

BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.**BROADMOORE ESTATES NEWSLETTER****Volunteers Needed!**

With the annual meeting coming up in October, there will be available Board positions to fill. The association needs volunteers to be a part of the Board of Directors. If a Board of Directors no longer exists the association could go into receivership. Below is an excerpt from an online source that explains what will happen if an association does not have volunteers and goes to receivership.

“Association Receivership: Can you advise as to what would happen to an association if the board of directors all resigned and no replacements could be found to replace them? Our management company advises us that the association would go into receivership and state would take over.

Theoretically, the last remaining director cannot resign because he/she would not have any director to provide a resignation letter. But we know that the last director can abandon the position thereby leaving no directors. The answer would be that any member of the association can petition the courts, not the state, to appoint a receiver. Just who do you think the courts will appoint as a receiver? Not just a person off the streets but a well qualified professional, an expensive professional. Who will pay for the court costs and for the receiver? You and the members will pay for the new expenses in addition to the necessary operational expenses that you normally pay. Not a cheap way to go. A receiver will want to make sure that the association is properly operated and would establish an adequate budget to include his/her costs. You would more than likely see your fees double or more. Since the receiver reports to the court, the members would not have any say in the operations or budget of the association. What you have is owner apathy and you need to get your neighbors more involved or they will pay the higher costs.”

ANNUAL MEETING

The Annual Meeting is held in October each year. Watch your mail for the meeting notification with the date and proxy.

**The 5th Annual****Broadmoore Estates Picnic**

Join us for the annual picnic on August 25th from 4-7 p.m.
Games and prizes for the kids and socializing with your friends & neighbors for the adults.

Your Neighborhood Committee will BBQ hot dogs and burgers. The Board of Directors will provide drinks, plates, cups, napkins, utensils and ice cream. Please bring a vegetable dish or salad to share that will feed 8-10 people. Family recipes encouraged!

So that we may plan for food and games, please RSVP with HOA Administration at 208-765-5600 if you will be attending.

WE ARE ON THE WEB

BROADMOOREHOA.COM

*Check us out....
be informed!!!*





Watering Suggestions:

Your home lawn, like any other plant, needs water to grow and remain healthy. Lawns that become water stressed take on a gray to purplish-green color. Foot-prints on the grass also become more obvious when grass is stressed. The amount of water to apply at any one time and how often to water depends on several factors including the soil type, time of year or weather conditions and the type of grass. Remember to irrigate early in the morning to take advantage of reduced wind, reduced evaporative losses and usually reduced demand on municipal water systems.

Identify and correct underlying causes of problems with your lawn:

Understand the cause before treating the symptoms. Occasional weeds are expected. When weeds become more than just a minor occurrence you have to start looking at the underlying cause of your lawn's lack of vitality. When turf grass loses its vitality, then it opens up areas for weeds to take hold.

Moss: Moss does not develop in healthy lawns. Lack of fertility, soil compaction, poor drainage, shade and poor soil aeration are the most common cause of moss in lawns. Moss is not directly harmful to grass, but moves into bare spots in the lawn as the grass thins out. If your lawn area is moist and shady, you will have difficulty controlling moss because you have an ideal environment for moss growth. Moss is often troublesome in spring when temperatures are cool and soil moisture high. Prevention: In shady areas, try to improve sunlight reaching the moss-prone areas. If not possible, plant shade tolerant grass suitable for your area. Aerate the lawn often and apply a light top-dressing. Aeration helps reduce soil compaction and improves the chances for new grass to develop properly.

BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.

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Board of Directors:

Cheryl Jacobson, President
Barb Baker, Vice President
Eric Schoutens, Director
, Director
, Director

We welcome your input and participation. This is **YOUR NEIGHBORHOOD!!!**
Thank you.

WATCH FOR BROADMOORE ESTATES NEWSLETTERS

To save cost, and perhaps a tree, the newsletter will be published in the Spring, Summer and Fall.

Bi-Monthly BOARD MEETINGS

Regular meetings of the Board of Directors are held on the first Tuesday of each even numbered month at 6:30pm at the City of Hayden Public Library. However, there are times we need to reschedule. The next meeting is scheduled for Tuesday, August 14, 2012. Meeting minutes are posted on the website www.broadmoorehoa.com. All association members are welcome to attend; however, space is limited. Please notify HOA Administration at 765-5600 of your intention to attend and the topic you wish to discuss.



- The CC&R Remedy process approved at last year's homeowner meeting is in effect. Please place recycling and trash cans behind your fence or in your garage, not in your driveway or front yard. You will receive a letter if they are visible from the street on your non-trash days.
- Drive the correct direction in round-a-bouts and don't block the sidewalks. *It is the law.*
 - Wrong way in round-a-bout is a \$75 fine.
 - If you are talking on the phone and/or speeding (limit is posted at 15mph) while you do it, make that up to \$150.
- Idaho state law allows a \$56 fine for blocking the sidewalk. *Each and every offense!* Refuse to move it or become a habitual offender, your vehicle may be towed and impounded, costing you \$200 or more.