



# *Lighthouse*

April 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**

The Windjammer Annual Garage Sale has been set for May 20<sup>th</sup>. Let's band together to sell the objects that have been cluttering our homes this winter. Don't forget to tell your friends!

**Mark Hrdlichka**  
**President**

president@wjhoa.org

719-285-9413

## **Vice President**

Temperatures are starting to warm up, and grass will soon be starting to grow. Don't forget to occasionally water your grass and shrubs as lately the weather has been very dry. Thank you

to everyone who kept their sidewalks free from snow this winter.

**JR Misleh**

**Vice President**

vice\_president@wjhoa.org

## **Secretary/Treasurer**

Happy Spring Neighbors!

We hope the new invoicing system is working for everyone in the neighborhood. If you are having problems receiving or viewing your invoice please email me.

If you are ahead on dues you will not receive an invoice for the quarter. Please do not remit payment if you know you are ahead on dues. I am always available to answer questions about dues, feel free to contact me.

We are diligently working to update email addresses for all homeowners. If you do not receive a dues statement (and you're not ahead on dues) 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**

Throughout the coming days of warmer weather and the preparation of vacation travel, lawn maintenance, etc. please keep in mind, city ordinance and covenant policies.

Almost all covenant violations are in reference to storing RVs, unused parked cars and trucks

on premises and/or city streets, garage door left open, trash and recycling totes visible from the street, unfinished construction projects ignored, and overall lawn maintenance. Also, take a good look at your house paint, does it require attention this year?

## *Lighthouse – April 2023*

Please do your part to minimize the violations this summer. (It makes our job easier)

Always seek approval before starting any project, even if it doesn't require approval it's common courtesy to ask.

Help make our community desired and envious of other subdivisions, It benefits all of us with a well-kept subdivision.

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

The number of project approval requests for the fall and winter seasons (September 2022 to March 2023) included:

- Landscaping, tree, & fence changes – 3.
- Sheds – 2.
- Garage door replacements – 2.
- Home color changes – 1.
- Decks – 1.
- Temporary dumpster – 1.
- Roofing materials – 1.
- Solar cells on roof – 1.

The approving authority also answered questions on fence and shed designs.

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 projects 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 driveway (not the street).

The WJHOA policy for parking moving trucks, 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 RV (motor home or trailer) may be parked in the street overnight.

Your volunteers for the AA process are Brian Millburn, Gina Simler, and Laura Beauregard.

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

### **Trash Talk**

After receiving multiple waste contract bids from companies across Colorado Springs, the Board decided to remain with the current company Waste Connections. Their pricing, and recycling

service charges were the best across the board.

Due to low volunteer help over the last 3 years the annual clean-up event will not occur this

*Lighthouse – April 2023*

year.

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

---

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.

---