

BROADMOOR HILLS HOA

FALL 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.

We look forward to seeing you out enjoying our beautiful fall in the Broadmoor Hills neighborhood!



**THANKS TO ALL OUR
NEIGHBORS WHO MITIGATE
THEIR PROPERTY!**

OCTOBER 7TH

**CHIPPING PICK UP WEEK FOR BROADMOOR HILLS
REGISTRATION IS REQUIRED BY 10/4**

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 AT:
<https://airtable.com/app0FbWcEXJz9kiFV/pagqT7wWGrJlnHatF/form>

Thank you for helping to protect our neighborhood!

GARDENER'S CORNER

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



One of the coolest plants native to Colorado is *Datura wrightii*, also known by a slew of puzzling common names such as Angel's trumpet, Devil's trumpet, and sacred thorn apple. Why the weird names? Some suggest they are called Angel's trumpet because they have huge white trumpet shaped blooms, others prefer the name Devil's trumpet because the blooms are low on the plant and face upward. Thorn apple is not a mystery if you see the prickly seed pods that form late in the season. Whatever name you adopt, it is a stunning addition to your late summer garden. They like sun but can tolerate some shade and can grow 3-4 feet high and wide. Very drought tolerant, the blooms unfurl in the evening and release a lovely fragrance that attracts their evening pollinators. Beware—all parts of the plant are highly toxic if ingested, which is why deer, rabbits, voles and even pocket gophers leave them alone.

Email Talisman at michaelandtalisman@comcast.net if you would like some seeds to give these a try in some difficult spot in your yard.



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. Flashing lights at Roxbury Circle were also added in June to highlight the curves and speed limit.

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



SOUTHWEST SIDE



NORTHEAST SIDE



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.

As we've reported previously, the HOA continues to review 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. As a result of a HOA member survey and discussion at the 2023 Annual Member Meeting we have pursued legal advice to update the 40-year old covenants to reflect current 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". Topics that concern neighborhoods across the city are changes to single-family zoning, short-term rentals, addition of accessory dwelling units to increase dwelling density, wildfires and evacuation protocols including new building proposals and their impact, safety, excessive noise, and nuisances. We monitor these issues and engage with the city when they concern our neighborhood.

We have been working this year with our HOA attorney to amend the existing covenants to modernize and update outdated restrictions to ensure our neighborhood's status is protected. The goal with updating is to provide owners and the HOA with an updated, concise, and usable document in compliance with federal, city and state laws to help ensure a long-lasting vibrant neighborhood for our families. Proposed amendments will also update restrictions that are outdated, for example roofing, driveway, and building materials and also address issues such as short-term rentals, accessory dwelling units and marijuana growth. Laws can change, so the intent is to keep much of the language that preserves the single-family dwelling stipulation.

Since our neighborhood consists of 7 subdivisions we elected to begin with the Roxbury Park Subdivision, one of the earlier subdivisions built. We are completing our review and plan to present the recommended updated covenants to the Roxbury Park owners for their review and approval. We plan to hold informational meetings with owners to discuss the updates and answer questions. In the following months we will 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. Owner approval is required for amending the covenants. You can learn more about covenants on our website at www.BroadmoorHillsHOA.com.

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.



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

**\$125 ANNUAL MEMBERSHIP DUES
OCTOBER 1, 2024 — SEPTEMBER 30, 2025**

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 will remain \$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.

Join the HOA and attend or help with arranging our gatherings for members. It's a wonderful way to meet your neighbors and get involved. Visit our website for membership information and our past events we've hosted at www.BroadmoorHillsHOA.com/hoa.

We encourage your involvement and thank you for your support!

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

HOA MEMBER



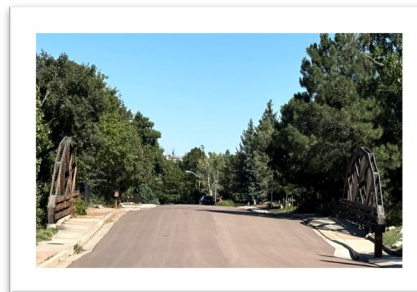
Our annual member meeting will be held in October — meeting information will be emailed to all HOA members at the end of September.

We are planning a holiday Jingle & Mingle Open House in December. Event details to come.

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, Roxbury Circle and Roxbury Court bridge neighbors that are working on lighting plans for the Oak Bridge on Roxbury Circle.