



Lighthouse

April 2026

Windjammer Homeowners Association

P.O. Box 62121 Colorado Springs, CO 80962

Documents for sale of your home can be found at

<http://wjhoa.org/>

Hello Windjammer Community! The board has met a couple times this year and is already updating processes and improving our communication with our neighbors. One improvement is to include a calendar with important dates and information on our website. This should help keep us all informed. For now, here is a list of some important upcoming events:

- Garage Sale – June 13
- Roll-off trash receptacle – June 17-18
- Bock Party – September 5
- Annual Meeting – TBD Nov – Dec

Now let's introduce our new Windjammer Homeowners Association Board and Volunteers:

President

Hello, and happy Spring!

I hope everyone enjoyed their warmer winter this year, even without the fun of fresh snow.

I wanted to take a moment to thank all of you for your patience in this time of transition. We had a large turnover for Board members this year. We are still working to live up to the community's expectations as well as our own. We are streamlining some processes with new faces, which can take time, but we are confident this

will put our community in a better place moving forward. As always, I would love to hear any feedback, concerns, or questions you all may have about anything within the community.

Again, thank you for your understanding as we go through this time of transition, and I hope to see you around the neighborhood.

Andrew Simons
President

president@wjhoa.org

719-351-6197

Vice President

Hello Windjammer! 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 scheduled for Saturday, June 13th. Like last year, the board encourages as many people as possible to participate. Please feel free to make it fun with food, music, and awesome garage sale items! 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 are looking at doing another one this year. More information will follow as the plans solidify.

As a final note, I want to remind us to be courteous to our neighbors, as most issues can be easily resolved with honest and open communication.

Have a great spring/summer!

Mark Pavlica
Vice President
vice_president@wjhoa.org

Secretary/Treasurer

My name is Kristina Root, and I currently serve as Treasurer for the HOA. My focus on the board is to ensure our community's finances are handled responsibly, transparently, and with long-term sustainability in mind. I believe in maintaining a clear understanding of where our funds are going and making thoughtful decisions that support both current needs and future planning.

Moving forward with a new board, I am looking forward to helping strengthen our

financial processes and supporting initiatives that improve our neighborhood while being mindful of costs. If you ever have questions related to budgeting, dues, or financial planning for the community, I am always happy to help.

Kristina Root
Treasurer
treasurer@wjhoa.org

Landscaping

Hi Windjammer neighbors! We have our new landscaping contract in place with Landscape Endeavors. They started the snow removal contract this past October, and the landscaping maintenance portion started January 1st. They will be applying a pre-emergent to all the rock beds to help combat the weeds, along with aerating and fertilizing the sod areas. We should be getting the sprinklers activated soon, so we can get the sod areas looking green again. The four backflows associated with our irrigation system will be due for their annual testing, so I will get that completed by the end of June. I think the trees along Union and Lexington look much better after having them all trimmed last fall.

We are also hoping to do a few more landscaping projects to freshen up some of the vegetation that is looking old. If you have ideas you'd like to share, please feel free to email me. Any ideas or suggestions to better our community are always welcomed. Please contact me at the email below if you ever have any concerns with any of the contractors while they are working on Windjammer Property. Thanks so much for all your help in keeping our community looking good!

Marsha Madsen
Landscaping Coordinator
landscaping@wjhoa.org

Approving Authority

Hello neighbors! I am Gina Simler, volunteer Approving Authority. I've lived in Windjammer since June 2009. My husband Mike and I have 3 grown and married children. I work for a non-profit at the Air Force Academy.

As a reminder, the following projects require AA approval:

- All Roofing Replacements
- Changes in Landscaping (visible from street): changed design, tree and shrub planting/removal, new concrete, bricks or rock, artificial turf
- Changes in Fencing
- Changes in exterior paint color

- Windows, Doors, and Garage Doors (if different product/design)
- Sheds,
- Outbuildings

As we move into the warmer months where we all tend to work on more projects, please submit your Approving Authority requests. We attempt to answer all requests within a few days.

Gina Simler
Approving Authority
aa@wjhoa.org

Covenants Coordinator

Hello to all my Windjammer neighbors. My name is Kristi, and I am your new covenants coordinator. I will be the liaison between the outside contractor responsible for drafting courtesy postcards or notifications of violations in accordance with policy on enforcement and procedures, declaration of conditions, covenants, restrictions, and easements amended by Colorado statutes. These documents are located on the association's website: www.wjhoa.org

During the recent inspection they noted the following:

- Safety concerns of pine needles and weeds needing to be removed for fire mitigation
- Trees and shrubs growing into the sidewalks
- Campers, cars, and trailers needing to be moved or covered behind fences.

It is our goal to work together to make our Windjammer homes beautiful and safe.

Kristi Walsh
Covenants Coordinator
covenants@wjhoa.org

Waste Coordinator

Hello, my name is Jonas Hedlind. I have lived in the neighborhood since 2015 and have been an HOA board member since 2018. Please reach out to me if you have issues with our trash service.

Spring cleanup event: The Board has tentatively decided to host a trash roll-off June 17-18th. 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 organize trash items to ensure the bin doesn't overflow. If you are willing to volunteer, please

sign up HERE:

<https://docs.google.com/spreadsheets/d/19Vc04OJJzhdLbSpKeOMiyqwga4piMUj0lq8NhFHdDSo/edit?usp=sharing>

If you are interested in getting reminders from Waste Connections about our trash service, you can download their app. After downloading it, sign up for reminders using your home address.

Jonas Hedlind
Waste Coordinator
waste@wjhoa.org

Community Greeter

Greetings to all from your Community Greeter, Cindy Thomas. This is my third and final year as your WJHOA volunteer greeter. This is a really fun position because of the positive responses I get when meeting and greeting our newest neighbors. There are a few For Sale signs popping up around the neighborhood. Wishing for the best win-win transactions and wonderful new families to add to the great

place we call home. Remember to reach out and say “Hello” when a new family moves in near you. It really helps create the kind of neighborhood we all want to live in! See you around!

Cindy Thomas
Community Greeter
community@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 for paying the dues.

Mailing address for dues:

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

ADDITIONAL VOLUNTEERS & CONTRACTORS

John Kwiatkowski	Landscaping
Alan Rowley	Landscaping
Amanda Beihl	Approving Authority
Brian Millburn	Approving Authority
Shauna Messamer	Admin. Assistant

aa_v2@wjhoa.org
aa_v3@wjhoa.org