



Lighthouse

April 2024

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 & Community Greeter

Annual Windjammer Yard Sale!! June 8 from 8AM to 3PM

Spring cleaning! Time to collect, sort, downsize, clean-out the garage, basement, etc. and plan to participate in the Annual Yard Sale that Windjammer is famous for!

Encourage the kids to set up a Lemonade Stand or set up your grill for hot dogs! Let's make this a fun event for our whole neighborhood!

Advertising will be provided by the HOA. Corner signs, radio spots, local newspapers.

We may be able to arrange a community dumpster after the yard sale if we can get volunteers to help supervise. See the Trash Talk section for more details. Wishing everyone a happy spring and summer.

Mark Hrdlichka President

president@wjhoa.org

719-285-9413

Cindy Thomas Community Greeter

community@wjhoa.org

Vice President

Hello! My name is Josh Easterling, I'm the new Vice President. My family has been living in Windjammer for many years; we love this neighborhood. I'm looking forward to serving our community and getting to know more of my neighbors.

It has been brought to our attention that the City of Colorado Springs and Waste Connections

have asked homeowners to not place garbage cans on the sidewalk. As such, the Board would appreciate all Association members placing the garbage cans in the street just off of the sidewalk.

Josh Easterling Vice President

vice_president@wjhoa.org

Secretary/Treasurer

Happy Spring! I am diligently working to update email addresses for all homeowners. Please take a moment to send me a quick email to ensure your email address on file is up to date.

Thank you to those who have paid first quarter dues. If a problem ever arises concerning dues feel free to contact me and together we can

solve the issue. I'm available at the phone number or email listed below.

Happy Gardening!

Ashlin Wilson Secretary/Treasurer

treasurer@wjhoa.org

720-446-6582

Covenants Coordinator

Now that Spring has arrived it's time to prepare for home improvements, overall lawn maintenance and outdoor activities.

Each year I like to remind those with projects that plan on changing the appearance of your home, landscape, fencing, etc. will need to submit a request for approval early to allow the approving authority time to review and approve.

Remember the overall appearance of our subdivision is up to YOU. Let's try and make everyone's job easier without a lot of violations

this summer. If you see a dead tree, cut it, weeds, pull them (On your own property of course). Water early mornings or late afternoons for a healthier lawn and to help preserve water.

Keep up the good work and thanks for your cooperation.

Mark Bailey
Covenants Coordinator
covenants@wjhoa.org

Landscaping

Hi Windjammer Neighbors!

Hope everyone is doing well as we head into spring and summer. For those of you that attended our annual meeting in November, I talked about the need to find a new company to take over our landscaping maintenance. I have reached out to a few companies, but none have provided us with a bid for services. However, I still have a couple of companies I plan on meeting with. So, for now we will continue to work with Brightview.

As the temperatures warm up and we get ready to activate our sprinklers, I've decided to take a different approach for this year. Instead of turning on all four stations at one time, we will activate one station at a time, ensuring all sprinkler heads are in working order. The first area of priority is the station that waters the traffic circle and island that exit out to Lexington. We also are continuing to look at more xeriscape projects along Lexington and Union.

In February I reached out to the Public Works, Operations and Maintenance Office for the city regarding the section of sidewalk located at 3150 Windjammer Dr. This section of sidewalk is in bad condition and a trip hazard. So, during the March board meeting we voted to have that section of sidewalk repaired utilizing the cost share program. The city has until the end of 2024 to have repairs done, but it is hopeful the repair will be done within the next six months.

As always should you have any concerns please drop me an email at landscapingwjhoa.org. Thanks so much for all your help in keeping our community looking good!

Have a wonderful summer!

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.

The number of project approval requests for the fall and winter seasons (October 2023 to March 2024) included:

Roofing materials – .17.

Home color changes – .9

Dumpsters (independent of roofs) - 3

Lighthouse – January 1, 2023

Solar cells on roof – .2

Landscaping, tree, & fence changes – .1.

Concrete (Driveway) – 1.

Fences – 1.

Sheds – 1.

The approving authority also answered a question on mailbox design (referred to the Post Office). In addition, we answered seven queries on home painting, sheds, and Recreational Vehicle (RV) storage building design and approval processes.

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, shed, or garage). 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 WJHOA Covenants and policies state RVs permanently stored on the lot must be screened or enclosed in a structure such that they cannot be visible from the street or neighboring lots.

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

The Board has tentatively decided to host a trash roll-off from Thursday June 13th. This event can only happen if the neighborhood volunteers to man the dumpster. Volunteers will ensure no banned items are placed in the roll-off and will organizing trash items to ensure the bin doesn't overflow. If you are willing to volunteer please sign up [HERE](#).

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, Shauna Messamer (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	aa_v2@wjhoa.org
Laura Beauregard	Approving Authority	aa_v3@wjhoa.org
Shauna Mesamer	Admin. Assistant	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.
