

The Broadmoor Breeze



January 2019

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

President's Message:

As we begin the New Year, I wish you the very best for a happy and productive 2019. Nothing stays the same; we have a new California Governor and administration, a new Congressional delegation representing Orange County, and new laws that impact us all. This year the Navy will commence a significant alteration of the Huntington Harbor ocean entrance. There will be construction work around the clock to establish a new separate pleasure boat entrance to the harbor, and construction of a new pier to accommodate larger ships, while the current wharf will continue to remain. Also, you will soon elect new HOA board members.

I have had multiple questions regarding short-term rentals or AirBnBs at Broadmoor. This has become a problem in numerous homes at Sunset Beach. The Board of Directors is unanimously opposed to short-term rentals and has agreed to develop of clear policy on this issue. Short-term rentals are addressed in the CC&Rs of Broadmoor, but we need to add definitions and clarity to a policy prohibiting this practice in Broadmoor. Short-term rentals might be defined as less than six months.

After four years of serving as President of the Board, it is time for me to hang it up. This will be my last letter to you. Thank you for letting me serve as it has been a pleasure. The time comes to move on and let others step up with new ideas and enthusiasm. So, for one last time, keep your dogs on a leash and the area around your residence is not yours to landscape.

Annette Merriam has also decided to take a break and not seek re-election. I want to personally thank Annette as she has done an incredible job for you, the Broadmoor owners. Annette, a retired accountant, has re-organized our books, found over-payments to vendors, negotiated better deals for

2018/2019 Board of Directors

| | |
|-----------------------|---|
| President | Garry Brown garry@coastkeeper.org |
| Vice President | John Wicketts |
| Treasurer | Annette Merriam amerr38388@aol.com |
| Secretary | Ronald Lee |
| Grimaud Rep | Robert Sebring |

the HOA, and single-handedly saved owners thousands of dollars. She developed and maintained spreadsheets for just about everything, including the entire re-roofing project. We knew where we stood on every building. She has worked tirelessly and deserves a break. As owners at Broadmoor, we owe her our gratitude. Our books have never been in better shape.

The Board, over the past four years, has managed the re-roofing project, as well as brought many deferred maintenance projects forward, such as the pool area. Residents tell me the landscaping has never looked better. A lot has been accomplished, but there is more to be done. If I can impart any advice, elect new board members that can work as a team. The board must work as a team, with no one in control. It would be nice if they come with expertise they can contribute to the board and please do not elect anyone who is angry or has an ax to grind, as it gets us nowhere. Again, thank you for letting me serve for the past four years. Stay in touch.

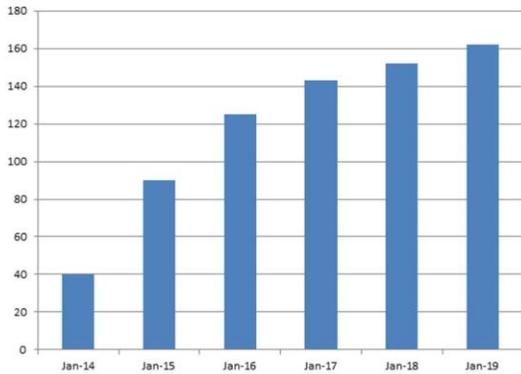
All the best,

Garry Brown

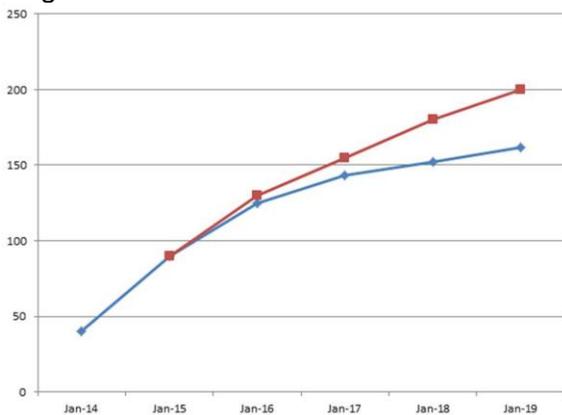
Monthly Updates

Website, Technology, & Communications Committee

Since our BroadmoorHH.com website was established in May 2013, the number of registered subscribers has grown year by year. At the start of 2019, there are 162 registered subscribers, as shown in the bar chart below, a 6% increase in the number of subscribers from the beginning of 2018.



There were initial indications that if the uptrend continued from 2015 to 2017, there would be approximately 200 subscribers, as shown in the line chart below, who would be receiving regular alerts from the HOA Board of Directors via email by the beginning of 2019.



The new subscriber growth slowed, however; even though there is still a positive growth profile, it appears that the growth profile is close to its upper limit. There are 244 upscale two- and three-bedroom units, so there are still approximately 80 units that could subscribe and receive alerts about community happenings and/or important notices which the board would like to convey to our residents. If you wish to subscribe, it is easy. Just go to the home page www.broadmoorhh.com, and click on the 'Alerts' link. It is as simple as that!

Maintenance Committee

Satellite Dish

A Home Modification Application is needed before a satellite dish is installed. The TV dish needs to be behind and secured to the fireplace chimney, not the roof, out of site from people walking by the condo. All the wires coming down the building will be secured to the building and hidden as much as possible, such as where two walls meet or next to a rain gutter down spout. There is a \$150 fee for the associations roofer's to inspect the new roof tiles after installation.

Holiday Lighting

All outside holiday lighting and decorations are to be removed thirty days after Christmas, this year by the 24th of January.

Residents are stringing lights, during the year, on their patios and walls that may dramatically impact their neighbors. Please get architectural approval before adding your own character to the night lighting scheme of Broadmoor, this does not include holiday lighting.

Other News

Bird Repellent Scare Tape

Thanks to volunteers Diana Boyd, Stephan Steinberg and Annette Merriam, we have had positive results deterring the Mallard ducks from the lagoon. This reflective and audible tape seems to be working. Please do not untie or change height of tape, as it is being monitored on a daily basis to see which locations and heights work best. Hopefully, at some point, the ducks will relocate permanently and the tape can be removed.

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

Please note that the January meeting of the board of directors will be held on the fourth Wednesday this month. January 23rd at the Calvary Chapel in Peters Landing, 16450 Pacific Coast Hwy, Huntington Beach, commencing at 6:30 p.m.



Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
Diana Boyd
Garry Brown
Stefan Steinberg

Maintenance

Chris Gray
Tony Sellas
John Wicketts

Parking

*Ron Lee
Chris Gray
Bill Selfridge
Tony Sellas
Bill Wong

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

Garry Brown
Chris Gray
Annette Merriam

Website, Technology, & Communications

*Bill Selfridge
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt.
Danielle Romero
dromero@powerstonepm.com
(949) 535-4516
Sylvia Mandujano
smandujano@powerstonepm.com
(949) 535-4514

Cable TV
Time Warner Cable, (866) 550-3211

Huntington Beach Police Department
Front Desk/Noise Complaint:
(714) 960-8811
Parking Control:
(714) 960-3998, #0,
(non-emergency)

HB Animal Control Services
(714) 935-6848 M-F 8:00 AM to 5:00 PM
(714) 935-7158- After hours

Association Website
www.broadmoorhh.com

Online Vehicle Pass Service
www.gatekeyresident.com

Newsletter note:

The Broadmoor Breeze Newsletter will be posted on www.BroadmoorHH.com by the 15th of each month. It will be mailed the following 1st of month along with monthly statements. If you have any suggestions or comments please email amerr38388@aol.com