



# Wind Stream News... Your HOA Newsletter

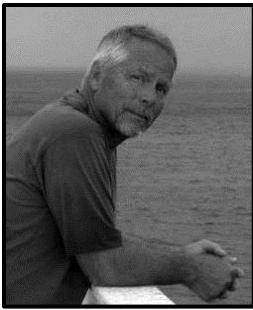
April 2017

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*



Springtime is upon us and there's a lot to share with projects completed and things to happen this summer.

-The **retaining wall** between buildings 8/9 and 10 has been rebuilt.

-The **pool** will open May 20<sup>th</sup>

-All of the one car garage

buildings will be **painted** this year (Bldgs 1-11)

-The **Garage Sale** will be Saturday, June 17<sup>th</sup>. A dumpster will be provided near the mailboxes for large item disposal from June 16<sup>th</sup> to 18<sup>th</sup>.

-The **Annual Homeowners Meeting** will be in October with the specific date TBA.

## More News from your HOA

President, Mike Wheeler

Dear Fellow Wind Stream Residents,

As we move from springtime toward the summer season, we are also moving toward the final plans for Arapahoe County's expansion of the ILIFF Avenue corridor. This will of course affect our community. We expect that construction will begin in the spring of 2018.

Your HOA board has been meeting with county planners and project engineers for the past four years. And our board is currently working with people who are experienced in the condemnation process.

In the meantime, my family looks forward to seeing your family at poolside!

Mike

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### WIND STREAM NEIGHBOR PROFILE: BIBO DIYAB



This is a new column that will introduce Wind Stream residents to one of our neighbors. With 234 homes it'll take a few years to profile everyone!

Bibo Diyab is one of Wind Stream's original residents having purchased his Catamaran II model when it was brand new in 1985! Bibo grew up in Turkey and graduated from Universite Catholique de Louvain, Belgium with a degree in Chemical Engineering. In addition he did post graduate work in business administration.

Moving to Denver in 1980, Bibo went to work as an Evaluation Engineer for the Denver oil tycoon, Marvin Davis. When Davis Oil moved its operation to Los Angeles in the early 90's Bibo had no interest in leaving Denver so he stayed and began his new career as a mortgage loan officer,

which he continues to this day with Guaranteed Rate. He is fluent in French, Turkish and Arabic.

Bibo and his family love the casual, quiet lifestyle that Wind Stream provides. When they travel, Europe and Asia are their favorites. On warm sunny days you may see Bibo cruising through the neighborhood in his classic sports car.

### **PET ISSUES PERSIST!!!**

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. Home-owners 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**

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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)**