



# Lighthouse

July 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

Happy summer! All that rain made our yards so nice and green. I love it. Make sure to get your roofs checked out after that big hail we got. Cheers!

**Mark Hrdlichka**  
**President**

president@wjhoa.org

719-285-9413

## Vice President

The Board wanted to let everyone know that in May our HOA admin Suzanne Romero decided to resign her position with the HOA. Suzanne spent 13 years working for the HOA and was a huge help in providing stability and institutional knowledge when we had a very inexperienced board the last couple of years. She will be missed. Many thank you's to Suzanne and best wishes to you. The Board has decided we want

to wait a few months before we hire Suzanne's replacement so we can get an accurate job description in place and figure out exactly the time commitment the job takes. Please feel free to direct any questions or concerns to me. Thanks for reading.

**JR Misleh**

**Vice President**

vice\_president@wjhoa.org

## Secretary/Treasurer

Happy Summer Neighbors!

Thank you to everyone for paying dues in a timely manner this last quarter. Your effort helps our Association to run smoothly. Thank you for your diligence.

I am currently collecting any HOA paperwork that past Board Members may have at their homes. I know over the years many papers have stayed with various persons even as they have relinquished their roles as a member of the

Board. We are hoping to consolidate all of the paperwork into one place for legal reasons (and to free up your closet space!). If you happen to have any papers of importance to the Association, please email or call me to arrange a time for me to pick up the documents. Thank you!

**Ashlin Wilson**

**Secretary/Treasurer**

treasurer@wjhoa.org

720-446-6582

## **Landscaping**

Hi Windjammer Neighbors!

Hope everyone's summer is off to a great start! Now that summer is here, our sprinklers are watering our common areas. I try to get out and walk the perimeter a few times a week, checking to see if we have any issues. Especially with all the digging that Metro has been doing. If you ever see any sprinklers leaking or areas that seem to be overly wet, please send me an email at [landscaping@wjhoa.org](mailto:landscaping@wjhoa.org) with the location so I can get it fixed. Big thanks to Neil R. for letting me know about a leak along Union. I've noticed we have a few street lights out in

the neighborhood. If you have a street light out near your home, please email me the location. I would like to get a list compiled and turned into the city for repairs by the end of July. We also have a few dead trees along Lexington and Union that we hope to get cut down sometime this summer. As always should you have any concerns regarding our common areas, please drop me an email. Thanks so much for all your help in keeping our community looking good! Have a wonderful July 4<sup>th</sup> and stay safe during your summer travels.

**Marsha Madsen**  
**Landscaping**

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

## **Covenants Coordinator**

As I was walking around the neighborhood and evaluating the overall condition of our subdivision, I am convinced that the majority of home owners take pride in overall appearance of their property. Thank you!

Of course, you are not going to get off that easy 😊. I have received several complaints from homeowners in the neighborhood regarding abandoned vehicles in the association. If you have an abandoned vehicle in front of your house please have it removed. The neighborhood is not a storage or salvage lot.

I also noticed an abundance of dry pine needles. I recently came across a note card sent to all home owners several years ago from Brett Lacy, Colorado Springs Fire Marshal, describing the risks of fire danger to your property and the possible impact to your neighbors. Let's defend against wildfire and

take responsibility to clean up dry pine needles from your property.

When walking your dog(s) please clean up after them. It's your responsibility, not your neighbors. Please be considerate with those that share the sidewalk.

I recognize our sidewalks and curbs are in bad condition. I have reported several that have sever damage to the city (<https://coloradosprings.gov/public-works/page/concrete-maintenance>) along with photos for repairs. If you have damaged sidewalks or curbs in front of your house it would be helpful if you would also submit a repair request to the city using the above link. Maybe these concerns will be resolved sooner than later if we all come together on this issue.

**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.

## *Lighthouse – July 2023*

The number of project approval requests for the spring season (April to June 2023) included:

Landscaping, tree, & fence changes – .6.  
Recreational Vehicles (RV) and Trailers – 4.  
Home color changes – .2  
Decks – 1.  
Pergola – 1.  
Retaining wall (concrete) – 1.  
Roofing materials – .1.  
Stucco – 1.  
Solar cells on roof – .1

The approving authority also answered questions on mailbox movements and how to fix concrete slabs that have risen above adjoining ones (causing a tripping hazard). In addition, we answered a query on the use of an 8 foot fence (cannot; WJHOA Covenants limit the height to 6 foot on the cedar perimeter fences). An exception for a short section of 8 foot high fencing was allowed to hide a trailer from the street view.

The Covenants/policy also state a wood fence cannot be higher than the perimeter stone fence if immediately next to the stone fence. It is noted a couple homeowners are not in compliance.

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 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 RV (motor home or trailer) may be parked in the street overnight.

The Covenants also say vehicles cannot be parked on the lawn, dirt, or decorative rock. Parking is allowed only on concrete (poured or pavers) and crushed rock of the typed use for roads. Also, parked vehicles must have current licenses or the city will tow them away; city notice is not required. The Covenants also state no stripped down, partially wrecked, or junk motor vehicles can be visible from the street or a neighboring property.

Your volunteers for the AA process are Brian Millburn, Gina Simler, and 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 the Treasurer, Ashlin Wilson (treasurer@wjhoa.org), 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 | aa_v2@wjhoa.org     |
| Laura Beauregard  | Approving Authority | aa_v3@wjhoa.org     |
| Terri Dorpinghaus | Treasurer Support   | treasurer@wjhoa.org |

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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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