

# The Broadmoor Breeze



January 2018

*A Publication for the homeowners/residents of The Broadmoor Huntington Harbour Community Association*

## President's Message:

I hope you have a great 2018. This will certainly be an interesting and contentious year. Locally, there are huge political issues to be resolved and mid-term elections. We have seen two O.C. Republicans Congress members announce this week they are not seeking re-election. Both political parties have identified 6 Congressional seats in California as battlegrounds and 4 are in Orange County. Hang on to get barraged by millions of dollars pouring into this market for political advertising.

At the December board meeting, I invited a Huntington Beach Police Officer, Angela Bennett, the Public Information Officer, to come to the meeting and answer question regarding the neighborhood and address specific issues, such as motor homes parking overnight at Peter's Landing parking lot. She addressed that issue and others, including local burglaries. Fortunate for us, there has not been serious crime in this local patrol district.

Let's talk about RV's. The CC&R's allow bringing an RV into the complex for loading and unloading. There are no time or RV size limits specified. Any RV owner can bring it into the complex for loading and unloading, but not permanent parking. Grimaud is owned by the HOA and not a public street. It is part of the complex so loading or unloading is allowed.

The Board and Parking Committee are trying to implement the new parking rules. The new rules were brought on by a growing lack of outside parking spaces, especially in the Moritz area of the complex. To date, we have opened up 11 outside parking spaces (by taking away outside parking stickers) and enforcing the garage and apron parking requirements. This is irritating residents who do not want to comply and change from parking outside, while their garage is full of stuff or a recreation

## 2017/2018 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	Chris Gray <a href="mailto:dcgray903@gmail.com">dcgray903@gmail.com</a>
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

room. The board is applying the new rules the same to everyone. Most residents are very nice and are working with us to comply, some not so much.

The roofing project has six more buildings to complete. The swimming pool is being replastered and we are looking at proposals to replace decking around the pool, and a better use for the wooden platform at the entrance to the pool.

The Landscaping Committee is busy developing plans for several specific areas in the complex. Lanny Carpenter has been elected the new Chairperson of the Landscape Committee.

A word about major repairs and why they seem to take so long to get completed, the bridge on Martin Lane is a case in point. We first had to get the trash company to admit responsibility and agree to pay the costs of the damage. We then had to obtain bids from contractors to do the work. We then approved a contract at our monthly board meeting, only to hear the contractor is very busy and will get to it soon, which can a month or two. Like the electrical cabinet doors, the entry steps to some residences, and many other repairs, it is a waiting game with busy contractors.

Next month, annual board elections will be held. If you can donate lots of time and sincere effort and you can take getting both appreciated and disrespected, please run. If you believe you can do a better job, please throw your hat in. Submissions are due January 18<sup>th</sup> with a statement of candidacy to Powerstone.

Celebrate the rain. We not only need it but also our irrigation costs go down.

All the best,

Garry Brown

## Monthly Updates

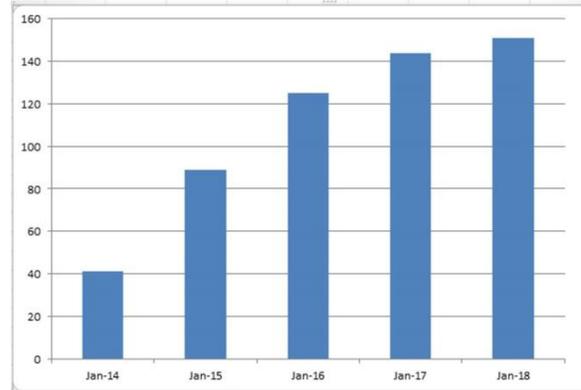
### Landscape Committee

All Pepper trees will be scheduled for removal, as recommended by professional arborists, due to existent and potential damage caused by overgrown roots. The removed trees will be replaced by appropriate trees of reasonably comparable size.

The Landscape Committee consists of volunteers, and decisions are made by the committee as a whole, not individual members. And all decisions are subject to final approval of the Board of Directors. Homeowners are welcome to come to HOA BOD meetings to express individual concerns or opinions regarding landscaping.

### Website, Technology, & Communications Committee

Since our BroadmoorHH.com website was established in May 2013, the number of registered subscribers has grown year by year. Now at the beginning of 2018, there are 151 registered subscribers, a 5% increase in the number of subscribers from the beginning of 2017.



There were indications that if the uptrend continued as seen from 2015 to 2016, there would now be nearly 200 subscribers who receive regular alerts from the HOA Board of Directors via email. The new subscriber growth has slowed and leveled off as seen in the above figure; however, it is still a positive growth profile even though significantly slower than anticipated in 2016.

If you wish to subscribe, it is easy. Just go to the home page [www.broadmoorhh.com](http://www.broadmoorhh.com), and click on the 'Alerts' link. It is as simple as that!

### Maintenance Committee

All homeowners should make sure that their window boxes are free and clear of all debris and that the drains are not plugged. Window boxes may never be filled with rock, sand, stone or potting soil. Any plants in the window box should be in pots. Clean out the tracks on your windows and sliding glass doors so that the drainable holes are free of any debris. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed, this is the responsibility of the homeowner. Check the drains on your decks, balconies and patios they should also be clear and running freely.

Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

Next Monthly Board Meeting is Wednesday, January 17th 7PM at Don's the Beachcomber

## Doggy Doo

20-30% of all pollutants in waterways are attributed to dog waste: Pollutants contaminate waters via sewer systems. Overall, it is believed dog waste is third or fourth on the list of contributors to bacteria in contaminated waters. So, not only is unpicked up dog waste unsightly, it is also a health risk.

It is a fineable rules violation to leave your dog's feces on the grounds, or to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact Amanda at Powerstone Property Management immediately and the rule will be enforced.

## Speed Limit

The speed limit on Grimaud Lane is 15 mph. The speed limit inside the Broadmoor complex is 10 mph. Please adhere to these limits.

## Paid Advertising

**ROBIN GRAY-HITE**

BROKER ASSOCIATE

GRI/SFR

C 562.592.2946

F 714.500.3333

CalBRE #00820788

[rgrayhite@starrealestate.com](mailto:rgrayhite@starrealestate.com)



For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)

## Committees and Contact Info

### Architectural

Chris Gray \*  
Barbara Blodgett  
Joie Koenders  
David Price

### Landscape

Diana Boyd  
Ellen Orange-Brown  
Garry Brown  
Lanny Carpenter  
Catherine Lee  
Stefan Steinberg  
Cynthia Wityak

### Parking Committee

Lanny Carpenter  
Chris Gray  
Ron Lee  
Ellen Orange-Brown  
Bill Selfridge  
Bill Wong

### Gate System

Ronald Lee\*  
Robert Szablak

### Reserve Study Task Force

Ellen Orange-Brown\*  
Garry Brown  
Chris Grey  
Annette Merriam

### Website, Technology, & Communications

Bill Selfridge\*  
Ron Lee  
Annette Merriam

\* = Chairperson

#### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)

## Other Useful Contacts

### Broadmoor Front Gate

(562) 592-4213

### Broadmoor's Property Mgmt.

Amanda Porter,  
[aporter@powerstonepm.com](mailto:aporter@powerstonepm.com)  
[949-535-4496](tel:949-535-4496)  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
[949-535-4514](tel:949-535-4514)

### Cable TV

Time Warner Cable, (866) 550-3211

### Huntington Beach Police Department

Front Desk/Noise Complaints: (714) 960-8811  
Parking Control: (714) 960-8811, #0 (non-emergency)

### HB Animal Control Services

(714) 935-6848 - M-F 8:00 AM to 5:00 M  
(714) 935-7158 - After hours

### Association Website

[www.broadmoorHH.com](http://www.broadmoorHH.com)

### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)