



# Wind Stream HOA Newsletter

Summer 2011

~"Tis a privilege to live in Colorado", and even more so to live in Wind Stream~

## News from the Property Manager



### Exterior Painting for 2011

We will begin painting in the month of August and will complete six (6) buildings. Painting will be performed by High Country Painting again this year. Notices will be posted at the garage doors of the buildings affected.

### Concrete Repairs

All concrete sidewalks and patios have been inspected at this time. Those areas needing attention have been prioritized and a list developed for 2011 replacement. That information will be presented to the Board at the July meeting and contracts let to the successful bidders.

### Tree Trimming

We have completed inspection of all trees on the property during the past several weeks. We have a few dead and/or dying trees that will have to be removed soon. In addition, we have a lot of pruning of dead branches that also needs to be completed soon. Tree pruning will begin in early July and will take several weeks to complete.

### Automobile Parking Reminder

Overnight parking of vehicles is not permitted on garage aprons or in visitor areas by townhouse residents. If you have an unusual temporary situation and cannot park in your garage please contact me at 303-745-2220 and we can discuss alternatives.

If you live in a single garage condominium unit and have a second vehicle you are parking in a non-visitor parking area, a parking permit is required. The Parking Permit Application Form can be found on the Associations website under the heading of "Documents".

*Earl Johnson*

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**WIND STREAM CONDOMINIUM  
ASSOCIATION**

**Board of Directors Meeting  
Tuesday, May 17, 2011**

**Minutes**

The Wind Steam Condominium Association Board meeting was called to order at 6:30 p.m. at Fire Station No. 11, 2291 S. Joliet Street, Aurora, CO. In attendance were President Grant Barnes, Vice-President Kay Abraham, Treasurer Michael Moss, Secretary Mary Riebe, and board members Gary Guinn, Brandt Helferich, and Dave Lewis. Also in attendance was Earl Johnson from Western States Property Management, and homeowners.

The meeting minutes from January 17, 2011, Board meeting were previously reviewed by Board Members through e-mail. Michael Moss motioned to approve. Kay Abraham seconded the motion. The minutes were approved as presented.

**Cunningham Fire Protection District Update:**

Chief Jerry Rhoades from the Cunningham Fire Protection District updated the Board on the following:

- 911 goes to the Arapahoe County Sheriff. When using cell phones, the call can go to either Arapahoe or Denver from home. Ask for Arapahoe County Dispatch so the call will correctly go to Arapahoe County.
- There have been medical calls from the bike path. Homeowners who live on the Highline Canal should be aware and vigilant.
- He reminded everyone to keep an eye on family and friends.
- He stated that Wind Stream has been very

safe fire-wise. The Chief reminded every one to be careful when putting out cigarettes outdoors, especially when the weather is dry.

- The Wabash Street bridge is due to be finished in June and will cut response time to those residents in the Cunningham district.
- The Iliff underpass construction starts this summer and will take 90 to 120 days to complete. Iliff will be cut down to two lanes during the construction.
- The Cunningham board did not vote for a tax increase this year!

He reminded everyone to use CO2 detectors. The best place to put is 36" off the floor or higher, outside of the bedroom and near large appliances.

**Homeowner Forum**

Homeowners present were the following:

Donna Anderson  
Steve Banas  
Irene Banas  
Mary Barcray  
Becky Broomhall  
JA Brown  
Nadine Carr  
Cathe Cook  
Jim Clark  
Rand Mellor  
Geri Mustain  
Carol Mead?  
Tobi Pine

Homeowners with questions or issues were as follows:

Nadine Carr asked about the outside faucet on her building and if they could still use; the other one doesn't work. She also stated that the pool area looks very nice!

Becky Broomhall inquired about a rumor she

heard about cats being required to be on leashes. Grant responded that the pet section of the Rules and Regulations was being reviewed, as is the entire R&R. Changes are being made based on complaints from Homeowners. He stated that once the R&Rs are finished, everyone will have a chance to review and comment.

Linda Soloman pointed out that the area at the Dayton St. entrance is a swamp due to the sprinklers. Earl will investigate.

Tobi Pine asked if the crabapple tree near her driveway could be removed. Earl will follow up.

#### **Rules Violation Hearing Summary:**

Homeowner Donna Anderson, Unit 231, approached the Board for a ruling on an alleged violation of the Rules & Regulations regarding pets. Complaint was made by Homeowner Jim Clark that the number of pets in Ms. Anderson's residence exceeded the allowable amount. Testimony was presented by each party. Ms. Anderson also provided witnesses.

The Board thanked both parties for presenting their respective cases and will deliberate to give a ruling in 10 days from the meeting.

#### **Financial Report**

**Financials for April**—Treasurer Michael Moss reported that because we spent money on the pool, we will closely monitor the landscape budget. We are above where we budgeted a few months ago. The lack of snowfall helped a little, but we still could have snow in the fall.

**Delinquency Report**—Earl reported that \$20,000 for delinquencies is made up by primarily two units.

#### **Property Manager's Report**

**Painting Schedule for July/August**—Earl Reported that the painting of the next six buildings along the canal will begin either mid-July or early August.

**Sewer Screening Completed**—Roots were discovered in the area of Unit 251 and the lines were cleared on April 10, 2011.

#### **Old Business**

**Robert Rhue Architectural Request** – Cancelled.

**Construction of Retaining Wall**—Retaining wall repair by the pool is now complete. After inspection, Earl and crew found that the damage was worse than originally thought due to the junipers. The Board will prioritize wall replacements for rest of this year.

**Renewal of Insurance Premium**—Insurance premium pricing was reviewed. CIBA presented the best value and price compared to other quotes. Michael Moss motioned that the Board accept the proposal from CIBA; Kay Abraham seconded. The motion was unanimously passed by the Board to accept the CIBA proposal.

#### **New Business**

**Construction of Pool Pergola**—Earl reported that the landscaper cut down some crabapple trees because of mess and roots. The Board decided to erect a wooden pergola to provide some shade to the area. Homeowners in attendance remarked that the pool area looks very nice due to Kay Engel's hard work.

**Report from Gary Guinn on Dayton St. Entrance**—Gary reported that City of Denver will allow Wind Stream to widen the Dayton St. entrance. He then provided a diagram of

the Dayton St. entrance area with a proposed pathway and removal of fence to provide a safer way for Homeowner's children to get to the bus. Both improvements will resolve our problems with cars running over curb and children walking in the driveway after bus discharge. Kay Abraham motioned that the Board accept the proposal. Michael Moss seconded. The Board voted unanimously to approve the project.

### **Adjournment**

The Wind Stream Board meeting was adjourned at 8:12 p.m.

Respectfully submitted by,  
Mary L Riebe, Secretary  
Approved by,  
Grant Barnes, President

### **ABOUT THE NEWSLETTER**

The Wind Stream HOA Newsletter is co-edited by Board Members Grant Barnes and Kay Abraham. We would appreciate any and all input from Wind Stream residents to help us improve the content.

We accept small non-commercial ads for free from residents. 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, we have established an e-mail address where you can 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 thoughts to:

***windstreamnewsletter@hotmail.com.***

### **This website is not to be used to report problems to the Property Manager.**

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, 2009, 2010 & 2011 Newsletters have been added to our website.  
[www.windstreamcondos.com](http://www.windstreamcondos.com)

### **NEWSLETTER PUBLICATION**

This newsletter is published four times a year.

We will publish the First Quarter issue in March, the Second Quarter issue in June, the Third Quarter issue in September and the Fourth Quarter issue in December. Actual publishing dates may vary slightly.

Closing dates for submissions to the quarterly newsletters are March 1st, June 1st, September 1st and December 1st.

### **THE POOP SCOOP**

Recently we had a situation where a homeowner took issue with the Rule that governs the number of dogs and cats a homeowner can keep.

To be clear about this, the Rules and Regulations state in Article 3.3 that a homeowner may not have more than two (2) dogs nor more than two (2) cats. Until such time as the Rules and Regulations are updated and revised that is the Rule. Homeowners may be subject to fines if the rules are violated.

Residents who see violators not cleaning up after their pets or allowing the pets to run off a leash need to identify the person, the unit where they live, date and time of violation and

a brief description of the pet. This information should then be e-mailed or called into Earl Johnson at [earl@wsps.net](mailto:earl@wsps.net) or 303-745-2220.

Our management company and the Board will then send violators a "Notice of Violation" for the first violation. The second offense will be a fine between \$50 and \$150. The third violation will be a fine between \$150 and \$350. After that the case is turned over to our attorney for Court proceeding and all fees will also be charged to the violator.

Names of residents who identify the violators will not be disclosed during the normal course of processing Rule Violations and instituting fines.

Even though there seems to be general improvement in cleanup there are still areas that have more incidents than other areas.

**The first indicator of a potential clean-up problem is...does the owner carry a cleanup bag?**

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### **ELECTRONIC FUNDS TRANSFER**

We currently have more than ninety-one of our homeowners participating in this program. Every time we run this information, more and more owners sign up for this painless method of staying current with their monthly maintenance fees.

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.

To sign up for this service complete the two documents "Authorization to Honor Drafts / ACH Debits" on the back page of this news-

letter. Complete and return them to the Western States office.

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### **RULES REVISION COMMITTEE**

The Board has formed a Committee to review, modify, eliminate and/or write new rules for the Association.

The Committee consists of Gary Guinn, Kay Abraham, Mary Reibe, Grant Barnes and Earl Johnson.

We would appreciate any input from homeowners concerning issues with existing rules or issues you feel need to be addressed in our revised document.

Please send any comments to Earl Johnson, Property Manager via e-mail at:  
[earl@wsps.net](mailto:earl@wsps.net).

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**\*\*\*What's going on at the  
Eloise May Library?**

**Florida & Parker Road**

Your neighborhood public library announces the **Booklover's Book Club** for those who enjoy reading and discussing books. Upcoming meetings will be from 7 - 8:00 pm

**Thursday, July 28 - Room A**  
"Shanghai Girls" by Lisa See

**Wednesday, August 31 - Room A**  
"Pride and Prejudice" by Jane Austen

**Wednesday, September 28—Room A**  
"The Painted Drum" by Louise Ehrlich

Call the library at 303-542-7279 to reserve your books!

**NEW DAYTON WAY ENTRANCE PROJECT**

In coming months you will see construction activity on the north side of our Dayton entrance driveway. The project is under the guidance of Gary Guinn who has authored a solution to the narrow north side entrance where autos entering the property continually run over the street curb or trucks entering the property run into our median brickwork.

The right-of-way to Dayton Way is controlled by the City of Denver and Arapahoe County controls the area from the fence to inside our property.

In Gary's work life he has had close ties with officials from both governmental agencies which he was able to use to our advantage.

We have been given the preliminary go-ahead by Denver to have a contractor submit preliminary plans and apply for necessary permits to basically widen the curve of the entrance drive, as well as construct a concrete pad for children waiting for the school bus adjacent to the drive. We will also open the fence for a sidewalk so that school children no longer have to walk in the driveway when entering the property.

At the May Board meeting the Board approved awarding the contract to the low bidder.

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**POOL CLOSING**

We are not trying to rush through the summer but this will be the last Newsletter before the pool closes so we thought it would be appropriate to answer the question before it comes up. The pool will remain open until Sunday, September 18th. However, if the weather

turns cold the closing date will be moved up without notice.

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**ACT IN A "FLASH" TO TREAT STROKE**

If you are having a stroke, every minute counts. Getting treatment within a few hours of your first symptoms is key. It could save your life or reduce your risk of being disabled. Call 911 in a flash if you recognize these signs:

**F Face:** Sudden numbness or droopiness - especially on one side - or a severe headache.

**L Leg:** Trouble walking or one leg that is weak or numb.

**A Arm:** Numbness or difficulty holding up one arm.

**S Speech:** Slurred words or trouble understanding others.

**H Hospital:** Get to the emergency entrance of the closest one as quickly as possible.

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**2011 BOARD MEETING DATES  
& LOCATIONS**

July 18th 6:30 p.m. Aurora Fire Sta. 11 in the Meeting Room.  
Iloff Ave. & S. Joliet

Sept. 13th 6:30 p.m. Aurora Fire Sta. 11 in the Meeting Room.  
Iloff Ave. & S. Joliet

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**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** 1-800-222-1222

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**WIND STREAM CONDOMINIUM  
ASSOCIATION BOARD of DIRECTORS**

**President**

Grant Barnes (Term expires 3/13) #413

**Vice President**

Kay Abraham (Term expires 3/12) #46

**Treasurer**

Michael Moss (Term expires 3/13) #028

**Secretary**

Mary Reibe (Term expires 3/12) #161

**Members**

Brant Helferich (Term expires 3/12) #404

Gary Guinn (Term expires 3/13) #214

Dave Lewis (Term expires 3/13) #363

**Website:** *www.windstreamcondos.com*

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**WESTERN STATES PROPERTY  
SERVICES, INC.**

9145 E. Kenyon Avenue, Suite 100  
Denver, CO 80237 303-745-2220

**Office Hours 8 am.—5 pm.**

**Earl Johnson, Property Manager**  
**E-mail address:** *earl@wsps.net*

**Website:** *www.wsps.net*

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**AUTHORIZATION TO HONOR DRAFTS / ACH DEBITS  
DRAWN BY**

Name on Account \_\_\_\_\_ Account Number # \_\_\_\_\_

Name of Bank \_\_\_\_\_

Address of Bank \_\_\_\_\_

As a convenience to me (us), I (we) hereby request and authorize you to and charge to my (our) account drafts drawn on / ACH debits transmitted to my (our) account and payable to the order of

**Wind Stream Condominium Association** \_\_\_\_\_ for the amount of **\$240.00** \_\_\_\_\_

monthly, provided that there are sufficient collected funds in said account to pay the same upon presentation. I (we) agree that this amount may be changed from time-to-time as the Board of Directors for the above mentioned Association causes the maintenance fees for my (our) unit (s) to change. I (we) agree that your rights in respect to each such draft on or debit transmitted to you by your state or local ACH shall be the same as if it were a draft drawn on / ACH debits transmitted to you and signed personally by me (us). This authority is to remain in effect until revoked by me (or either of us) in writing, and until you actually receive such notice. I (we) further agree that if any such draft / ACH debit shall be dishonored whether with / without cause and whether such dishonored is intentional or inadvertent you shall have no liability whatsoever to me (us) or to the payee of such drafts / ACH debit.

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
AUTHORIZED SIGNATURE

UNIT # \_\_\_\_\_

DATE \_\_\_\_\_

Dear EFT Applicants:

Enclosed is the form for the EFT (Electronic Funds Transfer) that must be filled out and returned to our office before the 15th of the month in order for the withdrawal to be effective for the upcoming month.

Please note the following:

1. Debits are made between the 5<sup>th</sup> and 8<sup>th</sup> of every month.
2. Anything other than maintenance fees can not be debited (e.g., special assessments, fines, late charges or legal fees)
3. Any dues increase/decrease will automatically be adjusted.
4. If any account information changes, you must submit a voided check for the new account to Western States, attention: Jennifer at the address listed below.
5. If you need to cancel this service, you must call our office 10 days prior to the debit date.
6. **Account must be current for EFT to begin.**

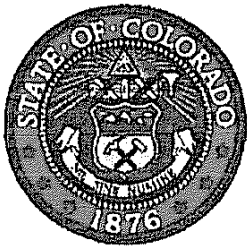
\*\*Please include a voided check with your application.

**EFT APPLICATIONS CANNOT BE PROCESSED WITHOUT A  
VOIDED CHECK.**

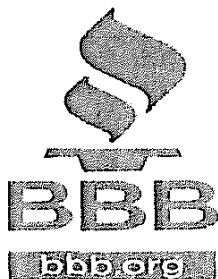
If you have any questions, please call Jennifer at (303) 745-2220. Thank you, Jennifer Borth, Western States Property Services, Inc.



A Program with the  
Colorado Attorney General  
and the AARP Foundation



Colorado Attorney General  
John W. Suthers



Better Business Bureaus®  
Serving Colorado



## How to Protect Yourself While on Social Networking Sites

According to industry experts, in 2009, social networking site users age 55 plus grew by 923 percent, from less than 1 million to almost 10 million. With this growing trend, users can enjoy connecting with friends and family, but need to use caution to protect their privacy while online.

Consider the following tips while participating in a social networking site:

- Only submit the required email contact information. Do not include your home address and telephone number.
- Modify the privacy settings so only your accepted friends may view your profile. Fraudsters look at public profiles and try to use the information posted for their gain.
- Only accept friend requests from friends and family you know and trust. Scam Artists open fake or fraudulent profiles just to get information.
- Beware of phishing campaigns. Similar to an email spoof, these emails appear to have legitimate log-in pages in the body of the message. They're hoping to access your personal information, including password or account number.
- To thwart hacking into your social networks, pick passwords that are difficult – at least eight characters and a combination of upper and lower case letters, numbers and symbols.
- If you use a shared computer to log onto a social network -- similar to ones at work or the library -- be sure to completely log off when finished.
- Finally, the best defense is a good offense. Be sure to install the latest security software and keep it updated.

**Be sure to report any security concerns you might have with your social networking site to the administrators, so they can better learn how to protect their site.**

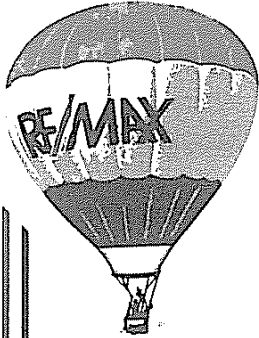
*Prevent Financial Elder Abuse!*

**1-800-222-4444**

Denver Metro Area  
303-222-4444

[www.aarpelderwatch.org](http://www.aarpelderwatch.org)

July 2011



Compliments of: **Janet Steedle** Realtor, ABR, SFR  
**RE/MAX Unlimited, Inc**  
**Wind Stream Realtor**  
303-902-3030

**WIND STREAM**  
9400 E. Iliff Avenue

**ACTIVE LISTINGS**

<u>Unit #</u>	<u>Sq. Ft.</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Garage</u>	<u>List Price</u>
* 382	1512	2	4	2	\$139,900
77	1100	2	2	1	\$142,900
* 104	1100	2	2	1	\$150,000
* 58	1100	2	2	1	\$157,900
* 25	1098	2	2	1	\$159,900
* 33	1206	2	3	1	\$160,000
* 27	1100	2	2	1	\$160,000
* 156	1142	2	2	2	\$164,900
* 264	1576	2	3	2	\$209,900
* 291	1728	3	4	2	\$230,000
* 233	1529	2	4	2	\$235,000
* 295	1728	4	3	2	\$250,000

**UNDER CONTRACT**

<u>Unit #</u>	<u>Sq. Ft.</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Garage</u>	<u>List Price</u>
* 104	1100	2	2	1	\$145,000
* 143	1160	2	2	2	\$119,500

**SOLD LISTINGS**

<u>Unit #</u>	<u>Sq. Ft.</u>	<u>Bdrms</u>	<u>Baths</u>	<u>Garage</u>	<u>Sold Price</u>
* 134	1533	3	4	2	\$199,900
* 232	1553	2	4	2	\$202,600

The asterisked (\*) properties were listed and/or sold by other companies  
Based on information from Metrolist, Inc. for the period January 1, 2011  
through June 29, 2011

**RE/MAX Unlimited, Inc.**

3300 South Parker Road, Suite 100  
Denver, Colorado 80014

Office: (303) 696-0606

Fax: (303) 369-6959

Each Office Independently Owned and Operated