

Welcome To The Enclave at Broadmoor Glen

Homeowners Association Newsletter

January 2020

Happy New Year from the Enclave at BG Board of Directors! Please take a few minutes to read the latest updates about your Community!

Z&R Property Management: As your property managers, Z&R implements all of the Board of Director's decisions, handles Covenant enforcement, collects dues and payments, and much more. Any Association questions can be forwarded to the Property Manager, Kerry Cantrell, at (719) 594-0506. For all homeowner issues, comments, or suggestions please submit a letter/email to Z&R for proper follow-up and Board review. While email is preferred to Kerry@zandrmgmt.com, you may send letters to 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918, fax (719) 594-0473, or submit to the HOA website at www.enclavebghoa.com.

2020 Watering Restrictions: The City has implemented watering restrictions from May 1 to October 15, 2020, which will affect our community. Your landscaping company is aware of this and will be adjusting our common area irrigation accordingly. As a result, there may be areas of grass that appear stressed (blue- gray or brown in color). Bluegrass is very resilient and will not actually die from the restricted water. www.csu.org

Doggy Doo: One way you can help the overall look of the property is to pick up after your dog. In fact it's a Rules violation to leave your dog's feces on the grounds, and even to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact your Property Manager immediately so we can enforce this Rule. The Board is committed to keeping the common areas looking good.

HOA Website: The Board has set up an HOA Website for your convenience. It has the full Governing Documents (Covenants, Rules & Regulations, etc.), contact information for the Management Company, HOA Finances, Board meeting notices and agenda, Meeting Minutes and more, all available for free download. Please help the community, and yourself by being aware of the Rules & Regulations. If you are an owner who rents out your unit, please direct

your tenants to the website so they (and you) avoid conflict with violations.
www.enclavebghoa.com

Association Covenant Violations: If you witness a violation, please report it to Z&R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.**

Lighting: In an effort to promote safety and deter crime, please consider keeping your exterior lights on during the nighttime hours.

Wildlife Concerns: First, periodically there have been sightings of bobcats in the area. Please be mindful of your pets and yourselves while out walking, especially during the dawn, dusk and overnight hours.

Second, the City of CS has recently enacted new regulations about trash, in relation to bears. Effective March 1, 2020, trash totes must not be placed outside any earlier than 5am the day of collection and must be put inside by 7pm the same day. Code Enforcement will be patrolling and will assess a \$100 fine to the individual homeowner for any infractions of that rule. They also have the option of forcing you to purchase a “bear proof” trash container. For more information please go to <https://coloradosprings.gov/bears> and see the section entitled **Bear Management Area West of I-25.**

Please Welcome Your New 2020/2021 Board of Directors:

President: Jim Anderson jmaenc671@gmail.com
V.P.: Emma Pinell pinellenclave@gmail.com
Sec/Treas: Les Saylor lsaylorenclave@outlook.com

There are still 2 Board seats that may be filled. If you are interested in serving on the Board please let us know via email.

Please send us any newsletter ideas you might have.

Snow Guards: As you may be aware, the issue of installing snow guards is still up in the air. In the meantime please be mindful of the potential for snow slides from the roofs. Holladay Grace Roofing will be providing rakes to pull the snow from the roofs soon, everyone will be notified once this is happening.

Next Board Meeting: March 11, 2020. Location TBA.

Thanks for reading our newsletter and for your cooperation! Let's all have a great winter and thanks for your help in keeping the Enclave at Broadmoor Glen a great place to live!

The Enclave at BG Directors and Management