

Broadmoor Enclave



HOA dues stay the same!

The Board of Directors met to create the 2012 HOA budget. I am pleased we were able to keep the same amount for next year of \$225.00. Some categories will see a decrease, but others continue to increase. Those increases are outside the control of the Board. Perhaps the one that is biggest is cost of water. Colorado

Springs Utilities is increasing water rates 12% a year for the next five years on residential users and approximately 18% on commercial accounts. This is the way they are paying for the large SDS project to bring water up from the Pueblo reservoir. With the passage of the amendment regarding painting, that line item was

able to drop. Neither the management company or the lawn company took any increase for the coming year.

In comparison, we have one of the lowest HOA fees in the region. There are several in the Colorado Springs area that are as high as \$400.00 per month.

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Meeting Notice

- *The October meeting will be held at 4505 Songlen Circle on October 12th, starting at 6:30PM.*
- *Unhook those hoses as the weather is turning cold and the faucets will freeze.*

Crime in the neighborhood

Thanks to quick actions of your neighbors a suspect and stolen car were arrested in the complex. Though I am not able to go into the details of the crime, it shows that no part of the city is immune from criminal activity.

We as neighbors can certainly work together to keep crime down in our area.

If you see activity that looks suspicious report it to the police department. I know with their cutbacks they may not (continued next page)

You Hate Hearing? I hate Asking Again!

I know that you are all tired of me begging for people to get involved on the board. We have operated all of 2011 being short one member. There will be three positions open in the upcoming elections held at the annual meeting. I know it takes your time and we all have many things going on in our lives. But someone has to do it. Someone has to set budgets, make decisions

and in general, protect the integrity of the area we live in.

If you can donate a couple hours each month, please call Kerry at Z and R Management to let him know you would be willing to serve on the board. With 76 units in the complex it would seem like there should be some “new blood” that would want to get involved.

Each year items in the complex get older and eventually there is going to have to be some replacement take place. The current Board is looking at that on a long term basis. Many HOAs use special assessments to get work done. We are trying to accomplish the needs on the complex through the normal budget process. You may have ideas. We need those ideas.

Nothing went “Up in Smoke”

On Saturday October 1st, the City of Colorado Springs conducted an emergency exercise in our neighborhood. There were fire trucks, police cars and other emergency units.

The exercise was a

wild land fire that started on Fort Carson, jumped Highway 115 and began to burn north.

This exercise tested fire fighting, emergency evacuations and traffic control by the police depart-

ment.

This year a new unit was tested and that was the evacuation of animals. The Southern California wildfires showed the need and it was tested during this exercise.

Crime-continued

immediately respond, but having your information on file may solve crime. Hopefully each family in the complex knows at least one neighbor well enough to be able to let one another

know if they are out of town and ask to have them keep an eye on their unit. You would be surprised on how much crime can be solved or prevented just by people working together as

neighbors. You really can make a difference with just a little bit of effort.