

# Broadmoor Enclave



## Current Happenings.....

Hopefully you have all had a chance to go online to the HOA website. There will be more information placed on that site as we move forward. We hope it provides a quick way for you to find out any information you need about the HOA.

At the last board meeting a change was made to the snow re-

moval procedures. The driveways will again be cleared by hand shoveling. The three inches of snow rule remains in affect. So, that means it has now been done by truck and by hand. The Board would appreciate hearing from you at the end of the season as to which method is the best in your opinion. It costs

the HOA between \$35 and \$40 to clear EACH driveway in the complex. Through the end of January \$4,000 of the \$10,000 snow removal budget was spent. That budget covers through December 31st.

Roof repair from the big wind storm came in at \$3,400. There was no insurance claim filed on

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### Meeting Notice

- *The March meeting will be held at 4980 Farthing Drive March 9th , starting at 6:30PM. This is at Fire Station 16.*
- *Watch the trash cans and trash blowing about.*

## Rules and Regulations..

On March 26th, from 1:00 PM to 3:00 PM there will be an open meeting at the fire station 4980 Farthing to discuss the rules and regulations of the HOA.

We have been asked if there is

something wrong with the current rules and this should really be called more of a review of the rules. As time goes by the situations may change and that could cause a need for change.

If interested see you on the 26th.

## Entrance to the Property

As you all know there are signs at both entries into the Enclave. Over the years they have faded out and the flowers found in that area could use some replanting.

When the weather gets better and planting can be accomplished we want to clean up the doorway to our properties.

With that said, we would like to get your ideas about what you think would be the best way to make that area look like a welcoming tool to the property.

You can go online and send your ideas to Kerry at Z and R. He will then make sure that your ideas are brought forward to an upcoming board meet-

ing. Once a plan has been decided upon, watch the newsletter for a message asking anyone interested in helping to join the group.

This is another opportunity for residents to work with the Board on a project, so all of your input is welcome.

## Criminal Mischief in the Area

There have been several events in the complex over the past month. First, a vehicle was broken into and items stolen from it. The vehicle was parked on a driveway and entered sometime during the night.

There are some of us that come in and out of the complex at varied hours, so please keep your eyes open for anything that doesn't look right. Always report issues to the CSPD at 444-7000. They may not re-

spond, but having the report is important.

Graffiti was found on the outside fence on Chase-glen. Graffiti will be removed as soon as possible, so that it doesn't invite others.

## Work Orders

The tracking system that was put into place when Z and R came back as the managers is working very well. Not only does it allow the Board to see what is being reported, but it also tracks by type. This makes

it easy to determine what type of repairs are occurring all over the complex.

Remember things like concrete repair and such cannot be accomplished during the winter

months, but if you have reported them, they will be taken care of at the appropriate time.

Report it to Z and R, and they will get the work on the schedule.