



Lighthouse

October 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

What a nice summer we had and I am excited for the fall fun. Just a quick note to keep an eye on abandoned vehicles. There have been a couple stolen vehicles left sitting around our area. If you see a car that is damaged or has not moved and you know it's **not** your neighbors' vehicle, please report the vehicle ASAP. Reports of abandoned vehicles can be made via the GOCOS app, by calling 719-444-

7891, or online at
coloradosprings.gov/neighborhoodservices

Have a great fall and I will see you at the annual meeting on November 9th.

Mark Hrdlichka
President

president@wjhoa.org

719-285-9413

Vice President

Several Board Members have reached their term limit and will not be continuing in their positions after the Annual Meeting in November. If you are interested in joining the Board please email me for more information or join us at the Annual

Meeting on November 9, 6PM, at Library 21c upstairs in the Venue room.

JR Misleh

Vice President

vice_president@wjhoa.org

Secretary/Treasurer

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 looking forward to seeing everyone at the annual meeting on November 9th starting at 6 PM. We need a few more volunteers to keep the Board functioning. We have several decisions to make as a community concerning landscaping and other changes to discuss to the Association.

The Association is also wanting to hire an assistant as an independent contractor to help with collecting mail, depositing funds, taking notes at Board Meetings, and a few other odds and ends. If you would like more information please contact me using the email or phone number below.

Ashlin Wilson

Secretary/Treasurer

treasurer@wjhoa.org

720-446-6582

Landscaping

Hi Windjammer Neighbors!

Hope everyone had a great summer! Since turning the sprinklers on in May, we've had a lot of repairs to do. There were 2 main leaks along Lexington and numerous sprinkler heads that had to be replaced. We also have some issues with some of the control boxes that run the sprinklers as well. I've been working with our irrigation guy from Brightview to get the repairs done, but we still have some work to do.

Due to the constant repairs needed to the sprinklers that sit at the edge of the sidewalk along Union and Lexington, the board decided to cap them off. The sprinklers that sit along

wall will provide enough coverage. We are also looking at other ways to landscape to cut down on the water usage. I should have some ideas to present at the annual meeting, but please bring any ideas you might have too.

I'm also working with the city to have some of those dead trees removed from that sit outside the wall.

Hope to see everyone at our annual meeting on November 9th!

Marsha Madsen
Landscaping

landscaping@wjhoa.org

Covenants Coordinator

I am reminded time after time when walking the neighborhood, or reviewing the weekly violations report from our covenant administrator, that the majority of Windjammer residents care deeply about the appearance of their home and property. We live in a Homeowners Association subdivision and everyone signed a covenants agreement to follow those rules and policies.

I sincerely believe we live in a very relaxed association compared to others in the city. The HOA members have and are willing to be flexible and extend the amount of time a homeowner has to comply with a violation. It could be worse, we could outsource our association to a third party, which I am confident the dues would increase and enforcement would be much stricter.

Please don't ignore the upkeep of your property. Communicate with us and let us know why you are unable to comply with the violation, we may be able to provide

suggestions and help find a solution.

I also encourage you to walk the neighborhood and report abandoned vehicles on the roadway that haven't moved in weeks, months, and even years.

You can report them here:

<https://coloradosprings.gov/police-department/page/report-crime-online>

One additional note, as a courtesy to others using the sidewalk, including trash truck drivers on trash day, please set your trash totes in the streets and off the sidewalk. It is not a violation of our covenants, however, it is a violation of city ordinance. Code# 3.4.103 (A) (B)

Let's try and keep our neighborhood one of the most desired places to live in the city.

Thanks for understanding.

Mark Bailey
Covenants Coordinator 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

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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 (July-September 2023) included:

Home color changes – 2
Retaining wall (concrete) – 1
Roofing materials – 55
Stucco – 1
Solar cells on roof – 1

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 type used 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

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|-------------------|---------------------|---------------------|
| Gina Simler | Approving Authority | aa_v2@wjhoa.org |
| Laura Beauregard | Approving Authority | aa_v3@wjhoa.org |
| Terri Dorpinghaus | Treasurer Support | treasurer@wjhoa.org |

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.
