



# Wind Stream HOA Newsletter

February, 2008

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

## News from the Property Manager



### Western States Office has Moved

Western States Property Services moved into their new offices in December. The offices are located at 9145 East Kenyon, Suite 100, Denver, CO 80237. The location is about two blocks southeast of the Hampden and Yosemite intersection. Phone numbers remain the same.

### Furnaces:

Please be sure your furnace is operating properly. Filters should be changed monthly to ensure efficient operation and decrease airborne allergens.

To prevent freeze-breaks in your water lines, especially when you are not at home, make sure your thermostat is set no lower than 62 degrees and open base

cabinets so pipes will keep warm.

### Window Coverings

Residents are reminded that windows need appropriate window coverings, not sheets.

### Garden Hoses

As a reminder to all of you who may have garden hoses still connected to faucets outside. Disconnect them and put them in your garage for the winter.

### New Pool & Canal Access Keys

New keys to the pool and canal access gate will be available at Western States Property Services office after March 31st. The keys will be exchanged on a one for one basis without any charge. This applies to those who have paid for extra keys in the past. For anyone needing more than the one free key, extras may be purchased for \$5 each.

### Annual Meeting Mailing

Annual Meeting Packages and Proxies will be mailed to all homeowners at the address of record on or about March 1,

2008.

### Parking Reminder

Residents who park their vehicles in visitor parking areas or in common parking areas instead of their garages will be ticketed and /or towed. If you have a legitimate reason for not parking in your garage you need to obtain a permit from Earl Johnson, Property Manager.

### Electronic Funds Transfer:

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 see the two documents "Authorization to Honor Drafts / ACH Debits" on the back page of this newsletter and complete and return to the Western States office.

Earl Johnson

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**Wind Stream Condominium Association  
Board of Directors Meeting  
January 15, 2008**

**Minutes**

Meeting was called to order at 6:30 p.m. at Aurora Fire Station No. 11 by President Grant Barnes. Board members attending included Jonathan Kantor, Brant Helferich, Kay Abraham, Michael Moss, and Mary Riebe. Also in attendance was Earl Johnson from Western States Property Management. No homeowners were in attendance at this meeting.

The meeting minutes from November 20<sup>th</sup> were approved as presented.

**Financial Report**

Treasurer Michael Moss indicated that current financial statements are in good order, and there are no financial issues that appear to be out of line. Our end-of-year financial target came in at plan and in-line with our estimates. Cost savings will be moved into our budget reserves.

Review of Delinquencies – Delinquencies are in line with expectations. Of the few remaining residents that have outstanding balances, payment schedules have been setup to address their outstanding balances.

**Property Manager's Report**

The remaining dead cottonwood trees have been removed around the association grounds and the space they occupied will be replanted with grass in the springtime.

The work to repair and replace wood fence poles around the pool area has been completed. Lighting replacements of the 3-foot ballards with globed light poles have been completed. The old ballard fixtures will be stored in our storage shed and will be saved for additional parts. Earl Johnson will attempt to sell our old plastic opaque globes to another condominium association to generate some additional cost savings for this project.

The meeting room for board meetings at Aurora Fire Station No. 11 has been reserved until late 2008.

**Old Business**

Code of Conduct Development – The board is still in development of an official code of conduct document following the holiday break. Final changes will be discussed at the Annual meeting in March. The board will be reviewing a copy of Arapahoe County's official code of conduct document for any ideas that can be used to develop our statement.

Homeowner Memo/Wireless Internet Service - One homeowner has inquired about the possibility that the Association could add wireless Internet service similar to other associations that offer the service. The addition of this service would enhance the marketability and attraction of residents to our community.

Waste Management Memo – Waste Management will be adding a surcharge of approximately \$6.97 per home, or a grand total of \$1630.98 to our garbage collection service as the result of increasing operating costs.

**New Business**

The Wind Stream Annual Meeting is set for March 18th, 2008 at the Embassy Suites Hotel. Food will be served beginning at 6pm, and the meeting will start at 6:30pm.

Highline Canal - The City of Denver has contacted Earl Johnson regarding the Highline Canal area north of the footbridge leading to Iliff Avenue. The city has informed us that based on their existing records Wind Stream is the official owner of this land. Due to the potential liabilities and management costs associated with ownership, the association would not be interested in pursuing ownership. Current discussions are underway for the city to take over ownership and management of this land.

Iliff Land Development Update – Grant Barnes has reported that the Prospect Village Development, located on the lot on across the street at Iliff and Dayton, still plans on incorporating rental units

into their complex, as opposed to our hope that the units would eventually become condominiums. Based on his attendance at planning meetings, Grant has reported that the residential area will comprise high-end residential units with integrated underground parking. There are still discussions for future plans to incorporate condominium units, but no final decision has been reached. Approximately 30K square feet of the area has been set aside for commercial development.

Collection Policy Amendment – Existing Colorado law regarding foreclosures and delinquency collections has been changed, which will impact the procedures and amount of time that an Association will be able to collect past due funds or foreclose on a residential unit that is delinquent on maintenance fees. The changes also impact an Association's ability to check an owner's credit records. In addition, as of January of this year, the 75-day redemption period will change, so a homeowner that has a property in foreclosure as a result of past due fees, will not be able to redeem that property after 75 days expires, as they can now. Our Association will have to sign this agreement and make it part of our records to be in compliance with the state of Colorado.

Exterior Wall Renovation – A proposal for renovating the exterior wooden walls next to Units 411 and 413 has been received by the board. The work is required since the wood timbers located at the bottom of the walls have completely rotted out after many years of irrigation displacement, rain, and snow. The Association plans on replacing these wood timbers with a man made keystone (concrete) material that will provide the appearance of stone, and will last for many years. Estimated costs will range from approximately \$7200 to \$8600 per wall. A vote was taken to move forward on this work based on the proposal, which was unanimously approved.

### Adjournment

Meeting was adjourned at 7:45 p.m.

By: Jonathan Kantor  
Secretary

Approved: Grant V. Barnes  
President

### DUES DELINQUENCIES

The one property we had that went to Sheriff's Sale was subsequently redeemed by the foreclosed owner.

Effective January 1, 2008, State Law has changed regarding foreclosures and dramatically shortens the process of foreclosing on a property and moving to the Sheriff's Sale. The 75 day redemption period after the Sheriff's Sale has been eliminated.

### 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.

We will also accept commercial advertising for services, at a small charge, depending upon the size and nature of the ad. However, we reserve the right to refuse any ad we feel is not appropriate for a community newsletter.

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](mailto:windstreamnewsletter@hotmail.com)

or send your thoughts to Earl Johnson, Property Manager in care of Western States Property Services.

Closing dates for submissions to the newsletter are the 1st of February, April, June, August, October and December.

Recently back copies of all 2007 Newsletters have been added to the [www.windstreamcondos.com](http://www.windstreamcondos.com) website.

**CONSTRUCTION ACROSS ILIFF**

On January 8th the County Commissioners, at a Public Hearing, approved the Preliminary Development Plan for Prospect Village by a vote of 4 to 1. The dissenting vote was cast by our District 4 Commissioner Pat Noonan.

Previous public hearings by the Zoning Commission and County Commissioners were attended by overflow crowds largely from Huntington Estates. Speakers were primarily against the Plan because of the density of units; already bad traffic conditions on Iliff Avenue; the developers plan to rent units versus condominium sale, and the transition in height of buildings from mostly one story in Hoffman Estates to 4 stories in units to be built along Emporia Street.

Over the many months of meetings about the project the Developer made numerous concessions regarding density of units, building heights, open space buffers and landscaping.

At the end, the majority of Commissioners felt the Preliminary Plan met zoning requirements as well as the planning objectives of the Four Square Mile Area plan and approved the Preliminary Plan to incorporate all agreed upon changes.

When the Final Development Plan is completed it will again undergo an approval process including public hearings and be brought to the Commissioners for final discussion and approval.

**BOARD MEMBER ELECTIONS**  
**MARCH, 2008**

Three Board Member seats are up for election during the Annual Meeting on March 18, 2008. In addition, there is a current vacant seat on the Board with a term expiration of March, 2010.

**Brant Helferich**, Board Member since 2005 will seek re-election to the Board.

**Kay Abraham**, Board Member since 2006, will seek re-election to the Board.

**Mary Reibe**, Board Member since 2007, will seek re-election.

**Vacant**, Board Member position.

Anyone interested in running for a position on the Board of Directors should prepare a short résumé of their qualifications to be considered for Board membership. That résumé can be given to any current Board member for delivery to the Nominating Committee prior to the Annual Meeting. Résumés may also be given directly to any member of the Nominating Committee. Those members are Grant Barnes, Unit 413, Robb Pickard, Unit 234 and Cathy Cook, Unit 236.

**YOUR PROXY AND THE ANNUAL MEETING**

The Wind Stream Condominium Association Annual Meeting will be held at 6:30 p.m. on Tuesday, March 18, 2008, at the Embassy Suites Hotel Southeast, 7525 E. Hampden Ave, Denver, 80231.

This is an extremely important event for all homeowners as it is the annual forum for the election of a portion of the Association's Board of Directors. The Board is the governing body for the Association and oversees and approves all business matters and finances. In order to elect members to the Board a quorum of homeowners must either be present to vote or in their absence, have previously submitted their Proxy to Western States Property Services by 5:00 p.m. on March 10, 2008.

Much effort and expense is put forth to host this meeting and provide an informative event as well as refreshments for all those attending. If a quorum is not in attendance the meeting cannot be conducted and the voting will not take place and a lot of homeowner's money will have been wasted.

Please make it your business to either attend or submit your proxy in advance. *Any questions can be referred to Board Members or Earl Johnson, Property Manager, 303-745-2220.*

**IMPORTANT TELEPHONE NUMBERS**

Emergency	911
Arapahoe County Sheriff (non-emergency)	303-795-4711
Cunningham Fire Dept.	303-755-9202
Advantage Garage Door	303-400-5056
Radiant Lighting	303-429-3326
Covenant Services (Parking enforcement)	303-552-9027

**WIND STREAM CONDOMINIUM  
ASSOCIATION BOARD of DIRECTORS**

**President**

Grant Barnes (Term expires 3/09) #413

**Vice President**

Vacant (Term expires 3/08)

**Treasurer**

Michael Moss (Term expires 3/09) #028

**Secretary**

Jonathan Kantor (Term expires 3/09) #194

**Members**

Brant Helferich (Term expires 3/08) #404

Kay Abraham (Term expires 3/08) #046

Mary Riebe (Term expires 3/08) #161

Website: [www.windstreamcondos.com](http://www.windstreamcondos.com)

**WESTERN STATES PROPERTY  
SERVICES, INC.**

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

Earl Johnson, Property Manager

E-mail address: [ejfly@hotmail.com](mailto:ejfly@hotmail.com)

Website: [www.wsps.net](http://www.wsps.net)

**BOARD MEETING DATES  
& LOCATIONS**

Mar 18, 2008 6:30 p.m. Annual Meeting  
Embassy Suites Hotel Southeast  
7525 E. Hampden Ave. Denver, CO 80231

May 20, 2008 6:30 p.m. Aurora Fire Sta. #11

July 15, 2008 6:30 p.m. Aurora Fire Sta. #11

Sep 16, 2008 6:30 p.m. Aurora Fire Sta. #11

Nov 18, 2008 6:30 p.m. Aurora Fire Sta. #11

**ROBBERY PREVENTION**

The Arapahoe County Sheriff's Office has again issued information to help alert you to and minimize your chances of becoming the victim of a robbery.

Several vehicles have recently been broken into in the County not far from our Association. Most of the vehicles have been unlocked; however in two of the cases a window was broken for entry. Items taken include cash, credit cards, sunglasses, iPod, stereo parts, etc. In two of the cases the crime was also classed as a burglary, when the suspects also entered the open garage. Additionally, a purse was stolen from the interior of one residence when the suspect(s) entered the open garage and then the unsecured interior door. In that case, a purse was stolen from the kitchen counter while the residents were asleep inside.

**CRIME PREVENTION TIPS:**

- Remove valuables from your vehicle.
- Always lock your vehicle.
- Keep your windows rolled up.
- Don't leave your keys in the ignition.
- If you have a garage, make certain your vehicle is locked in your garage and that your garage door is also locked.

**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** \_\_\_\_\_ for the amount of **\$230.00** \_\_\_\_\_

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.

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.**