

BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.

BROADMOORE ESTATES NEWSLETTER

Annual Meeting

The Annual Meeting will held on Monday, October 7th at 7:00pm at the Atlas Elementary Cafeteria.

All residents are welcome to attend.

Please consider serving on the Board or one of several committees, including Enforcement, Neighborhood or Architectural.



Broadmoore Estates is on Facebook!

Share local events and see HOA announcements on Facebook! Search for "Broadmoore Estates Neighborhood" and ask to join.



Call Northwest Communities at 208-518-1131 if you have a topic you would like to address.

If unable to attend, please return the enclosed proxy.

HOA Dues

The current Board of Directors is proud of its fiscal responsibility and that Broadmoore Estates' annual dues are among the lowest in the area. The passage of a new statute in Idaho, House Bill 589, changes our management companies' fee structure for fees associated with on-boarding a new homeowner in the community association. New residents of the community paid this fee directly in the past and the statute prohibits that. Therefore the fee must be passed along to the association as a whole. Additionally, continuing to save and build the reserve fund for future repairs and replacements of common area items is of utmost importance. The Board of Directors voted at the August meeting to increase the annual dues by \$20.00 per home beginning next year. The 2025 budget and the new statute will be discussed at the Annual Meeting.



Broadmoore is known as a great place to trick-or-treat. Decorations add to the fun, but please ensure the path to your doorway is well lit. And drive carefully!

Upcoming Events

Broadmoore HOA Annual Meeting: October 7th
All residents are welcome to attend

Hayden Lake Marathon & 5K: Oct 12th
Place: Begins at Honeysuckle Beach. Start time is 7:30am.

Friday Night Frights Drive-Thru Trick-or-Treat: Oct 25th
Place: Hayden Meadows Elementary School from 6:00 - 7:30pm.

Veterans Day Distinguished Veteran Ceremony: Nov 11th
Place: McIntyre Park at 11:00am

1st Annual European Christmas Market:
Dec 6th 4:00-8:00pm & Dec 7th 10:00am - 6:00pm

Place: Elks Lodge #1254 RV Campground (1170 W Prairie Ave)

Hayden Lights Parade & Christmas Tree Lighting: Dec 7th
Place: McIntyre Park at 5:00pm



Items in bold are city events. See www.cityofhaydenid.us for more details.

Snow removal - This winter, please remember that it is your responsibility to keep the snow cleared off the sidewalks that border your property.

Bi-Monthly Board Meetings

Regular meetings of the Board of Directors are usually held on the first Wednesday* of each even month. Approved meeting minutes are posted on the web site www.broadmoorehoa.com. All residents are welcome to attend; however, space is limited. Please notify Northwest Communities at 208-518-1131 of your intention to attend and the topic you wish to discuss.

* Check the calendar at www.broadmoorehoa.com to confirm time and location, as the library schedule occasionally causes a change. The October Board Meeting will always be a Wednesday after the annual meeting to allow for election of officers.



Board & Committees

Board of Directors

Eric Schoutens, President
Dale Hedman, Vice President
Paul Roat, Treasurer
Tricia Schoutens, Secretary
Elisha Dinelt, Director
Amanda Dinelt, Director
Randy Hartzell, Director
Amber Melton, Director

Participate in committees that strive to keep Broadmoore safe and beautiful, including:

*Enforcement (CC&R)
Neighborhood*

*Communication
Architectural Review*

Contact the HOA Administration for more details, or attend one of the bi-monthly Board meetings.

BROADMOORE HOA
c/o Northwest Communities
PO Box 2612
Hayden, ID 83835

phone: 208-518-1131
email: admin@broadmoorehoa.com