

# The Broadmoor Breeze



February 2019

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

## President's Message:

February is time to elect candidates for the new HOA board of directors. Please make sure you vote! Broadmoor homeowners are fortunate that you have homeowners that care and want to commit to serving on the board.

As homeowners, it is very unique to employ maintenance staff, rather than sub-contractors performing all work. Very few HOAs directly employ workers. Direct employment ensures faster service to homeowner's needs, more control, and delivers service at a lesser cost. However, liability and workman's compensation exposure is greater. Most important, it falls on board members to manage employees. This is both time-consuming and unique for HOA boards.

Direct employment of staff places the board in more direct oversight of maintenance projects and dealing with homeowner issues on a daily basis. What is traditionally a governance and policy responsibility of the board, at Broadmoor, has become almost an onsite property management role of the board. Board members are responding to individual homeowner issues and work to quickly resolve them. This role requires an inordinate amount of time of board members and is very unusual. You are fortunate to have some board members who have available time and are willing to spend it each week serving your needs.

Thank you for allowing me to serve on the board for these past four years. Though I could not spend the same amount of time some other board members donated to the HOA, working together, we got a lot accomplished and we were transparent in conducting board business. As it is time to elect a new board, please vote, stay involved, and appreciate

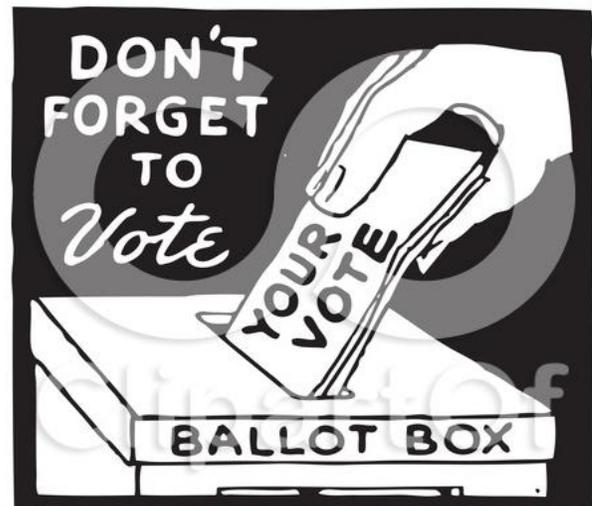
## 2018/2019 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	John Wicketts
<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

the time board members volunteer to the benefit of Broadmoor.

All the best,

Garry Brown



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## Monthly Updates

### Landscape Committee

The trees with pink ribbons are scheduled to be trimmed the end of February. The trees with spray paint X are to be removed. We hope to replace any trees removed with trees appropriate with regard to roots, water and sun requirements and eventual mature tree size. Take a look at the newly planted areas at end of Tropez and Martin Lane. Please email [dromero@powerstonepm.com](mailto:dromero@powerstonepm.com) with any landscaping issues or requests. Please report any broken sprinklers.

### Website, Technology, & Communications Committee

A new resident is required to manually complete a Parking Pass Application (PPA) by either picking up a blank application at the guard house or printing one from our website, filling it out, and returning it to the guard house. Until now, any changes required the resident to complete a new PPA. Now there is, however, a significant time saver for each resident revising a PPA. The Post Commander has a new tool that will help provide a PPA that already has the resident's current required information printed on it, as shown below.

**BROADMOOR HUNTINGTON HARBOUR PARKING PASS APPLICATION**  
(Please print clearly - this form will be returned if incomplete or unreadable)

Broadmoor address: 3277 Moritz Date: 02/09/2019

Resident's last name: [redacted] First name: William P & Alice C

Resident's last name: [redacted] First name: [redacted]

Home: [redacted] Cell: [redacted] Other: none

Please check all applicable boxes: Email address: [redacted]

New owner  
 Current owner  
 Tenant - Landlord's name and phone number  
 Prior to issuing decals to a new tenant, landlord must submit an Occupancy Change Form with fee payment  
 Additional resident moving into property: Provide additional resident's name(s) AND indicate relationship to existing resident (Spouse, Child, Other Family Member, Roommate, Care Giver, Property Owner, or Tenant)

New vehicle replacing previous? If so, which vehicle has been replaced?  
 Additional vehicle being added (verification of presence of all registered vehicles required)  
 If vehicle does not fit in the garage, note reason  
 OUTSIDE decal fee (up to \$480 per calendar year)(currently no fee for outside decals is being charged)

**Note:** To receive your parking decals, you must schedule an inspection with association representatives, who will verify vehicle registration documents, garage and oversize vehicle dimensions, and that the first two registered vehicles are parked in assigned garage spaces. **Please complete the reverse side to schedule an appointment.**  
**ALL VEHICLES AT THIS ADDRESS MUST BE LISTED ON THIS FORM, INCLUDING ANY NEW VEHICLES. YOUR FIRST TWO (2) VEHICLES MUST BE PARKED IN YOUR GARAGE (ON APRON) AND WILL RECEIVE "INSIDE" DECALS. A THIRD VEHICLE WHICH FITS ON YOUR APRON WILL ALSO RECEIVE AN INSIDE DECAL.**

VEHICLE #1: DECAL # 14113	INSIDE	OUTSIDE (circle one)	HDA Use Only
REGISTERED DRIVERS NAME: [redacted]	RELATION TO RESIDENT: Self	#1: Reg/In, LK	
VEHICLE LICENSE #: [redacted]	STATE: CA	VIN: 66889 (last five digits)	LGR HI
VEHICLE MAKE: Toyota	MODEL: Rav 4	YEAR: 2012	COLOR: White
			VIN PC
			GF GK

Going to the guard house and obtaining a PPA from the Post Commander saves the resident from having to complete the PPA using a pencil or pen. It also assures that it represents what is currently known about the resident's information and what is being maintained in the GateKey's Online Vehicle Pass Service. The resident can review the information on the form and make any corrections which are required, such as, for new vehicles or vehicles no longer in our community. It also assures the residents that their personal information is protected,

since only the Post Commander has access to the software. Once the information is reviewed and any changes are made it is returned to the guard house which allows the webmaster to make the revisions to the resident's information.

### Maintenance Committee

#### Water Intrusions

Broadmoor is built on landfill. As a result the water table is extremely close to ground level, even during drought years. Heavy rain and high tides can raise the level of the water table. During extreme heavy rains, such as we experienced a couple weeks ago, the ground can become so saturated that there is no place for the rain water to drain, often resulting in water intruding into buildings.

**A. Garage Areas:** The soil in the crawl space areas underneath townhouse units are always damp, even during drought years. The recent heavy rains over-saturated those dirt areas resulting in water puddling and seeping into many garage areas. There is nothing the association can do to prevent that water intrusion. Therefore, be careful not to store personal items directly on the garage floors.

**B. Expanded Garages:** One of Broadmoor's two-bedroom models (along Bordeaux, Germain, Martin, Francois and Anne) was designed with an extended storage area at the back of the garage. Beyond that storage area is a foundation wall and then a dirt or concrete slurry-coated crawl space area under the front patio and front entry stairs of the unit. Dozens of homeowners have broken through that foundational wall and have expanded their garages into that crawl space area. Many of those expanded areas have been finished with drywall, hardwood flooring, baseboards, etc., and are used for offices and storage. Most of these common area modifications have been done without association approval or City building permits.

These crawl space areas were originally designed as a buffer to absorb rainwater from the patio deck above and any ground water from the exterior of the patio wall from seeping into the garages. During

the recent heavy rains, the association has received reports of rain water penetrating into expanded garage areas. The water intrusion has damaged the flooring, drywall and personal property stored in these expanded areas. In addition, covering the crawl space with concrete and flooring now allows intruding water to travel past the crawl space into the main garage areas.

Since the expanded garage area is a homeowner modification to the common area, the homeowner is solely responsible for any damage to the unit and any personal property.

C. **Windows:** The CC&Rs place responsibility for all windows on the individual homeowners. A large percentage of homes have replaced original single-pane windows with double-paned retrofit windows. Homeowners need to be aware that retrofit windows are simply inserted over the frame of the old window and then sealed with caulking. If the original window frame has deteriorated or leaks, the retrofitted window may also leak. During the recent rains, several homeowners reported water leaks from their retrofitted windows. If you experience such leaks, you should have your window installer come out to re-caulk the windows and around the seams where the stucco meets the window casing.

D. **Insurance:** The association's casualty insurance policy is "bare walls," which means that any damage to a unit is repaired back to the bare drywall. The policy also carries a \$10,000 deductible. If a homeowner who suffered interior water damage wanted to file an insurance claim against the association's policy, the homeowner would be responsible for the \$10,000 deductible, which is not practical. The best way for all homeowners to protect against damage to the interior of their unit and their personal property is to carry condominium unit owners insurance. We advise every homeowner carry no more than a \$500 deductible. That is the maximum amount the association will reimburse the homeowner if any damage is due to the failure of a common area element of the unit.

## **Earthquake Insurance**

The Broadmoor Association earthquake insurance has a \$42,000 deductible, per homeowner. It is recommended that you add earthquake loss assessment for this amount to your personal homeowner's insurance policy.

## **Termites**

The Board is in the process of evaluating bids for termiteing. Please report any evidence of termites to Powerstone Management. This will help in the evaluation of different treatments available.

## **Remember to Vote!**

If you have not voted, please submit your ballot envelopes to the guard at the entrance gate by this Wednesday, February 20<sup>th</sup>. If there is not the required quorum, the election will carry to the March meeting. Ballots can be dropped off at the guard shack or brought to the Wednesday board meeting.

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

Next Monthly Board Meeting is Wednesday, February 20th 6:30PM at Calvary Chapel of the Harbour

## Paid Advertising



**SEVEN GABLES**  
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**ROBIN GRAY-HITE**  
BROKER ASSOCIATE

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✉ robingh@SevenGables.com  
🌐 SevenGables.com  
📄 DRE #00820788

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

### 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](mailto:dromero@powerstonepm.com)  
(949) 535-4516  
Sylvia Mandujano  
[smandujano@powerstonepm.com](mailto: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](http://www.broadmoorhh.com)

#### Online Vehicle Pass Service

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

#### 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)