

Welcome To The Enclave at Broadmoor Glen

Homeowners Association Newsletter

May 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.

HOA Insurance: The Board has approved the 2020 HOA insurance renewal. You will be receiving your unit owner's packet in the mail shortly. The cost of all the policies did rise more than expected so the HOA will be overbudget for that line item this year.

Board Positions: Emma Pinnell has sold her unit and resigned from the Board. That means there are 3 open positions now. If any of you would like to volunteer to serve on the Board please contact Kerry directly via email.

Trash Toters: Please continue to ensure that your toters are not left out overnight to attract bears.

Hail Repairs: Holladay Grace is very close to completing all the repairs from the hail storm. All that's left is a small number of window replacements.

Next Board Meeting: the May meeting will be held electronically among the Board and Management.

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