

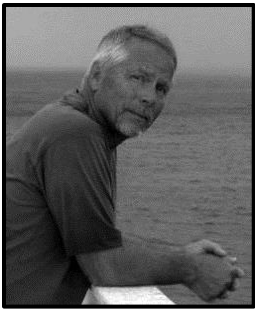


Wind Stream News... Your HOA Newsletter
 Spring 2018 Visit: www.windstreamcondos.com
 ~ Tis a privilege to live in Colorado, and even more so to live in Wind Stream! ~

WIND STREAM NEIGHBOR PROFILE:

Property Manager News

from Earl Johnson



Maintenance projects are always ongoing and will continue throughout the year. Sidewalk and wall repairs have been completed on the canal side of buildings 15 and 16. The fence between Wind Stream and Dayton Green will be replaced with a block wall.

Planning for that and construction will be ongoing.

We are Dave & Ginny Lewis, your Wind Stream neighbors in Unit #363. We were natives of Ohio and moved here in 2005 since both our son and daughter had moved to Colorado. Oh, and we have been married for 56 years. Both of us became employees of Douglas County. We both “somewhat” retired in 2011. I was an Electrical Inspector, but I still work when someone calls off and Ginny still returns to the Election Department for major elections.

Once retired, I took up painting (not walls) but art to hang on the walls. I never painted in my life but am “told” my work is pretty good. Each painting has a story behind it. If you would like to stop by to see and hear the stories about my paintings, we would enjoy having you over. Ginny says to call first, (so we can straighten up the place). Ph. 720-535-6033

We enjoy residing in Wind Stream because of the beautiful setting and the good neighbors - looking forward to seeing you all around.

PARKING REGULATIONS

Parking has been an issue in Wind Stream since we first opened in 1982 and continues to be an issue today. Each home is allowed two vehicles and garages are to be used for vehicle storage; NOT stuff storage.

- If you have a one car garage (Buildings 1-11) you must use the garage to store your vehicle. If you have a 2nd vehicle it must be registered with our management company and must display a resident vehicle tag in its window to park in available outside parking.
- If you are in Buildings 12-42 you have a two car garage and must use the garage to store your vehicles.
- Some buildings with two car garages have full size concrete pads. It’s handy for visitors but overnight parking is not allowed anytime. Overnight visitor parking is allowed with a visitor pass shown in the

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front windshield in the visitor parking spaces.

- Units with two car garages but no full size concrete pads CANNOT park diagonally or parallel to the garage at any time.
- If you need a third parking space, accommodations can be made for an assigned spot and an additional monthly fee.

Wind Stream has contracted with a towing company to monitor and enforce parking regulations throughout the community. This service will become effective Monday, April 2. A visitors pass (red) or a residents pass (blue) can be obtained from Western States.



Connecting Communities – Connecting Nature
From the Foothills to the Plains

The mission of the Conservancy is to preserve, protect and enhance the 71-mile legacy Canal — in partnership with the public. The Canal is particularly special to our Wind Stream lifestyle and deserves our support. To learn more about the HLCC and give your support please visit their website at: highlinecanal.org

Your WIND STREAM RESIDENT REALTOR!

Many of you already know me. But many of you do not; so, I'd like to introduce myself. I've been a Wind Stream owner since the community first opened in 1982. I am a former oil company geologist and have been a licensed Realtor since 2002 and am currently a co-owner of RE/MAX of Cherry Creek. I've maintained Wind Stream real estate records since 2001 and have bought or sold over two dozen Wind Stream properties.

If you have a need for a Realtor anywhere in metro Denver, I'd appreciate the opportunity to earn your trust and your business. And, of course, I have a very positive and unique perspective of the Wind Stream market, which is highly regarded by the entire Denver real estate community.

ROBB PICKARD
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WID STREAM RESIDENTS FACEBOOK GROUP

At the 2017 Annual HOA Meeting a need for a means to communicate within our Wind Stream Community was expressed and I believe that this group on Facebook could serve that purpose.

Robb Pickard, Your Wind Stream Resident Realtor, has created this group and will serve as administrator for the group. This is a Closed Group so only Wind Stream residents will be admitted to the group.

To be admitted to the group visit the Wind Stream Residents group page and request membership by providing names of your family members, unit number (or address for absentee owners), phone and email contact information.

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. As we move into Spring this becomes more important. 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

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 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

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

Back copies of all 2008 thru 2013

Newsletters have been added to our website:

www.windstreamcondos.com

If you'd like back newsletters from 2014 to present just let me know directly at

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 5th and 8th 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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Michael Moss.....#028

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Lori Muntz.....#107

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