



Lighthouse

October 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! Welcome to Fall in Colorado Springs! We are so blessed to live in such a wonderful subdivision with the changing colors of the trees and the majestic backdrop of Pikes Peak right in our back yards! Here are the dates of the upcoming events for Windjammer.

- Board Meeting – October 15
- Board Meeting – November 19
- Annual Meeting – December 5

President

Hello Windjammer Community!

It's coming up on the end of the year and I'm looking forward to seeing everyone at the end of the year meeting on December 5th.

I wanted to start off by thanking everyone who sent kind words to the board. We have been working to make sure we keep this community up to the standards set by our bylaws, and your emails and messages have been so encouraging. As always, we are constantly discussing the best ways to keep up enforcement without stepping on too many toes.

Secondly, some praise. A big shout out to our Vice President, Treasurer, and volunteers who helped put together this year's block party. Also, we should recognize our Landscaping members and volunteers who keep our neighborhood looking fantastic, our Waste manager for running the neighborhood dumpster days, and our Approving Authority and Covenants

Coordinator for working to maintain our community.

On a more somber note, I would like to take a moment to address some problems in the neighborhood. We all live and work together in this community, and I think we should look out for each other as well. It doesn't take any more effort to be kind and courteous than it does to be rude. Whether we have a problem with our neighbors, or if we see fighting on the street, we should strive to maintain a safe and friendly atmosphere for everyone. And if there is any way we can help, please don't hesitate to reach out.

Finally, we welcome your input. If you have anything you would like to address with us, our monthly meetings are open to the neighborhood. Just please give us a heads up so we can plan to accommodate you.

Andrew Simons
President

president@wjhoa.org

719-351-6197

Vice President

Hello Windjammer! What a busy year it has been.

We wanted to thank all who came to the Windjammer block party. We had about 35 homes represented at the event and a good time was had by all.

Thank you to all who helped plan, cook, and advertise for the event. Thank you to the family and neighbors that offered their lawns and space for us to have this shindig. Special thanks to Rock Family Church for providing the Hope Is Alive truck and free ice cream. Thanks to Alias Smith and Jones for providing the entertainment – a new addition to our annual event. We also wanted to thank the HOA for providing hot dogs, hamburgers, and all the fixings. Finally, we want to thank you all for providing delicious sides and

desserts! YUM – I'm already looking forward to next year's annual block party!

Just a reminder; to reinforce our HOA President's sentiments – please remember to courteously communicate with our neighbors regarding issues. Typically, people will respond kindly and quickly to correct problems. Also, let's watch out for each other. We all picked this neighborhood because we wanted to live in a beautiful, quiet, safe, and fun community. Let's work together to keep it that way.

See you all at the Annual Meeting December 5th!

Mark Pavlica
Vice President
vice_president@wjhoa.org

Secretary/Treasurer

As we head into the final quarter of the year, we have a couple of important reminders for Windjammer homeowners.

Quarterly Dues: Please remember that HOA dues have increased by **\$5 per quarter**. Please make sure your payment amount is updated accordingly to avoid an unintended balance on your account.

Annual Meeting: Our Annual Membership Meeting will be held on **Saturday, December 5 at 2:00 p.m.** Additional information regarding the meeting, including meeting details and materials for homeowners, will be sent by mail.

We encourage all homeowners to attend the annual meeting and participate in Association business. Please keep an eye on your mailbox for additional information as we get closer to December.

Thank you, and we hope everyone has a wonderful fall!

Kristina Root
Treasurer
treasurer@wjhoa.org

Landscaping

Happy Fall Neighbors! Hopefully those hot days of summer are behind us as we head into a new season. Here are the highlights of the summer season's activities.

The irrigation season started off a little rough this year. Unfortunately, the backflow located at Research and Lexington was stolen. The good news is the insurance claim resulted in a partial reimbursement for the theft. To prevent future theft, all four backflows are now double locked with hard to cut resistant locks. The backflow at Mainsail Court required repair due to a leak. After all repairs were made, all backflows passed the annual testing. Other repairs were required to fix three stuck valves and numerous sprinkler heads were repaired or replaced due to damage. The sprinklers will be blown out sometime during the first half of October. Colorado Springs Utilities will shut the water off for the winter.

Landscape Endeavors, our new landscaping company, has done a nice job maintaining the property. A new contract will be entered into with them for both snow and landscaping maintenance for the coming season.

Tall Timbers removed three large branches from the Austrian pine trees in the traffic circle as well as some dead branches. We added some extra watering to the island and traffic circle this year due to the hot temperatures and the plants have responded very well.

You may be wondering what is going on at the Commodore Drive and Union Blvd entrance. John and a team of neighborhood volunteers have removed the old junipers on the south side and are preparing that area for a landscaping project for next spring. Huge thank you to Mark H. for the use of his trailer to haul away the old junipers.

We have come up with a landscaping plan that will be available at the annual meeting. The goal is to trim some of the cost of maintaining the exterior of our property while improving upon the outdated design.

Any ideas or suggestions to better our community are always welcomed and/or if you would like to participate in neighborhood beautification projects, please send a note with your name and contact information to landscaping@wjhoa.org. It's a great way to meet your neighbors, complete a neighborhood project, and create a sense of community!

Thanks so much for all your help in keeping our community looking good.

Hope to see everyone at the annual meeting!

Marsha Madsen
Landscaping Coordinator
landscaping@wjhoa.org

Approving Authority

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, paint,). 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. The Covenants, Policies, and request forms are on the website, <https://wjhoa.org>.

Projects exempt from approval include ones that restore existing landscaping, repainting with existing colors, and fence repairs. If you have any questions, please reach out to the Approving Authority for clarification. 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. If you need an extension 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 license plates, 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 neighboring property.

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.

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 continue to try and keep our neighborhood one of the nicest and desirable in the Briargate area.

Requests since January 2026 include:
Landscaping
Exterior painting
Stucco
Roofs
Driveways, concrete work
Exterior outbuildings, sheds, etc.

Gina Simler
Approving Authority
aa@wjhoa.org

Covenants Coordinator

Thank you, neighbors, for being patient with me and the state mandated code enforcement officer as we are still working out some of the kinks.

Please note that the HOA does not have the authority in disputes between neighbors regarding fences or overgrown trees. You are allowed to trim all overgrowth from your side of the yard to the fence line at your own expense. If you are having trouble communicating or agreeing with your neighbor, try contacting free

mediation through the El Paso County Courts neighborhood Justice Center at 719-520-6000.

Our lawns have had a long and rough summer. Some of our neighbors are having great success with keeping it green by using a micro clover. It uses half the water and requires no mowing.

Kristi Walsh
Covenants Coordinator
covenants@wjhoa.org

Community Greeter

Greetings from your Greeter!

It has been my privilege to serve our Windjammer neighborhood as the Community Greeter for the last 3 years. I will be stepping down at the end of this year to welcome a new greeter.

Please consider volunteering for this position. It is an opportunity to be a part of our HOA Board (non-voting) and to welcome our

newest neighbors. We have been averaging about five new homeowners a year. New volunteers are formally recognized at our annual meeting. If you have any questions, please reach out to me. Thank you!

Cindy Thomas
Community Greeter
community@wjhoa.org

Waste Coordinator

Free Recycling Is Coming to Colorado — What It Means for Us

You may have seen ads for "RecycleOn Colorado." They're part of a new state program that is changing who pays for household recycling.

Under a 2022 state law called Extended Producer Responsibility (EPR), companies that sell packaged goods in Colorado now pay into a statewide fund that covers the cost of recycling their packaging and paper. A nonprofit called Circular Action Alliance runs the program and reimburses recycling haulers and local governments that sign up. The goal is for curbside recycling to be as easy as trash service everywhere in Colorado by 2030, at no direct cost to residents.

What does this mean for our community? Our recycling pickup through Waste Connections continues as usual. You don't need to sign up for anything or change your bin.

The program is rolling out gradually, community by community. Haulers can choose

whether to participate. When a hauler is reimbursed under the program, residents are no longer supposed to pay for that recycling service. Because our recycling is part of the HOA's contract with Waste Connections, any savings would show up in our contract pricing rather than on individual bills.

We don't yet know whether or when our contract will change. The board is asking Waste Connections about its plans and will update members if anything changes.

Recycling tips in the meantime. The program is also standardizing what can go in the bin statewide. Common items include cardboard, paper, aluminum and steel cans, plastic bottles and tubs, and cartons. Please keep bags, cords, and food waste out of the bin, and rinse containers before recycling.

To learn more, visit recycleon.org/colorado, where you can also sign up for updates on where free recycling is expanding.

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 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
Shauna Messamer	Admin. Assistant

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.
