



WINDLER
HOME OWNERS ASSOCIATION



Windler

Home Owners Association
Information Guide

WELCOME TO WINDLER

Where we don't just live— *We live Windler.*

We are so glad you are here! At Windler, we believe a community is more than just streets and houses and amenities; it is the people that make it truly feel like home. This guide is designed to help you settle in, find your way around, and start enjoying "The Windler Way".

THE FOUNDATION: *a rich history*

As you settle into your new home, take a moment to reflect on the deep roots that make this location special. Your home stands on the site of the original Windler Homestead.

For generations, the Windler family worked this land with a spirit of hard work, innovation, and unwavering neighborly support. They were pioneers who understood the value of resilience in a challenging environment. It is their enduring legacy that provides the unique character for the vibrant community we are building today. We hope you feel a connection to this rich past every time you look out across our preserved plains and open spaces.

MEET YOUR SUPPORT TEAM

Windler is managed with the same intention and care that we put into our parks and paths. Whether you have a question about your account or need help navigating community rules, our team is here to support you.



Community & District Manager, Ben Smith: Ben oversees the Association and Metropolitan District. | ben.smith@advancehoa.com



Lifestyle & Communications Director, Daniela Calvo: Daniela is your go-to for community events, clubs, and bringing that neighborly spirit to life. | daniela.calvo@advancehoa.com

- **Client Services:** For general account questions, you can reach the team at clientservices@advancehoa.com or 303-482-2213.
- **After-Hours Emergencies:** If you spot an urgent maintenance issue causing major damage to community property after hours, please call 800-892-1423

We look forward to meeting you at our next community event or seeing you around the neighborhood. Welcome to the Windler family!

THE WINDLER WAY:

Our Shared *promise*

"The Windler Way" is our shared promise to each other: that we will live with intention, kindness, and curiosity. It is a set of guiding principles, or "norms," that ensure everyone feels they belong.

- **We welcome everyone:** Ours is a diverse, inclusive community where all voices, cultures, and life stages belong.
- **We connect intentionally:** The little things matter most, from small gatherings to everyday neighborly gestures.
- **We surprise with delight:** Pleasant, unexpected moments keep life here joyful, fresh, and fun.
- **We lead with kindness:** Whether celebrating or solving a problem, every interaction reflects warmth and respect.
- **We grow together:** We support each other in ways that build confidence, security, and pride in calling Windler home.
- **We communicate openly:** With clarity and consistency, we keep everyone informed, engaged, and connected

WHO KEEPS WINDLER RUNNING?

As a homeowner, your property is supported by three main community entities. Each plays a specific role to ensure Windler operates smoothly and adheres to The Windler Way principles.

Entity	Primary Role & Focus
Windler Home Owner Association (WFOA) Meetings occur every other second Wednesday at 10:30 AM	Manages residential operations: Architectural review, covenant enforcement, common area maintenance, snow removal on HOA property, and trash collection.
Windler Metro District (WMD) Meetings occur the last Monday of the Month at 3:30 PM	Manages community assets: Operation and maintenance of all major amenities (pool, community center, Anna's Place, The Coop, courts, parks, trails, and walkways).
Master Property Owners Association (MPOA) Meetings occur every other second Wednesday at 10:30 AM	The planning and design authority: Determines overall architectural guidelines for the WFOA and oversees commercial/multi-family enforcement.

SERVICE AREAS

To ensure every corner of Windler is beautifully maintained, we use a "Service Area" model. A Service Area is a specific group of homes within the community that receives additional benefits or maintenance beyond what is provided to the entire neighborhood. This ensures that neighbors who receive extra services share those specific costs together. Below is the list of Service Areas in Windler.

If you are ever unsure which Service Area you belong to, please reach out to our Client Services team at clientservices@advancehoa.com.

Single Family Front Load:

- Owners handle all on-lot landscaping maintenance (front, rear, and side yards).
- Owners are responsible for all snow removal on their lot and insuring/maintaining the home exterior.
- The HOA maintains tree lawns.

Single Family Alley Load:

- Owners handle on-lot landscaping; the HOA maintains tree lawns.
- The HOA provides snow removal in alleys and garage aprons.
- The HOA provides alley repairs and maintenance.

Single Family Attached:

- Owners handle landscaping inside their fence; the HOA maintains landscaping outside of fences and tree lawns.
- The HOA provides snow removal in alleys, garage aprons, border sidewalks, and leader walks.

Paired Homes:

- Owners handle landscaping inside their fence; the HOA maintains professional landscaping outside of fences and tree lawns.
- The HOA provides snow removal in alleys, garage aprons, border sidewalks, and leader walks.

Paired Homes-Limited Maintenance:

- Owners are responsible for all on-lot landscaping.
- The HOA maintains tree lawns.
- The HOA provides snow removal in the alleys and garage aprons, while owners are responsible for all snow removal on their lot.
- The HOA provides alley repairs and maintenance.
- Owners are responsible for insuring and maintaining the home exterior.

SERVICE AREAS - CONTINUED

Motor Court:

- Owners handle on-lot landscaping; the HOA maintains tree lawns.
- The HOA provides snow removal in shared drives and garage aprons.
- Owners are responsible for snow removal on their lot, including border sidewalks.
- The HOA provides shared drive repair and maintenance.
- Owners are responsible for insuring and maintaining the home exterior.

DESIGN REVIEW:

Bringing your vision to *life*

We love seeing you make your house a home! To keep Windler looking its best, all exterior changes need a review by the Design Review Committee (DRC) before work begins. We will add a copy of the application to the end of this guide for your reference.

- **Be Detailed:** Include your plot plan, photos of the current area, and a clear drawing of your vision.
- **Submit Online:** Please submit applications via the Owner website at www.advancehoa.com/homeowner-login. You can also email your application to Community Manager, Ben Smith at ben.smith@advancehoa.com.
- **Approval Time:** It may take up to 30 days for your application to be processed and approved.
- **Professional Guidance:** If you have questions about landscaping lists or specific materials, reach out to the management team for help.

ESSENTIAL UTILITIES & SERVICES

Setting up a new home involves a few logistics. To help you get settled, here is a list of the primary service providers for Windler residents:

Gas & Electric:

Xcel Energy provides these services. You can reach them at 800-895-4999 or via www.myaccount.xcelenergy.com.

Water

Aurora Water manages these services for the City of Aurora. Visit www.auroragov.org/residents/water for details.

Internet & Cable

High-speed options are available through various local providers, including Xfinity/Comcast (800-XFINITY).

Internet Only

Ripple Fiber (www.ripplefiber.com) and CenturyLink (www.centurylink.com) provide internet-only services.

Trash & Recycling

Collection is managed through the Waste Connections. Trash pickup occurs every Friday and recycling pickup occurs every other Friday. We have included a copy of the collection calendar in this guide for your convenience. If you are missing your bins, reach out to Client Services at clientservices@advancehoa.com.

STAYING CONNECTED

We want to ensure you have all the information you need right at your fingertips.

The Windler Wire

Our favorite way to stay in touch is through our weekly email newsletter, the Prairie Pulse email communication, which goes out on Fridays at 5 p.m.

- **What's inside:** It's your weekly "must-read" for community updates, upcoming events, committee and Board meetings, and important neighborhood news.

The Resident Portal

This is your official home for all things Windler. You can use this portal to pay your monthly assessments, download governing documents, or submit a design request.

- **Getting access:** After your home closes, you'll receive instructions to set up your account.
- **Visit:** www.advancehoa.com/homeowner-login/

Facebook & Instagram

For a more social look at life on the prairie, be sure to follow our official community Facebook page. It's a great place to see photos from recent events, connect with your neighbors, and feel the heartbeat of our growing community.

 www.facebook.com/lifeatwindler/

 www.instagram.com/lifeatwindler/

Windler App

Think of this as your "Pocket Guide" to the neighborhood. This app is designed specifically for our residents to make daily life a little more intentional and connected.

- **What you can do:** Explore an interactive map of our parks and trails, RSVP for resident-only events, and even reserve community garden plots or park pavilions.
- **Coming Soon:** Once our signature amenities like Anna's Place and the Thrive Center open their doors, the Windler App will serve as your digital fob system, providing seamless secure access to these resident spaces.
- **Getting access:** You can download it from the Apple App Store or Google Play Store by searching "Windler." You will need to create an account, which will be approved upon resident verification. This process typically takes 72 business hours.

DESIGN REVIEW REQUEST

Please review your architectural guidelines and submit detailed drawing(s) to scale showing placement, materials, and dimensions. *Incomplete submissions will not be reviewed and will delay the approval of your application.*

It may take up to 30 days for your application to be processed and approved.*

Please submit via one of the following methods:

Email: clientservices@advancehoa.com

Owner website: www.advancehoa.com/homeowner-login > 'ARC Plans' under Account Info > Add New

Mail: Advance HOA Management, Inc. | P.O. Box 370390 | Denver, CO 80237

Fax: 303-495-5895

Community:
Property Address:
Owner Name:
Email:
Phone:

Project Type			
<input type="checkbox"/> Addition	<input type="checkbox"/> Deck Installation	<input type="checkbox"/> Exterior	<input type="checkbox"/> Fence
<input type="checkbox"/> Garden	<input type="checkbox"/> Hardscaping	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Paint
<input type="checkbox"/> Other:		Completion Date:	

Description of Project *Include diagrams, pictures, colors, drawings, brochures, types of materials, dimensions, or other information that will be helpful to understand your request.*







I understand that approval of the Association is required in advance to proceed. I also understand that the approval does not constitute approval of the local City/County building departments and that a Building Permit may be required. I agree to complete all proposed improvements promptly after receiving approval. I understand that any change in drainage and elevation must not negatively impact neighboring properties. I understand that any change in drainage and elevation may affect builder warranties and are not the responsibility of the HOA and must contact the builder directly for verification.

Date: _____ Signature: _____







*** Approval time period can vary depending on your community. Please refer to your Governing Documents.*

 : Garbage |  : Recycling |  : Holiday






January 2026

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	 	9
11	12	13	14	15		16
18	19	20	21	22	 	23
25	26	27	28	29		30







February 2026

S	M	T	W	T	F	S
1	2	3	4	5	 	6
8	9	10	11	12		13
15	16	17	18	19	 	20
22	23	24	25	26		27









March 2026

S	M	T	W	T	F	S
1	2	3	4	5	 	6
8	9	10	11	12		13
15	16	17	18	19	 	20
22	23	24	25	26		27
29	30	31	1	2	3	4






April 2026

S	M	T	W	T	F	S
29	30	31	1	2	 	3
5	6	7	8	9		10
12	13	14	15	16	 	17
19	20	21	22	23		24
26	27	28	29	30		1








May 2026

S	M	T	W	T	F	S
26	27	28	29	30	 	1
3	4	5	6	7		8
10	11	12	13	14	 	15
17	18	19	20	21		22
24	25	26	27	28	29	 
31	1	2	3	4	5	6







June 2026

S	M	T	W	T	F	S
31	1	2	3	4		5
7	8	9	10	11	 	12
14	15	16	17	18		19
21	22	23	24	25	 	26
28	29	30	1	2	3	4







July 2026

S	M	T	W	T	F	S
28	29	30	1	2		3
5	6	7	8	9	 	10
12	13	14	15	16		17
19	20	21	22	23	 	24
26	27	28	29	30		31









August 2026

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	 	7
9	10	11	12	13		14
16	17	18	19	20	 	21
23	24	25	26	27		28
30	31	1	2	3	4	5







September 2026

S	M	T	W	T	F	S
30	31	1	2	3	 	4
6	7	8	9	10		11
13	14	15	16	17	 	18
20	21	22	23	24		25
27	28	29	30	1	2	3







October 2026

S	M	T	W	T	F	S
27	28	29	30	1	 	2
4	5	6	7	8		9
11	12	13	14	15	 	16
18	19	20	21	22		23
25	26	27	28	29	 	30

November 2026

S	M	T	W	T	F	S
1	2	3	4	5		6
8	9	10	11	12	 	13
15	16	17	18	19		20
22	23	24	25	26	 	27
29	30	1	2	3	4	5

December 2026

S	M	T	W	T	F	S
29	30	1	2	3		4
6	7	8	9	10	 	11
13	14	15	16	17		18
20	21	22	23	24	25	 
27	28	29	30	31	1	2



WINDLER

HOME OWNERS ASSOCIATION