

BROADMOOR HILLS HOA

WINTER 2024 NEIGHBORHOOD NEWS

Serving our homeowners on Laurel Oak Court, Broadmoor Valley Road, Roxbury Circle, Roxbury Court, Wakefield Drive, Wedgewood Court, Oakhurst Lane, Regency Drive and Huntington Place

The Broadmoor Hills Homeowners Association Board of Directors (HOA BOD) would like to thank you for your ongoing support of our neighborhood as we continue to focus on our HOA goals to preserve the value and desirability of the neighborhood. The Board of Directors is comprised of dedicated neighbors volunteering their time and energy to our community. We encourage your involvement by joining the HOA to make this all possible and get to know your neighbors through the informative and fun member events held every year. Voluntary membership information is available on our HOA website at www.BroadmoorHillsHOA.com.

Please plan to attend the March 19th meeting hosted by the City's Traffic Engineering Department to discuss traffic issues for Broadmoor Valley Road and visit www.coswildfireready.org for fire evacuation information, Peak Alerts and to find out your city evacuation zone.

Broadmoor Valley Road Public Informational Meeting

The City of Colorado Springs Public Works/Traffic Engineering Division is planning to hold a public meeting on **3/19 at 5:30 pm at Broadmoor Elementary School** regarding the repaving of Broadmoor Valley Road in 2025 (planned project with the City's 2C2 program with concrete replacement and repair in 2024 and street paving in 2025).

This is an opportunity for citizens to discuss traffic safety concerns and receive information regarding potential safety improvements as part of the upcoming improvements.

For more information or for questions, please email Traffic-Engineering.smb@ColoradoSprings.gov.

**Meeting Location: Broadmoor Elementary,
440 W. Cheyenne Mountain Blvd.**

Date and Time: March 19th, 2024 at 5:30 pm

TRAFFIC SIGNS ON BROADMOOR VALLEY ROAD



The HOA was asked by neighbors in 2023 to help facilitate traffic calming on Broadmoor Valley Road, between Roxbury Circle and Regency Drive where several accidents have occurred.

The HOA contacted the City Traffic Engineering Department and outlined the ongoing safety concerns and requested a traffic study be done for this area. The traffic study has been completed and the Traffic Engineering Department installed in February 2024 chevron signs on the east and west sides of Broadmoor Valley Road to warn motorists of the curves.



The intent is to slow the traffic and avoid more accidents in this area.



Prepare for wildfire with Ready, Set, Go!

Know your wildfire risk, make a plan, and get resources at www.coswildfireready.org

Our neighborhood poses a greater risk for a wildfire as it is designated as being located in the Wildland Urban Interface (WUI). It is important for your safety to make a wildfire action plan to protect your family. Visit the CSFD's website to learn more about your home's risk, how to create your plan and how to register for emergency notifications. Information is also available on our HOA website's Resource page.

Neighbors can get signed up for emergency notifications with Peak Alerts at www.coswildfireready.org/notifications.

Peak Alerts are notifications sent through software called Everbridge, by public safety agencies in El Paso and Teller Counties. Peak Alerts will notify you of emergency situations that are a threat to life or property and are deemed dangerous by public safety officials. Examples of emergency situations may include but is not limited to, natural or man-made disasters, hazardous materials incidents, missing persons, law enforcement activity impacting the public, evacuation notices, and more.

CONCRETE REPAIRS



The City continues to inspect and make repairs to sidewalks and curbs throughout the neighborhood to improve our community.

Regency Drive and Broadmoor Valley Road (Cheyenne Mountain Boulevard to Star Ranch Drive) including ADA ramps on Roxbury Circle will be completed with the City's 2C2 program with concrete replacement and repair in 2024 and street paving in 2025. Colorado Springs Utilities

plans to replace the water main pipeline on Regency Drive before repairs can commence.

The HOA has worked tirelessly since 2019 on this critical neighborhood infrastructure project with curbs, gutters, sidewalks and paving and we hope you enjoy and appreciate the transformation of our sidewalks, curbs, and streets as you walk and drive through our neighborhood. We continue to work with the City to improve our neighborhood.



UPDATING THE COVENANTS FOR OUR COMMUNITY



The Broadmoor Hills neighborhood is protected by covenants that were created by the Gates Land Company for the benefit of our owners over 40 years ago. The covenants run with the land and property in perpetuity which you received when you purchased your home.

The Broadmoor Hills HOA was established in 2017 as a Colorado nonprofit corporation to provide a structure and voice for homeowners to participate in neighborhood governance and further the interests of the residents of our community, membership is voluntary. The HOA goals are to increase communications with homeowners, continue working with city government and agencies to repair/maintain our infrastructure and safeguard our neighborhood, and enhance and preserve the value and desirability of our Broadmoor Hills neighborhood.

The HOA has been reviewing the covenants for our neighborhood's 7 subdivisions to ensure that they continue to protect property owners and the value and desirability of our community. Therefore, as a result of a recent HOA member survey and input at the last Annual Member Meeting the members asked that we pursue legal advice to update the covenants to reflect the new federal, state and city laws and address issues that are not supportive of "a single-family dwelling and home used exclusively for private residential purposes" for our neighborhood.

Modernizing the covenants and meeting with neighbors will make current and future owners aware of their existence together with an entity, the Broadmoor Hills HOA, which works to oversee the covenants and reviews and approves home/property improvements and helps to assist in resolving issues if appropriate. To the extent that physical restrictions are outdated, for example roofing and driveway materials, they will also be updated. The goal is to provide owners and the HOA with an updated, concise, and usable document in compliance with new federal, city and state laws to help ensure a long-lasting vibrant neighborhood for our families. We plan to meet with owners in each subdivision to review the updated information and to answer questions. Voting is required for amending the covenants. You can learn more about covenants on our website at www.BroadmoorHillsHOA.com.

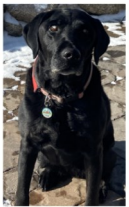
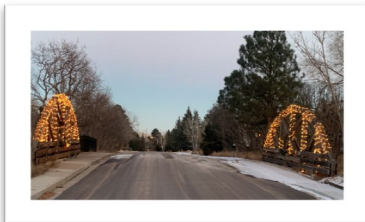
We encourage all neighbors to join the HOA each year to support these efforts.

NEIGHBORHOOD HAPPENINGS...

Welcome!

Welcome to all our new families! We hope you're enjoying the beauty of our area and we're glad you chose the Broadmoor Hills neighborhood for your home!

Thanks to our Wakefield Drive and Roxbury Circle bridge neighbors, Jessi & Frank, and Bruce for lighting up the Oak Bridge on Roxbury Circle for the holidays again!



The McLeans on Roxbury Circle would like to express their gratitude to all their friends who searched the neighborhood tirelessly for Piper. She was found after being outdoors overnight and is now sporting her own AirTag. "Our community is very caring and supportive and we are thankful to live here!"



JOIN THE HOA OR RENEW YOUR MEMBERSHIP TO HELP SUPPORT YOUR NEIGHBORHOOD!

\$125 ANNUAL MEMBERSHIP DUES NOW — SEPTEMBER 30, 2024

Our HOA focus is to continue working with the City on improving our roads, curbs, and sidewalks, promote activities and events for members and neighbors, send newsletters to the neighborhood with updates impacting our area, encourage HOA membership, update Covenants and continue partnering with the CSFD to sponsor fire mitigation and chipping for the neighborhood.

HOA membership helps support the goals of the HOA with member events, website, insurance, meetings, legal expenses, mailings, printing, PO Box, and supplies (October – September of each year). Our dues are \$125 for the entire year. The Annual Member Form is available on the website's HOA and Members pages to download. Please support our voluntary HOA by joining or renewing your membership for this year. We have added a PayPal option to the website for homeowners to pay their dues if desired or please pay by check and mail to our PO Box.

Contact us for more information and how you can volunteer your time. We encourage your involvement and thank you for your support!

Please plan to join our HOA so we may continue to improve and maintain the desirability of our wonderful neighborhood!

WEBSITE – WWW.BROADMOORHILLSHOA.COM

The website was created for our neighborhood to facilitate more effective communication. The website contains current information about upcoming HOA sponsored events, member and neighborhood news, covenants for our neighborhood, Architectural Control Committee (ACC) and forms, contact information for the Board of Directors, street improvements, Annual Membership information and Form with PayPal payment option and community resources including links to CSFD wildfire emergency and evacuation information.

The Broadmoor Hills HOA is teaming up again this year with the Colorado Springs Fire Department to offer FREE chipping events to our neighbors to help mitigate your property.



Visit the CSFD website to learn about mitigation for your property at <https://www.coswildfireready.org/neighborhood-chipping-program>.

2024 dates: 7/15 and 10/7

Please register online for pick up for Broadmoor Hills or contact CSFD for your free onsite consultation.

Thank you for helping to protect our neighborhood!