

BROADMOOR HILLS HOA

FALL 2025 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 thanks you for your continued support as we work together to preserve the value and desirability of our covenant-protected neighborhood. Our Board is made up of neighbors volunteering their time and energy, and we encourage you to get involved!

Since 2017, your HOA has partnered with the City to complete major street, sidewalk, and curb improvements throughout the neighborhood which are now finished, facilitated new traffic safety signs and warning lights on Broadmoor Valley Road to help with high accident areas, supported free CSFD fire mitigation and chipping events for neighbors to mitigate their property to reduce fire hazards, worked with City departments to maintain fire hydrants, light poles, street cleaning, fire mitigation and repair playground equipment at Broadmoor Valley Park.

Our new HOA year begins **October 1st** and we invite you to join us! Membership includes fun and informative annual events — a great way to meet your neighbors and stay connected to our community.

Neighbors truly make the difference in Broadmoor Hills by building connections and friendships, enhancing safety and looking out for one another, strengthening community pride and spirit, protecting our property values, and keeping Broadmoor Hills welcoming and vibrant.

Together, we make our neighborhood stronger! Enjoy our beautiful Broadmoor Hills Fall!

GARDENING IN THE FALL

IS FALL CLEAN UP A THING?

Contributed by Talisman Ford, The Charmed Thumb & Broadmoor Hills resident

Back in the day, gardeners assumed they had to run out and chop down and rake up every leaf and stem as it turned yellow or brown through fall. The new mantra for homeowners is to “leave the leaves,” meaning to leave some plant material standing and let some leaf litter gather at the base of shrubs and perennials. The reason is that insects need somewhere to overwinter and even if you aren’t crazy about bugs, birds must have insects to feed their young. So, no leaves= no insects= no birds. But it doesn’t mean you have to look at a mess outside your windows...definitely you want to rake pine needles and leaves off your lawn, but you can leave some under scrub oaks and shrubs if you have some in a less visible and less windy location. Some plants look horrible after they freeze so feel free to cut them back but plants with cool seed heads like black-eyed Susans, cone flowers, or ornamental grasses can be really beautiful standing through winter. There is no wrong way to manage plants as they die back.



Fall is also the perfect time to take a good look (and photos) to consider what is working in your landscape and what you may want to change for next year. My mission this fall is digging out aggressive spreaders... I didn’t realize how many of them (honeysuckle, chokecherry, ash and elm seedlings) had spread around the back corners while I wasn’t looking. It’s also a great time to do a test run of your irrigation to look and listen for leaks before it gets turned off and blown out for the season. Here’s to the last hurrah before the snow falls!



THANKS TO ALL OUR NEIGHBORS WHO MITIGATE THEIR PROPERTY!

**FINAL EVENT FOR 2025
OCTOBER 6TH**

**CHIPPING PICK UP WEEK FOR BROADMOOR HILLS
REGISTRATION IS REQUIRED**

www.coswildfireready.org/neighborhood-chipping-program

The Broadmoor Hills HOA is teaming up again this FALL with the Colorado Springs Fire Department to offer a FREE chipping event to our neighbors to help mitigate your property. The HOA continues to support the Wildfire Mitigation Stewardship Agreement with the CSFD to allow our homeowners reduce the fire threat to their property and the Broadmoor Hills area. CSFD will also visit your property to review your needs.

Please remove any dead trees or shrubs from your property to eliminate fire risks and trim your shrubs, grass, and trees to ensure that they are not overhanging or infringing on sidewalks to create a hazard for walkers.

This is a FREE community resource. REGISTER ONLINE, select the Broadmoor Hills neighborhood.

Neighborhood Street Improvements Completed!



We are pleased to share that the **Broadmoor Valley Road paving project is now complete** as part of the City of Colorado Springs’ **2C paving program**. This work included much-needed improvements to sidewalks, curbs, and gutters.



Additionally, the Colorado Springs Utilities water main replacement on Regency Drive was successfully finished in August, helping ensure reliable service for our neighborhood.

UPDATING THE COVENANTS FOR OUR COMMUNITY



The Broadmoor Hills neighborhood has been protected by covenants created 40+ years ago by the Gates Land Company. These covenants run with the land in perpetuity. While they have served our community well, many provisions are outdated and do not reflect current legal requirements or neighborhood concerns affecting property values and character.

Why Update the Covenants?

Based on member surveys, discussions at Annual Member Meetings and concerns from homeowners, the HOA engaged legal counsel in 2023 to begin reviewing and modernizing the covenants across all seven subdivisions.

Updates will:

- Ensure compliance with federal, state, and city laws.
- Protect the neighborhood's single-family residential character and property values.
- Address modern concerns including short-term rentals, accessory dwelling units (ADUs), and wildfire safety as we are located in the Wildland Urban Interface.
- Remove outdated restrictions (roofing, driveways, and building materials).
- Clarify the HOA's role in reviewing improvements and resolving issues.

What Stays the Same

- Many original protections remain.
- All property owners must follow covenants; HOA membership remains voluntary.

Current Progress

As previously reported, we began with the Roxbury Park Subdivision, completing an Amended and Restated Declaration for owners' review and approval this month. Our goal is to modify the remaining 6 subdivisions and present them to the owners for review and approval. This is a lengthy project, and we will keep you updated on the progress of amending. We plan to hold informational meetings with owners to discuss the updates and answer questions. Information and updates are available on our website including covenant documents, amendment information, amended declaration and a red-lined version.

Approval Requirements

At least three-fourths ($\frac{3}{4}$) of subdivision property owners must sign the updated covenants. Once approved, the updated covenants will be filed with the El Paso County Clerk and Recorder. **If the amendments are not approved the issues remain unaddressed but the original covenant rules remain in force.**

The HOA encourages property owners to attend informational meetings and review and approve the updated Declaration for their subdivision once completed to help ensure a safe, vibrant, and desirable Broadmoor Hills neighborhood for years to come. For more covenant and amendment information visit

www.BroadmoorHillsHOA.com.



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

\$125 ANNUAL MEMBERSHIP DUES
OCTOBER 1, 2025 — SEPTEMBER 30, 2026

Support Your HOA – Join Today!

Our HOA focuses on improving our neighborhood by working with the City on roads, curbs, sidewalks, and safety issues, hosting events for members and neighbors, sending updates via newsletters, updating covenants, and partnering with the CSFD for fire mitigation and chipping.

HOA membership supports these efforts, including member events, website, insurance, meetings, legal expenses, mailings, printing, PO Box, and supplies. Dues remain \$125 per year (October–September). The Annual Member Form is available on our website's HOA and Members pages.

Please support our voluntary HOA by joining or renewing your membership. Payment is easy via PayPal on the website or by check mailed to our PO Box. Joining the HOA also gives you a chance to attend or help organize neighborhood events—a great way to meet neighbors and get involved.

Visit www.BroadmoorHillsHOA.com/hoa for membership information and to see past events. Thank you for helping us maintain and improve the desirability of our wonderful neighborhood!

WEBSITE – WWW.BROADMOORHILLSHOA.COM



Our neighborhood website was created to support more effective communication within our community. It provides current information on upcoming HOA sponsored events, neighborhood and member news, and important resources. You will find our covenants & amendment information, Architectural Control Committee (ACC) details and forms, Board of Directors information, street improvement updates, annual membership information, and community resources—including links to CSFD wildfire emergency and evacuation guidance.

FIRE HYDRANTS IN BROADMOOR HILLS

**OUR NEIGHBORHOOD HYDRANTS ARE ON A
5-YEAR ROTATION FOR PREVENTATIVE
MAINTENANCE WITH COLORADO SPRINGS
UTILITIES.**



**ALL HYDRANTS HAVE HAD PREVENTATIVE MAINTENANCE
AND ARE IN WORKING CONDITION AS OF 4/2022.**

**PLEASE CONTACT CS UTILITIES IF YOU FIND ANY ISSUES
WITH A HYDRANT.**

Hydrant details are available at
www.BroadmoorHillsHOA.com.

BROADMOOR HILLS HOMEOWNERS ASSOCIATION

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