

# WELCOME

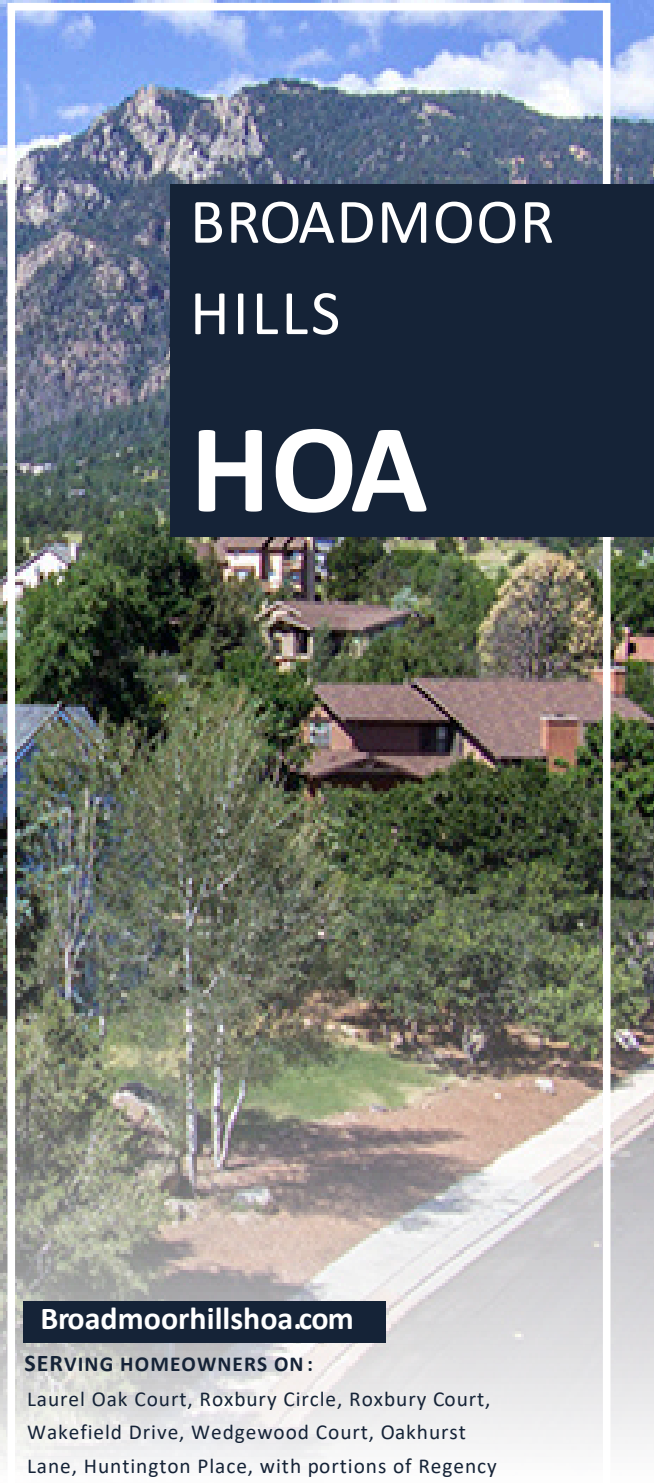
Broadmoor Hills is an established neighborhood consisting of 140 custom homes across seven subdivisions. The history of our neighborhood dates to 1967 when Gates Land Company purchased the Cheyenne Mountain Ranch with a vision to develop a master planned community of homes, shopping centers, hotels and recreation areas. The Country Club of Colorado opened in 1973, home construction in our neighborhood began in the late 1970s, and the Cheyenne Mountain Resort opened in 1985.

In 2017 the Broadmoor Hills Homeowners Association was established 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. Research indicates that when neighborhoods are vibrant and cohesive, the cities and counties of which they are a part are healthier.



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# BROADMOOR HILLS HOA



**Broadmoorhillshoa.com**

**SERVING HOMEOWNERS ON :**

Laurel Oak Court, Roxbury Circle, Roxbury Court, Wakefield Drive, Wedgewood Court, Oakhurst Lane, Huntington Place, with portions of Regency Drive and Broadmoor Valley Road (see website for details)

# BROADMOOR HILLS



## OUR GOALS

Our goals are to improve communications with homeowners, develop relationships with city government and agencies to enhance and protect our neighborhood, preserve the value and desirability of the neighborhood, and further the interests of our residents.

**Improve Communications:** We have a website to service our community by sharing news, events, and provide access to community resources. We have an annual member meeting and hold other events, both social and informative, to enrich our neighborhood and get to know our neighbors. We believe good neighbors respect differences, look out for each other, and work together to create a sense of community.

**Represent Community:** A vibrant and effective HOA facilitates working with government and public and private organizations to improve the quality of life for all neighbors. We continue to work with the City to provide fire mitigation, safety seminars and the review and maintenance of our fire hydrants. We have been working with the City since 2019 to address the condition of our sidewalks and roads and have successfully had infrastructure improvements with replacement of deteriorated sidewalks, curbs, gutters and new street pavement throughout most of our neighborhood in 2022 with Regency Drive and Broadmoor Valley Road scheduled to be completed in the near future.

**Maintain Desirability:** Gates Land Company established covenants that are binding on the homeowner to protect the architectural quality and maintain the aesthetic appearance of the neighborhood to preserve property values. There is an Architectural Control Committee that assists homeowners planning exterior alterations to remain in compliance with covenants. The ACC's goal is to respect the owner's individuality but also ensure the design is compatible with the characteristics of the owner's house, adjoining houses, and the neighborhood setting. Please visit our website for details.

Please get to know your neighbors and join the HOA! We want to harness the many talents of our neighbors to resolve current and future community issues and strengthen our sense of community. Please help us grow, your voice is important!

Dues are \$125 per year. Membership is voluntary. Member dues help support the goals of the HOA with our website, annual meetings, legal expenses, printing, neighborhood and member mailings, PO Box, insurance, member events and supplies.



**Download the annual Membership Form and join us now!**