



Wind Stream HOA Newsletter

Winter 2011

The HOA Board wishes all residents a happy holiday season

News from the Property Manager



Seasonal Decorations at the Holidays:

Holiday decorations are allowed to be displayed for the specific holiday or holiday period only. Christmas decorations and lighting may be displayed beginning Thanksgiving Day and shall be removed not later than the following January 7th. Also, please do not string lights around stair handrails as they are a safety hazard.

Extended Winter Vacations

If your plans include extended winter vacations away from Wind Stream, such as Florida for the winter, please make sure that you winterize your unit properly and that you have someone checking on your unit periodically to insure that everything is OK.

Clothes Dryer Efficiency

If you have a plastic or aluminum flexible hose connected to your clothes dryer vent it is time to remove the hose and so you can see if it is clogged with lint. It is also possible that the remaining rigid vent pipe would be clogged.

If either of these vents are clogged it will prevent your clothes from

drying efficiently and could possibly create a fire hazard.

In one home the vent pipe had disconnected and was depositing lint in the ceiling of the garage. Another obvious sign was lint falling from the ceiling of the laundry room.

If you wish to have someone assist you with this potential problem, please contact me at 303-745-2220.

Earl Johnson

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**WIND STREAM CONDOMINIUM
ASSOCIATION**

**Board of Directors Meeting
Monday, September 12, 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, Treasurer Michael Moss, Secretary Mary Riebe, and board members Gary Guinn, Brandt Helfrich, and Dave Lewis. Also in attendance was Earl Johnson from Western States Property Management, and homeowners. Excused: Vice-President Kay Abraham.

The meeting minutes from July 26, 2011, Board meeting were previously reviewed by Board Members through e-mail and corrections were made prior. Michael Moss motioned to approve. Gary Guinn seconded the motion. The minutes were approved as presented.

Homeowner Forum

Homeowners present were as follows:

Nadine Carr, Unit 92
Chris Cashbaugh, Unit 102
Geri Mustain, Unit 92
Conor Simbach, Unit 205
Curtis & Camie Parker, Unit 45

Homeowners with questions or issues were as follows:

Connor Sembach requested that the Board reconsider the fine he received for leaving his car outside of his garage. The Board will take his request into consideration.

Chris Cashbaugh pointed out that there has been water spilling off to the drain from the sprinklers. Michael Moss stated that the Board is aware of the situation and is working to resolve.

Nadine Carr requested follow up on the faucets on building No. 9, which have been shut off on both sides of the building. She also asked about replacing needing replacement.

The Parkers in Unit 45 stated that the water spigot in Unit 44 has been leaking. Earl will follow up. In addition, they complained about roaming cats as a recurring nuisance. The Board is addressing this issue in the updated Rules & Regulations. The Parkers requested that the new bench outside of their unit not face their unit but face out. The Parkers asked for some foliage around their unit to be replaced and complimented the overall landscaping of the Wind Stream community.

Old Business

Painting Scheduled for September: Six buildings (18, 19, 20, 21, 23, and 24) will be power washed and painted in the next two weeks.

Final Draft of Rules for Board Members: Discussion centered on how to best distribute the new version of the Wind Stream Rules and Regulations to homeowners and to renters. Kay Engle will put together an executive draft over viewing the changes by next Board meeting on November 15. Distribution may include mailing to homeowners, particularly those who have renters, and putting copies on garage doors.

Articles of Incorporation: The Wind Stream Articles of Incorporation were reviewed previously by the Board Members and determined to be out-of-date. Earl Johnson, Property

Manager, worked with attorney Rich Johnson, who presented his revisions to the Board. The Board is interested in obtaining a loan to make all Wind Stream property updates now, but the current Articles create a lengthy process to accomplish that goal. Rich explained that “condo” is a defined term in Colorado law. The Association does not have real estate for collateral, so the collateral would be based on future income. Other edits include removing the class designations, using a 2/3 majority instead of a 3/4 majority, and removed the FHA/VA approval clause. The board discussed ways to get the 3/4 vote to ratify the Articles, either by mail or door-to-door. The Board will continue to discuss.

Bob Park Letter re: Bench Reimbursement: Former Wind Stream resident Bob Park sent a letter to the Board requesting appeal of the decision not to reimburse him for the broken and unsafe bench that was removed. The Board had voted at a previous meeting not to reimburse and the decision is final. Earl Johnson will notify Mr. Park.

New Business

Dayton Street Entrance: The new sidewalk and gate to Dayton Street have been completed. The grass has been re-sodded.

Concrete Update Inspection: Gary Guinn and Earl Johnson reviewed the proposed concrete repairs and prioritized for the rest of 2011, which includes two patios and two driveways. The anticipated cost of these repairs is approximately \$5,000. Earl will send out estimates to the Board via e-mail.

Minor Pruning and Dead Tree Removal Completed: Some dead pine trees were removed costing around \$5,000.

Correspondence: Again, dog-off-leash complaints have been addressed with a first noticed.

Purchase of New Common Area Bench: The Board reviewed an estimate to purchase a Jayhawk Plastics Commercial Recycled Central Park bench for \$349. Gary Guinn motioned to make the purchase; Grant Barnes seconded the motion. The Board voted unanimously to purchase the bench.

Financial Report

Financials: Treasurer Michael Moss reported no change in our current status. The Board has shifted some expenses around in the budget, like installing the pergola in the pool area versus painting an extra building. He is looking at ways to get the reserves back up.

Delinquency Report –Earl reported that Unit 24 is going into foreclosure and has been vacated by the tenants. If anyone sees them, they are to call the police.

Adjournment

The Wind Stream Board meeting was adjourned at 7.40 p.m.

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

**WIND STREAM CONDOMINIUM
ASSOCIATION
Board of Directors Meeting
Monday, November 15, 2011**

Minutes

The meeting was called to order at 6:30 p.m. at Aurora Fire Station No. 11, 2291 S Joliet Street, Aurora, CO. In attendance were President Grant Barnes, Treasurer Michael Moss, Secretary Mary Riebe, and board members Gary Guinn, Brandt Helfrich, and Dave Lewis.

Also in attendance was Earl Johnson from Western States Property Management, and homeowners.

President Grant Barnes noted that Kay Abraham has resigned from the Board effective immediately, due to selling her condominium and moving to another state. The Wind Stream Board thanks Kay for her six years of service.

The meeting minutes from Monday, September 12, 2011, Board meeting were previously reviewed by Board Members through e-mail. Gary Guinn motioned to approve. Michael Moss seconded the motion. The vote to approve the minutes was unanimous as presented.

Homeowner Forum

Pat Chellman, representing owner of Unit #405 – Pat presented a memo to the Board with comments regarding landscape maintenance. She is, once again, offering her services as a volunteer. Grant proposed that copies of the memo be made and distributed to the Board Members for their review and discussion at the next meeting, January 16, 2012.

Old Business

Park Bench: Wind Stream purchased a new bench for about \$400 and is now in place along the canal facing a nice mountain view to the south-southwest. A concrete pad will be added to anchor the bench. The Board may purchase another bench next spring.

Speed Bump: Speed bumps and curbs will be painted next year. We will be adding a new speed bump as soon as weather permits at the north stop sign of the Dayton Way entrance/exit as a result of traffic not stopping at this sign.

Articles of Incorporation: The Wind Stream

Articles of Incorporation have been updated by an attorney and are ready for ratification by the Homeowners. To obtain 75% approval, talking points will be drafted to encompass key components that were changed. The Board discussed hosting special meetings in January and February to communicate the changes to homeowners and obtain signatures. Meanwhile, Board Members will begin talking to neighbors and obtaining signatures in an effort to get to the 75% approvals quicker.

Dayton Entrance Landscaping: To finish off the improvements to the Dayton Entrance, the landscapers will take the fence out to better expose the walkway and will put in landscape blocks and create a flower bed.

New Business

Budget for 2012: Earl Johnson, property manager, presented the 2012 budget. He noted that there is not much change from year to year. The major items will stay the same without much variation. However, water and sewer services have increased. The landscape budget has stayed the same. Grant requested that the Board Members send any questions through e-mail. The Board will finalize the budget at the January meeting.

Snow Removal Contract for 2011-12: The Board reviewed the snow removal contract options presented by CW Contractors, Inc. The snow amounts remain the same as last year's contract: "Snow plowing will be required with accumulation of two (2) inches or with four (4) hours' notice from Contracting Officer. Snow shoveling will be required with accumulation of one (1) inch or with four (4) hours' notice from Contracting Officer." Michael Moss moved to approve the contract; Gary Guinn seconded the motion. The Board voted to unanimously approve the CW Contractors contract for snow removal services for 2011-2012.

Pool Contracts: Earl Johnson presented the contract proposal for Alligator Spa and Pool Services, Inc. The amounts are the same as last year. We may opt for signing a one-year or two-year contraction to obtain a cost savings. Michel Moss motioned to accept the two-year contract; Dave Lewis seconded the motion. The Board vote was unanimous to approve the two-year contract.

Lighting: Earl conducted a discussion regarding Wind Stream lighting challenges. We have 700 lights on the property in the common areas, stairs and garages. Earl noted that lights go out every day. We no longer have a service to regularly check the lights and replace. Earl suggested that we identify a specific day(s) per month that the lights will be changed and to notify the Homeowners when those days would be so that they could report outages and the bulbs could be replaced. Board Members discussed whether Homeowners could be provided bulbs to replace their patio and doorway lights themselves. The Board decided that this might be a topic for the Annual Meeting.

Wind Stream Financial Report

Treasurer Michael Moss reported no change from our last review of the budget. The Board is aware of some overages because of unforeseen landscaping issues. Earl reported that we are waiting for FHA approval and should have that very soon. He also reported that delinquencies are at about \$16,000.

Adjournment

The Wind Stream Board meeting was adjourned at 7.30 p.m.

Respectfully submitted by,
Mary L Riebe, Secretary

Approved by,
Grant Barnes, President

ABOUT THE NEWSLETTER

The Wind Stream HOA Newsletter is edited by Board Member Grant Barnes. 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, 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*.

Back copies of all 2008, 2009, 2010 & 2011 Newsletters have been added to our website.

www.windstreamcondos.com

NEWSLETTER PUBLICATION

This newsletter is published four times a year.

We publish the First Quarter (Spring) issue in March, the Second Quarter (Summer) issue in June, the Third Quarter (Fall) issue in September and the Fourth Quarter (Winter) 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.

ELECTRONIC FUNDS TRANSFER

We currently have more than ninety-eight 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 5th and 8th 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 newsletter. Complete and return them to the Western States office.

LATEST RULES REVISION UPDATE

The initial edited and re-written version of the HOA rules package was distributed in November to all residents and home owners for comments. All suggestions and comments that were submitted have been considered by the Board and where appropriate have been incorporated in the final revised Rules package. The reprinted final revised Rules and Regulations will be distributed to all residents and home owners early in 2012.

The Board of Directors wishes to thank everyone who provided their comments and suggestions throughout this process.

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

Florida & Parker Road

Your neighborhood public library announces the latest schedule of the **Booklover's Book Club** for those who enjoy reading and discussing books. Upcoming meetings will be from 7 - 8:30 pm

No December Meeting:

Thursday, January 26th:

"The Immortal Life of Henrietta Lacks"
by Rebecca Skloot

The highly acclaimed true story of an African-American woman whose cells (taken without her knowledge) led to successful scientific breakthroughs, but whose family was uninformed of this legacy.

Wednesday, February 29th:

"My Reading Life" by Pat Conroy

The popular Southern novelist reflects on the books and teachers that greatly influenced his life, in a personal and literary memoir which is in-turn funny, entertaining and touching.

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

HIGH LINE CANAL PEDESTRIAN / BIKE TRAIL UNDERPASS

Thanks to cooperative weather, project work is moving forward.

Traffic has shifted to the new lane configuration (2 lanes in each direction), which will remain in place through the middle of January. Sheet pile shoring is still being driven adjacent to the roadway. This work has taken longer than expected due to some claystone bedrock we are encountering. Excavation for lowering the water line has begun on the west end of the

project. On the north end of the project, excavation for a wall adjacent to the trail has begun and is anticipated to take about 2 ½ weeks.

After the sheet pile work is completed Iliff Avenue will be shut down completely late at night for about 10 minutes while the crane crosses the roadway and moves off the road to the south. The next step for the crane will be to begin driving piles. Unfortunately, this process will be noisy, due to the hammering of steel beams into the ground. In an effort to minimize disruption to neighbors, the contractor has agreed to limit their pile driving times each day to between 7 a.m. and 5 p.m. This process is expected to take three weeks.

During this project it would be smart for residents to use the Dayton Way entrance whenever possible.

(Courtesy of Arapahoe County)

DIRECT TV

(Reprint)

As many of you know Direct TV is offered at your property and you do not need to own your own satellite dish. You will get the exact same services, quality and pricing as if you own your own dish. This service is called Multiple Dwelling Unit property and uses a completely different call center and team to set up orders and service the property. The phone number is

800-622-0119

This is the ONLY phone number you may call to set up service or get serviced.

Current Direct TV customers in Wind Stream, who have their own dishes, should call this number to get your service connected to the main dish on your building and your old dish removed at no charge.

REVISED ARTICLES OF INCORPORATION

The Board of Directors has taken steps to revise Wind Stream's Articles of Incorporation and bring them into compliance with State Laws that have been enacted in recent years.

This undertaking will be brought before the membership at the Annual Meeting in March. These changes updating our Articles are very straight forward and will require the consent of three-quarters of all homeowners to be put in place. We have one year to accomplish this task so there will be additional meetings scheduled for those owners who do not attend the annual meeting.

Dates of the additional meetings will be posted on the bulletin board at the mail kiosk following the Annual Meeting in March.

SNOW REMOVAL **What we do...and how we do it**

Here in Colorado it can snow one day delivering multiple inches of snow, if not feet, and be 60 degrees the next day with overnight temperatures dipping below freezing.

Each snowstorm is handled differently depending on the depth of snow, the predicted time during which the storm will hit the area, the time of year, anticipated temperatures, even whether or not there is a trash pickup scheduled.

Currently, our first response is to clear the exposed wooden staircases at the ends of each condo stacked unit building. We do this because the upper-end unit residents must use those stairs to access their garages from the outside of the buildings. The next priority is the two hills on our perimeter drives after an inch of snow. Our experience has been that as soon as someone drives over the snow on these hills the asphalt glazes over making it very dif

difficult for everyone else to achieve traction.

If the storm continues we need to take into account the amount of snow on the ground and what the prediction is for additional accumulation. Since most residents leave through their garages we clear the driveways before clearing the sidewalks. Obviously, most of us can exit garages with several inches of snow on the ground. However the weather prediction must now be considered as we don't want to spend manpower revisiting the same areas over and over again.

Sidewalks will typically be the last area cleared. If the prediction is for multiple inches or even feet of snow the response will be earlier and more often during an extended storm.

The time of year also plays into this scenario, as spring, next day warmer weather predictions may drastically alter our response to situations.

We also rely on homeowners to notify us about areas that may need out attention. For instance, when snow has melted off rapidly during daylight hours you can be sure that it may freeze again overnight in various areas. A phone call will alert us and a person will be sent to treat the area.

The goal here is to provide safe access to your vehicles and a safe drive and walk throughout the Association.

Western States Property Services
Phone: 303-745-2220
E-mail: earl@wsps.net

BOARD MEMBER VACANCY

One current member of the Wind Stream Board of Directors, Kay Abraham, Vice President, has resigned from the Board as the result of selling her Unit and moving out of Wind Stream. Mary Reibe, and Brant Helderich each have said they would again stand for re-

election.

Board membership can be an enlightening and rewarding experience as you get to deal with all the issues of the Association. Key to the successful operation of a HOA is a board that works well together, possesses useful and applicable skills and is comprised of members who are willing to exercise proper management oversight.

The time requirement is minimal and usually amounts to about an hour and one-half every other month for Board Meetings. Most business that is conducted between meetings is via e-mail and very minimal

Homeowners who possess skills or experience in such areas as accounting, budgeting, real estate, law, management, computers, engineering, landscaping and such would be of value on the Board or as volunteers for special projects.

If you might be interested in serving or seeking more information about this worthy pursuit contact any current Board member or Gary Guinn, Unit 214, Chairman of this years Nomination Committee for more information.

**OVERSIZED
REFUSE CONTAINER**

Over the last several years we have brought in an oversized dumpster after Christmas to facilitate excess waste disposal. We will again provide this service beginning Friday, December 23rd until Tuesday morning, December 27th.

Residents may deposit oversized items that normally cannot be picked up in our regular trash collections. It will be located adjacent to the mail kiosk area.

**2011 BOARD MEETING DATES
& LOCATIONS**

Jan. 16th 6:30 p.m. Aurora Fire Sta. 11
In the Meeting Room.
Iloff Ave. & S. Joliet

Mar 20th 6:30p.m. Annual HOA Meeting
Embassy Suites Hotel
7525 Hampden Ave.

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**

**WIND STREAM CONDOMINIUM
ASSOCIATION BOARD of DIRECTORS**

President

Grant Barnes (Term expires 3/13) #413

Vice President

Vacant (Term expires 3/12)

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*

**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*

**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 5th and 8th 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.