

Broadmoor Enclave



If you Lease or Rent

There are some very important things that need to happen if you lease or rent your unit.

First, a copy of the agreement needs to be mailed to Z and R so that the HOA can make sure where notices and other important information is being sent.

Having phone information on the renters is

also important should there be a need to notify everyone in the complex regarding a problem.

Finally, a forwarding address for the actual owner needs to be on file at Z and R. You are still the voting member on issues and we have to be able to contact you.

Finally everyone needs to un-

derstand that as the owner you are responsible for the actions of your renter. Any damages or violations of the rules and regulations will be addressed with you the owner. It is then your job to work out the problems with the renters.

Following these few simple steps will help make a better situation for all.

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Meeting Notice

- *The May meeting will be held at 4438 Songglen Circle May 11th , starting at 6:30PM.*
- *See a damaged sprinkler head, call Z and R. Help us save money.*

Winter kill on the Grass

We are aware of winter kill in areas of the grass. It is hoped with time that some of the areas will come back, but if that does not happen the Board may have to authorize the over-seeding of some areas.

It has happened in many areas around the city, so there is no specific reason why ours has had problems. Lets see what some warm weather and water does for the situation in the next couple of weeks.

Up in Smoke

I know I mentioned the area wide emergency drill that is coming in October of this year. The 1st of October to be more exact. The drill will start with a wildfire on Fort Carson that jumps Highway 115 and continues to burn north. You might have guessed it, currently the plan is for it to make it all the way to

our area.

There have been months of planning going on to make this exercise test the capabilities of emergency responders in our area. The Colorado Springs Office of Emergency Management and the Colorado Springs Fire Department are the lead players in this drill.

As more information becomes available we will share it with you here so you know exactly what is going on.

Each year a major drill such as this is conducted with funding coming from the Office of Homeland Defense. We are still a target area with all the military presence we have.

Any Las Vegas lovers live here

I recently attended a conference held at the Paris Hotel in Las Vegas. Some things got me to thinking.

My first trip to the so-called "Sin City" was in 1970 when we took the train from downtown Los

Angeles. We went to the buffet for breakfast, it was \$1.99. Two weeks ago I went to the buffet and it was \$15.99.

Looked at the list of shows and found a magician that I have gone to see

a number of times. The first time I paid \$15.99 for the show. I could have gone to the show two weeks ago for \$65.00. Decided that I had seen him enough.

And who says it is cheap in Vegas!!!!

The Rules Review

Thanks to all who have assisted in this process. There have been a few more comments received. Those ideas will be added into the copy which can be found on the website shortly after the May Board

meeting.

The Board will have a final discussion and then this item will appear for the final vote at the June meeting. The approval of the rules and regulations takes

just a majority vote of the board and does not have to be approved by the homeowners.

Again, thanks for everyone who has spent time working on this.