

**BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.**

# BROADMOORE ESTATES NEWSLETTER



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## Annual Easter Egg Hunt

*March 28th, 10:00am  
at Broadmoore Park*



**Over 1000  
eggs across the  
entire park!**

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

***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](http://www.broadmoorehoa.com)**

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



## *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 Triple Play Resort & Suites, small meeting room. The next meeting will be April 7, 2026. Approved meeting minutes are posted on the web site [www.broadmoorehoa.com](http://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 Annual Yard Sale*

Sign up form on page 4

# Hayden Parking Restrictions

The following are highlights of parking ordinances for the City of Hayden.

## City of Hayden, Parking Regulations, section 6.3.1.

### D. Parking Regulations Generally:

1. **No person shall stop or park a vehicle**, except when necessary to avoid conflict with other traffic or comply with law or the directions of a police officer or traffic control device, in any of the following circumstances:
  - b. **On a public sidewalk**, pedestrian path, bicycle path or similar non-vehicular right of way;
    - i. In the opposite direction of the authorized traffic movement;
2. **No vehicle shall be parked at the same location on any public street or alley in the city continuously for more than forty eight (48) hours.**

E. Major Recreational Equipment: **No person shall park or store major recreational equipment on any public right of way for a period to exceed twenty four (24) hours.** For the purposes of this section "major recreational equipment" is defined as including, but not limited to, boats and boat trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

For an expedited solution, violations on public streets should be reported to the City of Hayden or Kootenai County Sheriff, *not the HOA.*

A full copy is available here: <https://codelibrary.amlegal.com/codes/haydenid/latest/overview>

## Volunteers Needed!

The Board and various committees need your help! The Board meets every other month, for about an hour at Triple Play Resort & Suites, small meeting room. The Neighborhood committee plans fun and exciting events for the entire neighborhood, including the Easter Egg Hunt and Annual Yard Sale. The Architectural committee reviews plans for shops, remodels, fencing & such on an "as needed" basis. Please call or email to volunteer and help make Broadmoore Estates a better place to call home.

## 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 28<sup>th</sup>**  
10:00am at Broadmoore Park

**Hayden Kite Festival: May 11<sup>th</sup>**  
12:00 - 2:30pm at Broadmoore Park

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



**Car d'Lane: June 19<sup>th</sup> & 20<sup>th</sup>**  
Friday 6:00 - 8:30pm / Saturday 8:00am - 4:00pm  
Downtown Coeur d'Alene

**Dog Days of Summer-Fest: June 22<sup>nd</sup>**  
11:00am - 2:00pm at Stoddard Park



**Hayden Bike Rodeo: June 24<sup>th</sup>**  
10:30am - 12:00pm at Hayden Community Library



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

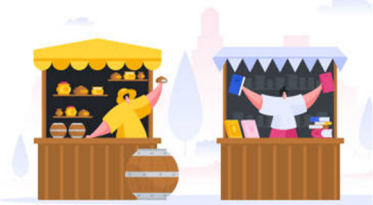
**Broadmoore Annual Yard Sale: July 10<sup>th</sup> & 11<sup>th</sup>**



**Thursday Nights in the Park -**  
**Summer Concert Series: July 11<sup>th</sup>, 18<sup>th</sup> - Aug 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>**  
6:00pm - 8:30pm at McIntire Family Park

**Hayden Days & Parade: July 26<sup>th</sup> & 27<sup>th</sup>**  
McIntire Family Park

**Coeur d'Alene Street Fair / Taste of Coeur d'Alene /**  
**Art on the Green: July 31<sup>st</sup>, August 1<sup>st</sup> & 2<sup>nd</sup>**  
Downtown Coeur d'Alene



Non-bold items are City of Hayden or Coeur d'Alene events. Visit [www.cityofhaydenid.us](http://www.cityofhaydenid.us) or [www.cdadowntown.com](http://www.cdadowntown.com) for more details.



## Board & Committees

### Board of Directors

Eric Schoutens, President  
Dale Hedman, Vice President  
Paul Roat, Treasurer  
Tricia Schoutens, Asst. Secretary  
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 Northwest Communities for more details, or attend one of the bi-monthly Board meetings.

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

Billing/general info: 208-518-1131  
or [info@nwcommunities.net](mailto:info@nwcommunities.net)

Architectural review/other:  
[admin@broadmoorehoa.com](mailto:admin@broadmoorehoa.com)

# Tips & Reminders

- 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.
- New storage sheds/shops require approval prior to construction. They must match the house in color and have a matching composite roof. There is to be no metal construction. You must also adhere to the city of Hayden setback and open space requirements. Email a rough sketch (hand drawn is fine!) of your property with description to [admin@broadmoorehoa.com](mailto:admin@broadmoorehoa.com) for review.



## 2026 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 July 3<sup>rd</sup>!*

**July 10<sup>th</sup> & 11<sup>th</sup> 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!