

**BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.**

# BROADMOORE ESTATES NEWSLETTER



## *Architectural Standards*

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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, barring a few occasions where there was not an active Board, has been the requirement that all residences have vinyl siding. The current 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.

**We are on the web at**  
**[www.broadmoorehoa.com](http://www.broadmoorehoa.com)**  
**Check us out...**  
**be informed!**



## *Broadmoore Annual Yard Sale*

Sign up form on page 4





## Volunteers Needed!

The Board and various committees need your help!

The Board meets every other month, for about an hour, at Triple Play Hotel Resort & Suites (meeting room), or the Hayden library.

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 and such on an “as needed” basis.

Please call or email to volunteer and help make Broadmoore Estates a better place to call home.



## Why Pets Go Missing July 4th

It isn't just the patriotic holiday — the entire season of summer is the most common time for dogs to go missing. “There are many factors that influence this,” says AKC Reunite representative Dallas Harsa. “Barbecues, many people coming in and out of the house, and even the noise of the fireworks, which may cause pets to panic and they will try to flee somewhere. They don't know where the noise is coming from and they try to escape because they don't understand.” AKC Reunite has *helpful tips* (below) that include ways to keep your companion safe. Even isolating your pet in a room centralized in your home with soothing music (similar to an escape area) can calm their nerves. “Keep toys in your pet's safe area to make the area more fun and to provide distractions from loud noises and flashes,” AKC Reunite recommends.

### Helpful Tips:

TIP 1: Make sure your dog or cat always has access to a comfortable, quiet, safe place to hide, whether it is a closet, under a piece of furniture or in their crate.

TIP 2: Keep toys in your pet's safe area to make the area more fun and to provide distractions from loud noises and flashes

TIP 3: Make time to exercise your pet during daylight hours and keep them safely indoors after fireworks begin

TIP 4 :At dusk, close your windows and curtains and turn on some music to muffle the noise

TIP 5: Ignore signs of fear unless the pet is likely to get hurt - and never punish them if they are scared

TIP 6: Make sure your pet's microchip enrollment is up to date in case your pet manages to escape, by visiting online at [www.akcreunite.org](http://www.akcreunite.org) or call 800-252-7894.

### What to do if your pet gets lost

Being prepared is extremely helpful, but what happens if your pet goes missing? “The very first thing owners need to do is get a search party out and have their cellphone with them,” Harsa says. “You should scatter because you don't know where the pet went.” She also explains that it's important to always have a picture of your pet on-hand. If your pet is enrolled in a microchip program, owners can contact their designated recovery service. Kootenai Humane Society has a “Lost & Found” section on their website at [www.kootenaihumane.org](http://www.kootenaihumane.org).



# Upcoming Events

**Memorial Day Ceremony: May 31<sup>th</sup>**

**Broadmoore Annual Yard Sale: July 9<sup>th</sup> & 10<sup>th</sup>**

**Car d'Lane: June 18<sup>th</sup> & 19<sup>th</sup>**

**Dog Days of Summer-Fest: June 26<sup>th</sup>**

**Hayden Bike Rodeo: July 7<sup>th</sup>**

**Thursday Nights in the Park (except July 22) -  
Hayden Concert Series: July 8<sup>th</sup> - Aug 19<sup>th</sup>**

**Hayden Days & Parade: July 23<sup>th</sup> & 24<sup>th</sup>**

**National Night Out: Aug 3<sup>rd</sup>**

**Taste of Coeur d'Alene: Aug 6<sup>th</sup> - 8<sup>th</sup>**

**Thursday Nights in the Park Finale -  
"Movie-in-the-Park", Onward: Aug 26<sup>th</sup>**

**Annual Broadmoore Picnic: TBD**



Items in bold are city events.  
See [www.cityofhaydenid.us](http://www.cityofhaydenid.us) or [www.cdaid.org](http://www.cdaid.org) for more details.



## Board & Committees

### Board of Directors:

Eric Schoutens, President  
Dale Hedman, Vice President  
Paul Roat, Treasurer

Tricia Schoutens, Secretary  
Amber Melton, Director  
David Herrmann, Director

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

- Neighborhood
- Communication
- CC&R
- Architectural Review

### **BROADMOORE ESTATES HOMEOWNERS' ASSOCIATION INC.**

c/o HOA Administration  
21 W Commerce Drive, Unit E  
Hayden, ID 83835

Phone: 208-765-5600

Fax: 208-667-7933

e-mail: [rentalpropheather@gmail.com](mailto:rentalpropheather@gmail.com)

Contact the HOA Administration for more details.  
or attend one of the 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 Hotel & Suites (location subject to change). The next meeting will be Tuesday, June 1, 2021. Approved meeting minutes are posted on the website [www.broadmoorehoa.com](http://www.broadmoorehoa.com). All association members are welcome to attend; however, space is limited. Please notify HOA Administration at 208-765-5600 of your intention to attend and the topic you wish to discuss.

# Tips & Reminders

- The sidewalks are public right-of-way. Keep your trees and shrubs trimmed so they do not impede walkers or bikers, and do not block their path with a vehicle or trailer
- Continually barking dogs in Broadmoore Estates is a violation of Broadmoore Estates CC&R's, and both Kootenai County & Hayden City ordinances (5.1.110(A.3) and 4-3-4(B.3) respectively). Also, dogs are NOT allowed in Broadmoore city park (subject to citation and fine).
- 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, etc. must also be stored in your garage or behind a privacy fence.



## 2021 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 27<sup>th</sup>!*

**July 9<sup>th</sup> & 10<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!