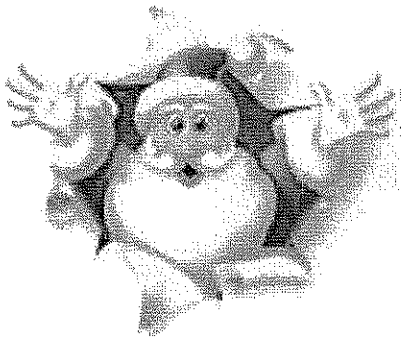


Wind Stream News... Your HOA Newsletter

Holidays 2017 Visit: www.windstreamcondos.com
~ Tis a privilege to live in Colorado, and even more so to live in Wind Stream! ~

Merry Christmas and Happy New Year from your Property Manager, Earl Johnson, your Board President, Mike Wheeler and your Board of Directors!



At this festive time of year we thought it a good time to share some thoughts and reminders on items and issues that might come up during the holidays with the potential to spoil your fun times!!

These will be quick bullet points as reminders. If you need more detail or recommendations please feel free to call Earl at Western States, (303) 745-2220

- *Holiday Decorations - Residents are welcome to hang, display outside of the windows or outside the units. We begin this annual event beginning Thanksgiving day and need to remove all the lights*

and ornaments no later than January 7th. Please be careful and don't go onto the roofs!

- *Pressure Reducing Valves (PRV) - Just a reminder to all owners/landlords, Wind Stream does have high water pressure. Reducing the water pressure requires the installation of a PRV. This device will help prolong the life of all your water related appliances. Furthermore, the water supply lines located under your toilet tank should also be replaced from time to time because the white plastic nut becomes brittle and may break free flooding your home. Replacing the water supply lines is a quick and inexpensive repair.*
- *If you'll be gone for several days during the holidays, or whenever during cold weather, leave the under sink cabinet doors open.*

- Don't leave holiday presents visible in cars parked in open lots or at your front door. It might just be tempting.
- Sewer & Water Leaks -When we have problems with sewer backups and water leaks it is important to remember to try and control the problem until the contractor can arrive and correct the situation. Mitigating the problem is each owners/tenants responsibility. With the holidays rapidly approaching REMEMBER, if you leave town, shut off the water to your home and do not turn off the heat to the home.
- Winter Preparations -Everyone should have their furnace inspected to be sure there are no gas leaks. Remove the garden hose from the outside water faucet. Call Western States (303-745-2220) if you see any common area lights that are not working.
- Parking -As a reminder to all residents, the rules for parking can be found on the Association's website,

windstreamcondos.com. Condo units with a two car garage must park their vehicles inside the garage, not outside in front of the garage. Single car garage owners must park their vehicle inside their garage. Single garage owners with a second vehicle must contact the manager to obtain a second permit for parking their second car outside. Not having a resident permit hanger may result in ticketing and or towing. Contact Earl Johnson at Western States with questions or to obtain a permit.

- Consult with your homeowner insurance company about sewer backup coverage and always be cautious about what you flush away!
- Consider having your dryer vents inspected and cleaned out. Wind Stream is over 30 years old and dryer vents can be a real fire hazard.
- If you're still using your wood burning fireplace, have the chimney inspected and cleaned.
- Remember to keep you dogs on leash and pick up after them.

“TIS THE SEASON” PROJECT

Celebrate the holidays with the Wind Stream Youth Ambassadors! Ambassadors, both old and new, are welcome to participate in a big, fun project for our community. Who are the Ambassadors? Any youth resident under the age of 20 is welcome to be involved. We are also looking for any donations to help fund the cost of this project, as well as adult volunteer helpers. Thanks! Please call Melanie Wheeler at 303-727-0247.

A WIND STREAM FACEBOOK GROUP

During the Wind Stream Annual Meeting a homeowner asked about a means of communicating among our residents. Another neighbor suggested that a Facebook group might serve that purpose. Robb Pickard (yes, I also edit our printed Newsletter) created a Closed Group in Facebook titled **Wind Stream Residents**. As a Closed Group members must be a current owner resident, a non-resident owner or a current renter. By establishing this as a Closed Group the information exchanged will be limited to input from Group members but may include informational items such as those listed above in this Newsletter, security issues, HOA announcements, items for sale, photos, etc.

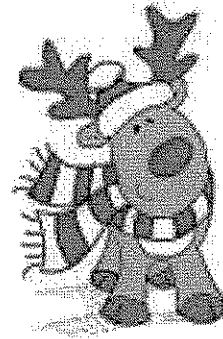
The Group was created through my Facebook page and I will serve as the Admin/Moderator for the Group. If you wish to join the Group some basic information will be requested:

- 1) Are you a resident owner, non-resident owner or current renter?
- 2) What unit do you live in and what are the names of the occupants?
- 3) Please supply the name, phone and email of the primary contact person.

If these criteria are met then your membership to the Group will be confirmed. Simply email me at robb@robbpickard.com with your request and information. You may also give me a call at 303-594-0727 with any questions.

Membership is strictly voluntary so, if you don't like the idea, no worries. If you don't have a Facebook presence but would like to join the Group it can be set up very simply and you just don't need to connect with anyone other than the Group!

*Have a Wonderful and Safe
Holiday Season*



IMPORTANT TELEPHONE NUMBERS

- Emergency 911
- Arapahoe County Sheriff
(non-emergency) 303-795-4711
- Arapahoe County Animal Control 720-874-6750
- Arapahoe County Zoning (for excessive dog
barking)..... 720-874-6712
- Cunningham Fire Dept..... 303-755-9202
- Dumb Friends League Investigation (if you
suspect abuse of any animal)..... 303-923-0022
- Advantage Garage Door 303-400-5056
- Rocky Mountain Poison Center 800-222-1222

**WESTERN STATES PROPERTY
SERVICES, INC.**

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Website: www.wsps.net