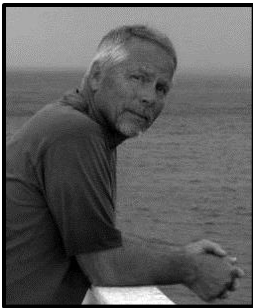




**Wind Stream News... Your HOA Newsletter**  
 Fall 2017 Visit: [www.windstreamcondos.com](http://www.windstreamcondos.com)  
 ~ Tis a privilege to live in Colorado, and even more so to live in Wind Stream! ~

**Property Manager News**

*from Earl Johnson*



The **Annual Meeting** will be held on October 17<sup>th</sup> and as in past years will be at the Embassy Suites at 7525 E Hampden. There are four Board seats that are due for re-election; Mike Wheeler, Mark Luiz, Dave Lewis and Michael Moss. All will serve again if

they are re-elected but it is an election, so this is your opportunity run for our Board of Directors if you wish. A notice will be sent out in the near future if you wish to run.

Some neighbors continue to park in their driveways overnight. This is a violation and you may be ticketed. If you are in buildings 1-11 and have a second car, you must register any car that is parked outside of your garage. The registration form will be included later in this newsletter.

As cooler weather approaches, it's a great time to have your furnace system inspected, filter changed and cleaned.

**More News from Your HOA**

**President, Mike Wheeler**

Dear Fellow Wind Stream Residents,

There will be a South Dayton Way Community Meeting for residents of Wind Stream, Dayton Green and Beaumont to be held at Dayton Green in their HOA Club House off Driveway C. The meeting is September 20<sup>th</sup> at 6:30PM.

A variety of topics that impact our collective communities will be discussed including Neighborhood Watch and Site Improvements. If you have questions contact

[sdwmeeting@gmail.com](mailto:sdwmeeting@gmail.com)

Mike

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**WIND STREAM NEIGHBOR PROFILE:**  
**Mike Wheeler – Current HOA President**

Mike spent a 35 year long career in public service. He began his federal government service back during the Vietnam era in 1974, as a volunteer for the US Army Security Agency, at the tender age of 17! After his Army service he joined the US Postal Service as a mailman, and worked his way up the ranks. After 29 years in management for the USPS he retired in 2011 as its director of Marketing for the states of Colorado and Wyoming, with a combined commercial and retail revenue stream of more than \$800 million annually.

Along the way Mike has also owned 12 homes, both owner occupied and rental property. For several years he lived in the Cascades mountain foothills of Oregon, on a seven acre horse ranch where he raised and trained registered Golden Retrievers and Arabian horses.

Mike has been retired for the past seven years but recently returned to the workplace as an

elementary school teacher's aide. He says he does it because he loves the kids.

Speaking of kids, Mike has four of them, all daughters. Tarah is 38, Elisa is 35, Franny is 14 and Meredith is 8.

The Wheeler family has lived here for more than nine years, and Mike is currently in his 5th year as President of the Wind Stream Homeowner's Association. His family loves the Wind Stream experience, especially appreciating the beauty of our grounds and our close-knit community atmosphere. As many of you already know, Mike especially enjoys the pool area every summer, and likes it best "when the hot tub is really hot!"

### **TRASH TALK**

Some of our neighbors are putting trash out in just plastic bags, which allows critters to get into them and spread trash around. We've got raccoons, squirrels and coyotes and we don't need to encourage their foraging through our trash. Please use trash receptacles with lids. Also, our trash day is every Thursday with recycling every other Thursday. Please refrain from putting your trash/recycling out until Wednesday night and return the receptacles to your garage Thursday. If you are not able to do that, please ask one of your trusted neighbors to assist with the trash schedule.

### **PET ISSUES... STILL!!!**

Many owners/tenants are not keeping their dogs on leash and are not picking up after their dogs do their business (particularly around buildings 1-3). Please, please, please... there are pet stations in many locations. USE THEM Not picking up after our pets is bad for all of our residents and leaves us with a "crappy" reputation!

### **YOU ARE HIGHLY ENCOURAGED TO INSTALL A PRESSURE REDUCTION VALVE**

Wind Stream has fairly high water pressure and water supply line connections to toilets and other water related appliances can fail causing unchecked water flow and significant damage. Installation of a Pressure Reduction Valve (PRV) where the water line enters the home is highly recommended. Plastic connectors on water supply

lines to toilets, washing machines, etc should only be hand tightened or should be changed to metal connectors. Inspect them often!!

### **HOW TO HANDLE LANDSCAPING AND ARCHITECTURAL CHANGES AROUND YOUR WIND STREAM HOME**

Anything outside the walls of your individual unit is community property and is maintained by our HOA and Western States Property Services. Our homes are legally condominiums so anything outside belongs to the HOA including patios, garage doors, driveways, trees/landscaping and walkways. We are not allowed to plant anything, construct anything, and or remove anything on our grounds without first making a specific request to our Board of Directors/management company AND having been granted permission for the project. This includes such things as flower beds, gardens of any type, trees/shrubs or sitting areas.

**Architectural changes require Board approval**, new windows, doors etc. must have a written request from the homeowner detailing what changes they want along with any specifications and address it and send to Western states for Board review. A request form can be found on the Wind Stream Website: [www.windstreamcondos.com](http://www.windstreamcondos.com)

If you intend to replace windows they **MUST** have a similar dark toned trim that the original windows have. **NO white trim!!!**

Contact Western States Property Services with your request and be as specific as possible. Send them an email at [earl@wsps.net](mailto:earl@wsps.net) or give the office a call at (303) 745-2220. You may also mail a written request to Western States Property Services, 9145 E. Kenyon, Suite 100, Denver, CO 80237.

### **PLEASE, PLEASE DON'T FEED THE CRITTERS**



As cute as the birds and squirrels are, please don't feed them! It starts a vicious cycle introducing more and larger animals to the neighborhood that end up costing we, the homeowners, a lot of money. The bird food that falls to the ground attracts more squirrels, mice, rats, rabbits, raccoons and skunks. The squirrels love to get into our attics and can

actually eat their way through the attic spaces of an entire building. This is very costly to repair the damage and relocate the critters. Also, with more small critters around, the coyotes find our neighborhood to be a smorgasbord. We just don't need that.

### **ABOUT THE NEWSLETTER**

The Wind Stream HOA Newsletter is edited by Wind Stream neighbor Robb Pickard. Any and all input would be appreciated from Wind Stream residents to help improve or add to the newsletter content.

We accept small non-commercial ads from residents for free. These include such things as "Items for Sale", "Items Wanted", as well as Services by residents' children to earn money, such as baby sitting, dog walking, etc.

To assist in this pursuit, you may use the e-mail addresses shown below to send your questions, comments, suggestions, ideas for articles, or even articles you might want to include in the newsletter. Please feel free to send your suggestions to:

[robb@robbpickard.com](mailto:robb@robbpickard.com)

You may also send your thoughts to Earl Johnson, Property Manager, in care of Western States Property Services: [earl@wsps.net](mailto:earl@wsps.net).

Back copies of all 2008 thru 2013 Newsletters have been added to our website: [www.windstreamcondos.com](http://www.windstreamcondos.com)

If you'd like back newsletters from 2014 to present just let me know directly at [robb@robbpickard.com](mailto:robb@robbpickard.com)

### **HOA PAYMENTS VIA ELECTRONIC FUNDS TRANSFER**

For those of you who are not aware of this service, Electronic Funds Transfer (EFT) is available for automatic payment of your monthly fees. Debits are made from your bank account between the 5<sup>th</sup> and 8<sup>th</sup> of every month. Contact Jennifer at Western States for the necessary forms needed to initiate an EFT.

Also, Western States has now made it possible for Wind Stream homeowners to pay on line or they can now use their credit card. Homeowners need only to contact us and ask to set up on this service.

### **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

### **WIND STREAM CONDOMINIUM ASSOCIATION BOARD of DIRECTORS**

#### **President**

Mike Wheeler .....#273

#### **Treasurer**

Michael Moss.....#028

#### **Secretary**

Mary Barclay .....#195

#### **Members**

Karen Pfundstein .....#395

Mark Luiz.....#356

Dave Lewis .....#363

Lori Muntz.....#107

### **WESTERN STATES PROPERTY SERVICES, INC.**

9145 E. Kenyon Avenue, Suite 100  
Denver, CO 80237 303-745-2220  
Office Hours 8AM—5PM  
Earl Johnson, Property Manager  
E-mail address: [earl@wsps.net](mailto:earl@wsps.net)  
Website: [www.wsps.net](http://www.wsps.net)