

BROADMOOR HILLS HOA

FALL 2026 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

HAPPY FALL, BROADMOOR HILLS!

The **Broadmoor Hills Homeowners Association Board of Directors** thanks our neighbors for your continued support and involvement. As fellow neighbors volunteering our time, we remain committed to **preserving the value, character, safety, and desirability of our covenant-protected neighborhood**. Throughout the year, your HOA works with the **City of Colorado Springs and community partners** on neighborhood improvements, traffic safety, wildfire mitigation, City services, and other issues important to Broadmoor Hills.

OUR NEW HOA YEAR BEGINS OCTOBER 1 — WE INVITE YOU TO JOIN US! Membership supports the work of the HOA and provides opportunities to **meet your neighbors, stay informed, and stay connected** through community events and activities.

Neighbors make the difference in Broadmoor Hills. Together, we help keep our neighborhood welcoming, connected, and vibrant.

Enjoy a beautiful Colorado fall!

GARDENER'S CORNER

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



How did your landscape fare this year? My gardens had a pretty good showing in the spring, suffered through summer, and then rallied for autumn. See some examples of my garden.

Fall is a great time to do some perennial planting with cooler temperatures but still time for roots to get established before winter. And many local independent nurseries offer discounts on their remaining stock so it's easier on the budget. It's also a good time to fertilize your lawn and water deeply before irrigation systems get turned off for the year. With such low rainfall this summer, your plants could definitely use some extra water before winter sets in.

And if you would like some especially drought tolerant perennials at a very good price, come to the **Harvest Festival at the McAllister House Museum, Saturday, September 26, 10am-2pm**. They will be offering some pretty special perennials that are rare in nurseries, like pale purple coneflower (*Echinacea pallida*) which is more drought tolerant than the common purple coneflower and blooms almost a month earlier. Sweet Black-eyed Susan (*Rudbeckia subtomentosa*) looks similar to the common variety available everywhere but is much taller (3 feet) and has larger flowers with longer, elegant petals. Finally, Sacred thorn apple (*Datura wrightii*) is the plant that I get asked about the most with huge, white, evening-blooming flowers; impossible to find at nurseries, there will be a very few available as potted plants but lots of free seed pods. None of these plants is attractive to deer so come check out the offerings and support a good cause, the McAllister House.

Some peonies survived the late, extreme freeze.



Not sharing photos of my shriveled, stunted summer blooms, but the fall asters and dahlias have saved the day.



Tahoma Kelli dahlias grown by Evie Viland, BH neighbor.





A warm welcome to our new neighbors! We hope you enjoy being part of the Broadmoor Hills community.

We invite you to join the Broadmoor Hills HOA to support our neighborhood, stay informed, meet your neighbors, and get involved.

We're glad you're here — welcome to the neighborhood!



FINAL EVENT FOR 2026 - OCTOBER 12TH

CHIPPING PICK UP WEEK FOR BROADMOOR HILLS—REGISTRATION IS REQUIRED

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 below, select the Broadmoor Hills neighborhood. Thank you for helping to protect our neighborhood!

<https://www.coswildfireready.org/neighborhood-chipping-program>

PROPERTY MAINTENANCE & IMPROVEMENTS



Thank you for helping keep Broadmoor Hills beautiful! Please maintain **weeds, grasses, shrubs and trees**, remove dead vegetation and fire hazards, and keep sidewalks and roadway sightlines clear.

KNOW YOUR COVENANTS—Property owners are encouraged to review the covenants for their filing for requirements regarding property maintenance, use, and improvements.

Planning an exterior improvement? Review your covenants and ACC requirements before beginning your project.

Visit www.BroadmoorHillsHoa.com for covenants and ACC information.



JOIN THE HOA OR RENEW YOUR MEMBERSHIP — YOUR SUPPORT MATTERS!

\$125 ANNUAL DUES | OCTOBER 1, 2026 – SEPTEMBER 30, 2027

Broadmoor Hills HOA is a **voluntary organization**, and strong membership helps us continue working on behalf of our neighborhood.

WHAT YOUR MEMBERSHIP SUPPORTS: Membership dues fund the HOA's communications and website, member events, meetings, insurance, legal services, mailings, and other operating expenses.

Your support also enables the HOA to **work with the City on roads and neighborhood concerns, update our covenants, and partner with CSFD on wildfire mitigation.**

The more neighbors who join, the more our HOA can accomplish for our community! PLEASE JOIN OR RENEW TODAY! Pay \$125 annual dues by PayPal or check. Visit www.BroadmoorHillsHOA.com/members for membership information.

Thank you for supporting Broadmoor Hills!

HOA MEMBERS



ANNUAL MEMBER MEETING — Thank you to everyone who attended and participated!
Watch for upcoming member events. Not a member? We invite you to join the HOA and get involved!

WEBSITE – WWW.BROADMOORHILLSHOA.COM

VISIT OUR WEBSITE TO STAY INFORMED AND CONNECTED!



Broadmoor Hills
Homeowners Association

Find the latest HOA and neighborhood news, upcoming events, **covenants and ACC information and forms**, Board contact information, annual membership and online payment options, and helpful community resources—including **CSFD wildfire, emergency, and evacuation information. Visit often for the latest Broadmoor Hills information!**

UPDATING THE COVENANTS FOR OUR COMMUNITY



The HOA continues working with our attorney to **modernize the covenants** for our seven subdivisions, addressing outdated provisions and issues including **short-term rentals, ADUs, and building materials.**

Draft amendments are being refined and will be presented to property owners in each filing for **review, discussion, and approval** before a vote.

BROADMOOR HILLS HOMEOWNERS ASSOCIATION

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