

# Broadmoor Enclave



## Rules and Regulations

Thanks to everyone who took time out on Saturday March 26th to meet and talk about our rules.

After review it was noted that everything was pretty well covered. The talk about what belongs to the City of Colorado Springs and how those city ordinances are enforced. This would cover animals re-

quired to be on leashes, street lights, and of course the city streets. Activities that happen on the city streets are governed by the city rules and not those of the association.

One area was added to the rules and that was outside decorations. If approved these rules would require all outside decora-

tions to be taken down by the 10th of January. They also address the other holidays throughout the year.

Approval of the revised rules and regulations require a majority vote of the Board. Once the new draft is complete there will likely be one more review before they are brought forward for the vote.

Volume 2, Issue 4

April 2011

### Meeting Notice

- *The April meeting will be held at 4505 Songglen Circle April 13th , starting at 6:30PM.*
- *Watch the trash cans and trash blowing about.*

## Do you have the right Insurance?

The insurance policy for the association has just been renewed and everyone should soon be receiving information from the carrier.

When that arrives please compare your personal coverage and make

sure that everything you need to have coverage on is included. It is important to complete this review so that you can make sure you are not paying for more coverage than you actually need. Some policies provide things differently.

## Spring is in the Air

It has been nice to see all the work being completed on the yards around the complex. The weeding, the fertilizer, the plugging and getting the sprinkler system ready to go is a sure sign of spring.

However, you are the best eyes around the area. If you see water spraying out where there should be a

sprinkler head then get a call into Z and R. One of the most expensive items for the yards is the water.

The Board approved the same level of tree care for this year as last. As soon as the time is appropriate spraying will begin to keep the health of our trees top notch.

As we promised at the annual meeting, we will keep close tabs on the mowing operations. It is difficult to find a company that makes everyone happy, but our goal is to have the happiest residents we can possibly have.

Finally, if something is not right report it to Z and R right away!

## Safety First

There have been some complaints about groups of older kids hanging around areas of the complex. Many think that they do not live in the area and therefore should not be in the yards.

That is a decision that you have to make. If you think there is something wrong with what they are doing, then perhaps a call to CSPD is in order. Be ready to give good descriptions of what they look like

and certainly what you think they are doing that is out of place.

Again, careful consideration should be given to what they are doing. If it is obviously criminal then the call should be placed.

## Fire Danger

Just a reminder that the end to this year's fire danger is not in site. Some might say that we have nothing to worry about, but just take one look at the State property outside our fence along Academy and

down Highway 115. If a fire gets started out there and the winds are blowing the way they have it will be right over the fence and on your back patio.

flipped over the fence and that could be the start of a bad situation.

Remember a fire no matter how small should be reported to 9-1-1 right away!

Just one cigarette