dues online. Please check your email (including your Spam/Junk folder) on January 1 for your quarterly statement along with a link to pay online. Participation in online dues payments is optional, and mailed-in checks will continue to be accepted. In the near future, a processing fee may be included for online payments to cover transaction charges. If you would prefer to pay

dues for the full year online, please contact me. If you have NOT received a statement via email by January 1, 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 that we don't have your current email. If you are unsure if we have your email or want to update your email, please contact me.

**Ashlin Wilson**

**Secretary/Treasurer**

treasurer@wjhoa.org

720-446-6582

## **Covenants Coordinator**

Greetings!

Oh my! Where did the year go? I hope everyone had a wonderful Christmas and a happy new year. The days are already getting longer, it won't be long now before we dust-off our lawnmowers and sharpen our pruning shears. In the coming weeks if the temperature reaches 40°F or higher remember to give your lawn and plants a little water, you won't be disappointed this spring.

It is very possible we will get our heaviest snow falls over the next several weeks. Please, remember to shovel your walks and driveway so we are all safe to walk the neighborhood without the fear of slipping and falling.

**Mark Bailey**  
**Covenants Coordinator**  
covenants@wjhoa.org

## **Landscaping**

Happy New Year All!

Well, I decided this year would be a good time to serve our Windjammer community as the Landscaping Coordinator. I'm looking forward to working with Brightview (our contracted landscaping company) to keep our common areas looking good.

Should you have any concerns about our common areas, please email me at landscaping@wjhoa.org. Again, I'm looking forward to serving our HOA.

**Marsha Madsen**  
**Landscaping Coordinator**  
landscaping@wjhoa.org

## **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 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, Gina Simler, Laura Beauregard.

**Brian Millburn**  
**Approving Authority**  
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 and sign up for reminders using your home address.

**Jonas Hedlind**  
**Waste Coordinator**  
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), 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 treasurer@wjhoa.org 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**

**ADDITIONAL VOLUNTEERS & CONTRACTORS**

Gina Simler	Approving Authority
Laura Beauregard	Approving Authority
Terri Dorpinghaus	Treasurer Support
Romero Admin. Serv	Admin. Assistant

aa\_v2@wjhoa.org  
aa\_v3@wjhoa.org  
treasurer@wjhoa.org  
windjammer\_hoa@yahoo.com

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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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