
ENCLAVE ESTATES NEWS



Bear Sightings

We have had one or more bears roaming the neighborhood this summer. One neighbor left their garage door open and found that the bear had gotten into their garbage. Several others put their garbage out and found the garbage can knocked over and garbage in the street. My neighbor observed the bear roaming on his deck and my patio as shown below.

Best advice is to avoid contact, keep your garage doors closed, and only put out garbage the morning of garbage removal. You can call the Division of Parks and Wildlife at 719-227-5250 should the bears become more of a short term problem. Check our website for more information.



99 Mph Winds Cause Damage, Expenses For Repairs

Some of the highest winds ever recorded on Cheyenne Mountain hit Enclave Estates back in January causing damage to roof tiles and stucco on our peripheral fence surrounding the neighborhood. Repairs have been completed in both areas and the neighborhood is back to normal. This event demonstrates our continuing need to maintain adequate reserves to meet these unexpected damages.



Deck Painting Reminder

Please check your deck surface to make sure it is properly maintained by being painted every 2-years. The HOA paints & maintains the exterior of your deck but the deck surface maintenance falls to the homeowner.

The recommended color stain is Sherwin Williams Yankee Barn, SW3505 or equivalent.

One of our neighbors advises that this exact color is no longer available but that the local Sherwin-Williams Paint Store at 1815 S. Nevada Ave. (719-475-1710) can provide an equivalent stain.

The Ridges Workforce Housing Project In Second Review With City

A 60 apartment project consisting on 1, 2, and 3 bedroom units in 3-buildings is being proposed by Commonwealth Development of Wisconsin on a 3.7 acre site located at 4375 Broadmoor Bluffs Drive behind Safeway. The project would be managed by Greccio Housing of Colorado Spring, a local non-profit organization. Renter would need to be employed and would have incomes from \$24K to \$36K per year. Development would start in 2017 with completion planned by 2018.



Exterior Landscaping Trimmed Up

The Board did a tour of the exterior landscaping and reviewed its status at the last board meeting. While major changes were deferred until next year, several suggestions were made to remove dead bushes and some extraneous planting along with a general trimming of the juniper bushes. Here is a look at our entrances following the trimming by our landscape contractor, Unlimited.





Don't Forget To Check Website

Please remember to check the Enclave Estates Website periodically. The front page notifies you of the dates of the bi-monthly board meetings and we post the minutes of the board meetings and monthly financial reports. You can find important HOA documents there as well information on Services available at the Cheyenne Montana shopping center at the bottom of the hill. Check www.enclaveestates.org.

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