



# *Lighthouse*

October 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**

This summer has been a great one! The yard sale grew from previous years and the neighborhood party was a hit. I can't wait to see how big they will be next year. We have made some changes lately to include new ownership of covenant inspections and I am looking forward to new and consistent work in this area.

Enjoy this beautiful fall and I will see you at the next annual HOA meeting.

**Mark Hrdlichka**  
**President**

president@wjhoa.org

719-285-9413

## **Vice President**

Hello Neighbors!

This has been a wonderful summer/early fall in the neighborhood! There is a palpable increase in neighborhood interaction and community lately. This year's yard sale was a massive success as many homes participated and contributed to a very fun atmosphere. If you have not had a yard sale yet, please consider doing one next summer. It is a very fun way to sell some stuff and get to know neighbors!

On September 21st, we had our inaugural "End of Summer Block Party", and it was awesome! Teaming up with Mayor Yemi, we registered our party to help the city's goal of 1,000 gatherings in 2024. I want to thank everyone who came over! My family and I had a wonderful time meeting new people, hanging out with old

friends, and seeing a long-time dream lived out. A special thank you to neighbors who brought delicious sides, the Windjammer HOA for purchasing the main course, and Rock Family Church for providing the bounce house and ice cream truck! We look forward to doing this annually, be on the lookout for more information.

I hope you have a great fall and winter; this is certainly a special neighborhood, and we should all be proud to live here. I look forward to seeing everyone at the annual HOA meeting next month and out and about the neighborhood!

**Josh Easterling**  
**Vice President**

vice\_president@wjhoa.org

**Secretary/Treasurer**

I want to thank everyone who paid dues on time this year. Over 97% of dues were on time this year, which allowed the Board to make all of the improvements this summer throughout the Association while keeping dues at the same level it's been for the last four years. Let's keep working towards eliminating late payments and ensuring we have the funds needed to maintain our beautiful neighborhood.

I am looking forward to our Annual Meeting on Saturday, November 9th from 2PM - 4PM at Library 21c in their big upstairs venue room. A

notice with the agenda and budget for 2025 will be arriving in your mailboxes soon. If you do not plan on attending the Annual Meeting, please turn in your proxy to a neighbor who is attending or email a completed copy to [treasurer@wjhoa.org](mailto:treasurer@wjhoa.org). I appreciate everyone's willingness to work together for a better community. Happy Fall Everyone!

**Ashlin Wilson**  
**Secretary/Treasurer**  
[treasurer@wjhoa.org](mailto:treasurer@wjhoa.org)

720-446-6582

**Covenants Coordinator**

As summer comes to an end and the cooler weather starts to settle in, I wanted to express my gratitude and a sincere thank you to the homeowners who worked hard over the summer, pulling weeds, picking up pinecones, landscaping, cutting down dead trees and making our neighborhood a little more desirable.

With the colder temperatures starting to drop at night, keep a close eye on the forecast, if the temperature drops below 32 F. make sure your exposed water pipes are insulated and/or drain your sprinklers to prevent costly repairs.

As winter weather permits, remember to occasionally water your bushes, shrubs, newly planted trees, grasses, and perennials so they have a good and healthy start next Spring,

I would like to remind everyone to keep their trash and recycle totes hidden from view, it makes property curb appeal much nicer. Also, keep in mind snow removal from sidewalks for your safety and others.

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

## **Landscaping**

Hi Windjammer Neighbors!

Hope everyone is doing well as we head into fall and winter.

Fiber Optic - It has been a very productive summer regarding landscaping. Most of you know or have experienced firsthand the damage caused by the fiber optic installation. We had a lot of repairs done to our irrigation lines along Lexington Blvd and Windjammer Dr. Our first order of business was to get the electric back to the control box that waters the traffic circle and other areas at the entrance to Windjammer Dr. We hired an irrigation technician who was able to come in and make those repairs. With electric back on we were able to get the sprinklers going. However, once we got the water on, we discovered all the major leaks to the irrigation lines caused by the fiber optic drilling. Working with CSU's fiber optic team, they were able to get those repairs made. Our irrigation technician then made repairs to any broken sprinklers. We then submitted a request to have CSU do sod restoration at the traffic circle and along the north side of Windjammer Drive, which was approved.

Landscaping - We hired Blackhawk Landscaping to come and add some rocks to some areas along Union Blvd, under the pine trees near the traffic light at Hampton Park Dr. The other area was just down from Commodore Drive where grass was unable to grow. They also planted three new junipers in the bare patch at the south entrance to Commodore Drive.

Trees - We hired Mack's Tree Care to cut down four dead trees along Lexington and Union. We plan on having them come back in the spring to deadhead the trees along Lexington and Union and cut down any dead trees that don't come back after this winter.

Sidewalk – We used the cost share program to repair a patch of sidewalk on Windjammer Drive that met the programs high priority for repairs. This patch of sidewalk was a definite trip hazard, and I know some of the neighborhood kids miss it, because they used it as a bike jump. (Sorry, kids)

New Lawn/Snow Maintenance Contract – This fall we entered a new contract with Augusta Lawn Care. The communication with this new company has been great and I am looking forward to working with them next year. You might see some trash cans that have been placed at some of the entrances into the neighborhood. These have been placed there by Augusta as part of their preparations for winter ice removal.

As always, if you have any concerns, please drop me an email at [landscapingwjhoa.org](mailto:landscapingwjhoa.org). Thanks so much for all your help in keeping our community looking good! Hope to see you at the annual meeting in November!

**Marsha Madsen**  
**Landscaping Coordinator**  
[landscaping@wjhoa.org](mailto: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, 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 that 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.

**Brian Millburn**  
**Approving Authority**  
aa@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:

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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 Messamer	Admin. Assistant	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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