



Wind Stream News... Your HOA Newsletter

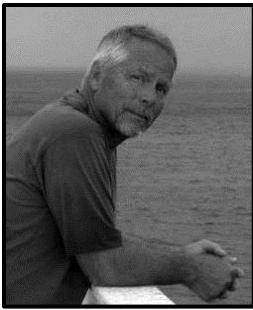
Summer 2018

Visit: 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



An update about our community insurance:

Good News, the insurance provider for the Wind Stream Association has again renewed their policy with a 0% deductible on Wind and Hail. Parker Douglas

Insurance Agency informed us this week that The Guard did renew and kept the deductible at a flat rate of \$25,000.00, which includes any hail or wind loss!!

On another note, if you need a certificate of insurance for your mortgage company, contact Parker Douglas Agency at 303-536-7279 and speak to Gina or leave her a message. Don't forget to give her the loan number and address of the lender.

News from our HOA President

Mike Wheeler

Dear Fellow Wind Stream Residents,

Welcome to the beauty of summertime in Denver, Colorado and our unique Wind Stream experience! And what a fun and successful June 9 community garage sale we all had! Our neighbor and newsletter editor **Robb Pickard** once again served up those delicious hot dogs and sausages -- thanks, neighbor!

A few of you have expressed an interest in the status of the Iliff Corridor widening project. Well, just as the timeline predicted five years ago, it's been complete for a couple of years now. Okay, as we all know ...not really, just kidding and so on. We are waiting to hear from Arapahoe County via mail. They will be sending us their official

plans, including what the expected impacts will be on our community. So we are still in a "wait (some more) and see" mode. Once we receive our formal notice and know exactly what the county proposes we will move forward to begin our own studies, estimates, and preliminary negotiations. For those of you who did not attend the last annual meeting, as information we have retained an experienced law firm which specializes in HOAs impacted by government development. Our attorney began working with your HOA board more than a year and a half ago.

As we learn more of course we will keep you all informed. But of course, the best way to get the most current info is to attend our annual meeting. We are planning once more to meet in October, so look for the announcement and make the time to join us.

In the meantime, let's all enjoy Wind Stream together...**what a great place to live!**

Mike Wheeler

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THIS & THAT

- To borrow a phrase from recent years: **If you see something; say something!!** This applies to anything out of the norm in our community, irrigation breakage, puddles that don't belong where you see them, people that don't belong in the neighborhood or pool area. It also applies to slow kitchen/bathroom drains that might suggest a bigger problem with the sewer system. That can turn very unpleasant in a hurry.
- If you have a dog, please store your "doggy droppings" in a can in your garage. Not on your patio or outside of the garage!
- Speaking of patios, please keep them somewhat clean and presentable without trash, junk, doggy doo, etc.
- The south side retaining wall will be replaced in the Fall
- You will find a copy of the "First Amended Maintenance, Repair and Insurance Responsibilities for Wind Stream Condominium Association, Inc." attached. This should make clear what our responsibilities are as homeowners and those that are the Association responsibilities.

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 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 resident's pass (blue) can be obtained from Western States.

WIND 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.

WIND STREAM BULLETIN BOARD (NEW)

- Jim Clark is looking for garage space to rent for a car and motorcycle. He will need access to electricity for a trickle charger in winter. Call Jim at 303-750-2926
- House cleaning – 25 years' experience at Wind Stream. Excellent references and free estimates. Call Luis, 720-886-0648.

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 Center800-222-1222

WIND STREAM CONDOMINIUM ASSOCIATION BOARD of DIRECTORS

President

Mike Wheeler#273

Treasurer

Michael Moss.....#028

Secretary

Mary Barclay#195

Members

Brant Helferich#404

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

Website: www.wsps.net