



Wind Stream News... Your HOA Newsletter  
Holidays 2020 Visit: [www.windstreamcondos.com](http://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 new Board President, Michael Moss and your Board of Directors!***



**A message from your new HOA President, Michael Moss**

I wanted to take this opportunity to introduce myself as your new board president. I have lived in Windstream since 1992 and served as treasurer of the HOA since 2003. Through the years of seeing the community evolve I have come to appreciate this unique and beautiful place we all call home.

As we venture into 2021, we face some challenges and unknowns. I want to assure you that each of us on the Board of Directors is committed to ensuring that we thoughtfully and diligently address our community's needs.

The Iliff project in particular will require our due diligence. Personally, I feel we are very fortunate to have individuals on the board that bring a wealth of knowledge and expertise. Along with our legal counsel we will hopefully reach a mutually beneficial settlement.

As this process evolves, we will do our best to keep everyone informed in a timely manner.

I also want to encourage more community dialogue. Participating in our agenda meetings is a means to communicate and share ideas as well as get to know your neighbors. Hopefully, as Covid becomes less of an issue we can do more to facilitate some community gatherings to get reacquainted with one another.

In closing, it is my hope that 2021 is less stressful and more fulfilling than 2020 for all of us.

Regards, Michael

**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 on Thanksgiving Day and need to remove all the lights and ornaments

no later than January 10<sup>th</sup>. Please be careful and don't go onto the roofs!

- A dumpster has been reserved and will be available for large item disposal located near the mailboxes around the New Year.
- 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](http://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! Flush **ONLY** toilet tissues.
- 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.
- If you see Al working hard around our community (as always) a holiday wish and maybe a little cash might be greatly appreciated.

*Have a Wonderful and Safe  
Holiday Season*

