

BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.

BROADMOORE ESTATES NEWSLETTER



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Annual Easter Egg Hunt

March 23rd, 10:00am

Over 1000 eggs across the entire park!

Children ages 2-5 and 6-10 are welcome.



Financial Disclosures

Idaho statute requires all owners receive a copy of the financial disclosures from the previous year. A copy of the our balance sheet and budget performance are included with this newsletter. If you are an owner, and these documents are not enclosed, you may contact admin@broadmoorehoa.com and request a copy. The budget for 2024 was discussed and approved at the Annual Homeowners meeting in October, 2023.

Bi-Monthly Board Meetings

Regular meetings of the Board of Directors are held on the first Wednesday of each even numbered month at 6:30pm at the Hayden Library. The next meeting will be April 3, 2024. Approved meeting minutes are posted on the web site www.broadmoorehoa.com. All association members 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.

Broadmoore Estates is on Facebook!

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

We are on the web at www.broadmoorehoa.com

Check us out... be informed!



Broadmoore Annual Yard Sale

Sign up form on page 4

Revised Architectural Guidelines

Article VII of Broadmoore Estates CC&R's states that "No buildings, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind shape, height, materials and location of the same have been submitted to and approved in writing as to the quality of materials, harmony of external design and location in relation to surrounding structures and topography by the Board of Directors or designated agent thereof." In many cases, this "agent" has been the Architectural Committee, composed of one or more board members or residents of Broadmoore Estates.

One long standing "guideline" enforced since creation of Broadmoore Estates, has been the requirement that all residences have vinyl siding. In 2021, the board has deemed this requirement unnecessary and unfair to homeowners that wish to update their home's appearance with a "fiber cement siding", such as HardiePlank. The removal of this guideline does not change the requirement of submitting plans and specifications for proposed changes to the property. Changes that are substantially different from the current style and appearance of homes will not be approved. Wood or metal siding is also not acceptable. Addition of or changes to existing stone facades, columns, window trim or decorative gables should include images or drawings for review by the Architectural Committee.

Broadmoore Park

Broadmoore Park is a city park. Glass bottles, alcohol & dogs are not permitted. Please contact the city Parks & Recreation department directly with questions or concerns. You may reserve the gazebo for an event on the city website at www.cityofhaydenid.us. Hover your cursor on the "Explore Hayden" tab in upper left, select Parks then [rent and reserve](#) in the opening paragraph of the introduction. You will find the form "Hayden Park Facility Reservation Form". Complete the form and mail or drop it off at city hall, with the requisite fee.

Yard Care Tips



Lawn - Aerating your lawn strong roots & helps prevent soil compaction.

Don't remove more than a third of the grass' height in one mowing. Removing too much at once can stress the grass.

Your lawn should be no more than 6" tall and be more grass than weeds. Treat moss, dandelions and mushrooms before they get out of control!

Trees - Do not prune live branches during the growing season: late spring through summer.

When pruning, do not top trees. Topping is the removal of all branches above an arbitrary height, leaving unnatural grotesque stubs. This opens the tree to internal decay, disease, or damaging insects; it also removes the most productive portion of the crown of the tree.

Some trees send out roots that invade other yards or create new trees where they may not be wanted. Please avoid Poplar, Locust, Aspen and Cottonwood trees.

Upcoming Events

Broadmoore Easter Egg Hunt: March 23rd
10:00am at Broadmoore Park

Hayden Kite Festival: May 11th
12:00 - 2:30pm at Broadmoore Park

Memorial Day Ceremonies: May 27th
Wreath Laying Ceremony (at Honeysuckle Beach) at 9:30am
Remembrance Ceremony (at McIntire Family Park) at 11:00am

Car d'Alene: June 14th & 15th
Friday 6:00 - 9:00pm / Saturday 8:00am - 4:00pm
Downtown Coeur d'Alene

Dog Days of Summer-Fest: June 22th
11:00am - 2:00pm at Stoddard Park

Hayden Bike Rodeo: June 24th
10:30am - 12:00pm at Hayden Community Library

Hayden Movie in the Park Kick-Off: June 27th
8:30pm (dusk) at McIntire Family Park

Broadmoore Annual Yard Sale: July 12th & 13th

Thursday Nights in the Park (except July 25) -
Summer Concert Series: July 11th - Aug 22th
6:00pm - 8:30pm at McIntire Family Park

Hayden Days & Parade: July 26th & 27th
McIntire Family Park

Coeur d'Alene Street Fair / Taste of Coeur d'Alene /
Art on the Green: August 2rd, 3rd & 4th
Downtown Coeur d'Alene



Non-bold items are City of Hayden or Couer d'Alene events. Visit www.cityofhaydenid.us or www.cdadowntown.com for more details.



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)*
- Communication*
- Neighborhood*
- 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

Tips & Reminders

- Notice a street light is out? Get the number from the sign on the pole and call Kootenai Electric at 208-765-1200 to report the outage.
- The CC&R's require that your trash and recycle containers are out of sight. If you don't have a fence, they must be in your garage or at the rear of your home. Boats, RV's, trailers, etc. must also be stored in your garage or behind a privacy fence.
- All additions, shops & fencing require approval from Broadmoore Estates' Architectural Committee, with some even requiring a city of Hayden permit. Email a detailed description and a drawing (hand drawn is fine!) to admin@broadmoorehoa.com for review.



2024 Yard Sale sign-up form

Name _____ (will not be published)

Address _____ (will not be published)

Please plan to be open from 8:00 am to at least 1:00 pm each day that you participate.

I will be open: Friday Only Saturday Only Friday & Saturday

Please select the items you will be offering for sale:

- Clothing for: Infants Toddlers Kids Women Men
- Movies Music Electronics Video Games Books
- Collectibles (sports) Collectibles Toys Games Antiques
- Art / Décor Garden Tools Furniture Cookware Tools
- Seasonal / Holiday Décor Other _____

There is a \$3.00 fee for advertising & signage (**CASH ONLY**).
Call Eric at 208-819-8595 for pick-up of form & fee.

Please respond by June 30th!

July 12th & 13th from 8:00 am to 1:00 pm (or later)

The deadline allows for production of the maps and advertising. Please sign-up early and help us make this a great event!