



October 7, 2026

Subject: BDRPOA Fall Newsletter

Dear BDR Property Owners,

As the air cools and snow dusts the peaks of the Sangre de Cristos, I'm reminded how quickly another year is flying by. Before the first snow lands on our roads, I have a few important updates from the Board to share.

Third Party Management Transition and Dues

We are finalizing our transition to Excel Community Management to support many operational and governance processes. We recognize that any transition comes with a few learning curves. Please know that the team at Excel has been actively listening to your feedback during this adjustment period, and they are updating internal processes to better accommodate our community's needs.

A quick housekeeping reminder: **POA assessments are due before November 1st**. Please ensure you send your payments to the correct payment address (BDR POA c/o Excel Community Management PO Box 5103, Denver, CO 80217). We'd prefer that you not incur late charges—and I suspect your wallet would agree with us!

If you own multiple properties, the Excel support group can link your accounts so you can use one login and have fewer headaches. Give them a call at (719) 284-7804 or email them at support@excelhoa.com.

Entrance Updates: We Need Your Hands!

We have some sprucing up to do at our entrances, including the Cody Park locations, and we would love some volunteer power to get it done. We are looking for neighbors willing to help us with:

- Installing new speed limit, private community, no trespassing, and no BLM Access signs.
- Restacking stonework.
- Removing outdated signage and old solar panels.

If you have a little extra time and don't mind getting your hands dirty, please reach out to bdrpoa@yahoo.com. Many hands make light work, and it's a great way to help keep our entry points looking sharp.

A Note on Traffic-Calming Measures

I know the recently installed traffic-calming measures (the speed dips) have been a topic of conversation. The Board understands this change has raised questions, and I want to clarify how we arrived here.

We didn't take the decision to address speeding within our community lightly. Since March 2026, we've communicated this initiative through Board agendas, meeting minutes, newsletters, and social media. Before a single shovel hit the dirt, we engaged a qualified, licensed traffic engineer (McDowell



Engineering) to evaluate our plan and provide recommendations. Their full report, dated April 29, 2026, is available for review on the BDR website.

We conducted thorough due diligence and consulted with Custer County emergency services (EMS, Fire, and Sheriff), local utility providers, our liability insurer, and legal counsel. The current installation complies with the Manual on Uniform Traffic Control Devices (MUTCD).

We are taking a phased, data-driven approach. We aren't assuming this is the final, permanent configuration. We are currently collecting data from our radar speed-limit signs to evaluate the effectiveness of these measures. We will review this data alongside community feedback to determine if further modifications are warranted. Our goal remains the safety of the entire community, and we are committed to making informed decisions based on professional recommendations.

A Big Shout-Out to David Tolar

I want to shine a spotlight on our Road Manager, David Tolar. If you've noticed the roads looking a bit sharper lately, that's David's handiwork, with Ed Lyons' company doing the executing. They have been putting in serious extra effort on road grading and culvert repairs to keep our infrastructure battle-ready for what is expected to be a robust winter. We appreciate all property owners who have submitted work orders for identified road maintenance areas through the Excel portal. This helps us track the areas of concern. David is also available via text or phone.

Mark Your Calendars

Our December 8th Board meeting at Cliff Lanes will be coming up soon, and as always, it is open to all property owners. It's a great time to hear what we've been working on and to share your thoughts. If possible, we're planning a virtual meeting in the first quarter of 2027; stay tuned for details.

Thank you all for being part of this community. Here's to a beautiful, crisp Fall!

Respectfully,

Karen Jenneken

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President, Bull Domingo Ranch POA Board, and
the BDRPOA Board Members