



# *Lighthouse*

April 2025

Windjammer Homeowners Association

P.O. Box 62121      Colorado Springs, CO 80962

Documents for sale of your home can be found at

<http://wjhoa.org/>

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## **President**

Happy Spring!

This winter has felt like the longest winter in history but I'm very excited for warmer weather and green yards!

The HOA board has been hard at work this winter creating better, more efficient systems, forming new partnerships with quality trades and planning for more improvement to our grass and rock areas around the neighborhood. I very

much appreciate all the work everyone has been putting in. We also have new members and volunteers on our board, so if you see them let them know how awesome they are for volunteering their time. Have a great summer!

**Mark Hrdlichka**

**President**

president@wjhoa.org

719-285-9413

## **Vice President**

Greetings!

I hope everyone had a wonderful winter. The newsletter will go out biannually in April and October, so be on the lookout!

Our annual Windjammer Garage Sale is going to be on Saturday, June 7<sup>th</sup>. I encourage as many people as possible to participate and feel free to make it fun with food, music, etc.! There will be no door hangers this year, but we will send out a reminder email as

the date approaches as well as corner signs.

We had a wonderful time with our end of summer/back to school block party last year and intend on doing another one this year! More information to follow as the plans solidify. Have a great spring/summer!

**Josh Easterling**

**Vice President**

vice\_president@wjhoa.org

### **Secretary/Treasurer**

Happy Spring Neighbors! I'm glad to be nearing the end of cold and enjoying the beauty we can see all around us. Thank you to everyone who has paid their dues on time.

If you ever have any issues or questions about dues feel free to email or call me. Our HOA is currently in a good financial position. The Board is working diligently to keep it that way. As such, I am currently searching for a replacement to assume the Treasurer position after the annual meeting in November.

If you have a desire to serve on the Board please contact me. I am hoping to train my replacement over the summer for a smooth transition in November. I am grateful for the time I have spent serving our community.

Happy planting everyone!

**Ashlin Wilson**  
**Secretary/Treasurer**  
treasurer@wjhoa.org

720-446-6582

### **Covenants Coordinator**

Hello Windjammer neighbors! My name is Aaron Ford, and I've had the pleasure of calling this wonderful community home for the past two years. I'm excited to introduce myself as the new Covenants Coordinator for the HOA. As we work together to maintain and enhance the beauty of our neighborhood, my goal is to build consistency in how we address situations related to our community guidelines. I believe that clear communication and a proactive approach are key to ensuring that Windjammer remains a welcoming and beautiful place to live for all residents.

If you happen to receive a notice regarding a violation, the process is designed to be fair and straightforward. Initially, you will receive a postcard with a notice outlining the violation,

along with a reasonable timeframe to address it. If the issue is not resolved, a follow-up letter will be sent detailing the concern. I'll reach out directly with you at this stage. If the violation is corrected, no further action is needed. However, if it remains unresolved, the HOA may impose a lien.

Our goal is to work together to keep Windjammer beautiful, and I truly appreciate your help in maintaining our community standards. Thank you for your cooperation!

**Aaron Ford**  
**Covenants Coordinator**  
covenants@wjhoa.org

## **Landscaping**

Hi Windjammer Neighbors!

Hope everyone is doing well and looking forward to some warmer weather.

Augusta Lawn Care will continue to be our contractor to maintain the common areas in our subdivision, along with those areas outside the wall along Union and Lexington. I am planning to get the sprinklers activated around the beginning of May (weather permitting). Hopefully, the sod that was planted last summer will return to its beautiful green color.

Mack's Tree Care cut down several dead trees for us last year. I am hoping I can get them back again this year to remove a few more and cut some of the dead out of the other trees. Also, the wall around Windjammer has a few areas that need to be repaired. I reached out to

several companies last summer, but none were able to take the job. Hopefully, I can find a company to make those repairs this summer.

If you ever have any concerns with any of the contractors while they are working on Windjammer Property, please drop me an email at [landscapingwjhoa.org](mailto:landscapingwjhoa.org). I will contact the contractor to address your concerns and get the problem fixed. Thanks so much for all your help in keeping our community looking good!

Have a wonderful summer!

**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.

The number of project approval requests for the fall and winter seasons (October 2024 to March 2025) included:

- Roofing materials – 11.
- Home color changes – 10.
- Landscaping & trees – 6.
- Dumpsters (independent of roofs) – 3.
- Solar cells on roof – 3.
- Decks & Pergolas – 3.
- Trailers & RVs – 2.
- Windows – 2.
- Garage Doors – 2.
- Concrete (Driveway) – 1.
- Sheds – 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, shed, or garage). All roof shingle replacements require AA approval to ensure the products satisfy the Covenants for that area of Windjammer. 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 states 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 Michelle Winder, Gina Simler, and Brian Millburn.

**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:

**Windjammer Homeowners Association**  
**P.O. Box 62121**  
**Colorado Springs, CO 80962**

## **ADDITIONAL VOLUNTEERS & CONTRACTORS**

Gina Simler	Approving Authority
Laura Beauregard	Approving Authority
Shauna Messamer	Admin. Assistant

aa_v2@wjhoa.org
aa_v3@wjhoa.org
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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