

The Broadmoor Breeze



April 2018

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

President's Message:

It is spring! Take the time and make the effort to walk around the complex, enjoy the blooming foliage and say "hello" to a neighbor. I hope you agree the landscaping overall is looking the best it has in many years.

We have a new venue for the HOA monthly board meetings. Don the Beachcomber Restaurant is permanently closing. The new location is the Calvary Chapel at Peter's Landing--just a short walk from Broadmoor. The meetings will continue to be held the third Wednesday of each month but will move up one-half hour -- executive session at 5:30 p.m. and the open regular meeting at 6:30 p.m. We have the meeting room until 8:30 PM. For you that have attended meetings over the years, I know you will miss the dim lighting and, of course, the elegant sounds of karaoke from the bar. Calvary Chapel is located in Peter's Landing at 16450 Pacific Coast Hwy #100. Thanks to Pastor Joe and his wife Kathleen, for use of their meeting room at Calvary Chapel of the Harbour.

The former homeowner who filed a \$2,000,000 lawsuit against the association for alleged problems emanating from the lagoon, agreed to a settlement negotiated by the association's insurance company on February 27th, just as the trial was about to begin. However, the plaintiff is refusing to execute the settlement papers, to the consternation of attorney's of both sides. We have heard nothing more at this time. Thanks Ron for being the link between the insurance company and us.

Just a reminder, the vehicular speed limit is 10 miles per hour throughout the Broadmoor complex, which also includes Grimaud. Please take it easy, as there are sometimes children and pets on the roads, not to mention the wayward adults.

2017/2018 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

One of the frustrations of dealing with a 40 year old development is when you go to repair something, it usually is worse than anticipated or you find unexpected additional problems. Such is the case with the spa. We were replacing two deck drains next to the spa, when we removed some concrete we discovered water. Repairing this problem and replacing the pool entry steps are causing a delay in opening the pool.

From a broader viewpoint, California water conservation is, unfortunately, about dead. Californians' conserved over 25% of water in the last year of the drought. The base line for that measurement was the state's water consumption in March 2013. Last month, we consumed 1% more water than in 2013. This may lead to permanent water conservation regulations from the state later this year.

I invite you to attend the April 18th HOA board meeting at the new (quiet) venue.

All the best,

Garry Brown

Monthly Updates

Architectural Committee

Home Modification

Before a homeowner does any remodeling they need to know when a Home Modification Application is necessary. Any modification to the common area, including internal common area requires a Home Modification Application including but not limited to the projects listed below. These are also listed on all downloaded applications, in Article VII Architectural Control and Article VIII General Restrictions of our CC&R's and in our Community Handbook under Architectural Control page 5.

Home modifications include:

- * replacement of windows and doors including the front door,
- * mounting of a satellite dish,
- * installation of a new garage door,
- * installation of a new front door,
- * addition of an air conditioning unit,
- * installing new exterior light fixtures,
- * running cable TV wiring on the exterior of your unit,
- * accessing plumbing systems from the exterior of your unit, etc.
- * adding any screening, wood, lattice, etc. to a patio.

Furthermore, ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance approval from the Architectural Committee.

A new fee or deposit is required for certain modifications and to be turned with the application, see schedule attached to the Home Modification Application. A penalty of \$300.00 will be imposed for each architectural violation, including but not limited to, making any unapproved alteration. A Home Modification Application is available at the guard house and can be turned in to the guard when completed. It is also available online at the Broadmoor website, www.broadmoorhh.com.

Parking Committee

Parking Decals for New Vehicles

The parking rules prohibit residents from transferring a parking decal from one vehicle to another. If

you replace a vehicle with a new vehicle, you must submit a new application to get a new decal issued. Transferring new decals from one vehicle to another IS NOT ALLOWED! Throughout the year the parking patrol will inspect vehicles to confirm that the correct decal is on the correct vehicle in the association's GateKey database. If not, the incorrect decal will be seized and the resident will be assessed a fine.

Resident units are limited to four "resident parking passes" per month. Once a unit has reached its four pass allotment each month, no further resident passes will be issued that month, without board approval. Exceptions continue to be available for extended parking passes when a resident cannot park their vehicle in their garage for a temporary period, such as during home remodeling.

Website, Technology, & Communications Committee

There has recently been interest by some residents in how to subscribe to our community's website emailed announcements. One of the benefits of a subscription is to receive the Broadmoor Breeze newsletter soon after completion rather than waiting to get a hardcopy sent along with the Powerstone Management Company's monthly statement. By using the URL <http://www.broadmoorhh.com>, you'll see the following web page:



Clicking on the "Alerts" link shown by the arrow, you'll be taken to a subscription page, as shown by the following figure. This page requests contact information, including your street address, phone number, and preferences. One of the preference choices is whether or not you want to receive your emails as plain text or as Hypertext Markup Language (HTML) that allows, for example, the use of embedded hyperlinks (underlined text or a picture that you can click on for more information). The other choice requested is whether you want to include your contact information in the community directory.

Broadmoor Huntington Harbour

To receive the latest association news by email, please, enter the following information.

Email Address

Resident Status

Owner

Tenant

Last Name

First Name (s)

BHH Street Address

Phone Number

Directory Preference

Yes, include me (us)

No, don't include me (us)

Preferred format

HTML

Plain-text

Subscribe to list



MailChimp

Once the form is completed, you click on the “Subscribe to list” button, as indicated by the arrow. The community directory shown in the following figure indicates how to access the directory and the kinds of information provided.

Association	154 Subscribers			
Search	Directory			
Resident names, addresses, phone	Resident names, addresses, phone			
Address	Last Name	First Name(s)	Address	Phone
byahoo.com	Anderson	George and Erwina	3199 Moritz Dr	714-624-7008
hsl22@gmail.com	Arcanio	Juan	3285 Moritz Dr	626-272-4068
gmail.com	Einsack	Elizabeth	16396 Martin Lane	714-396-9223
Blodgett	Barbara and Robert	3241 Anne Circle	562-592-3175	
bolens@comcast.com	Bolen	Todd	3232 Anne Circle	562-592-6200
hboydla@yahoo.com	Boyd	Diana	16527 Tropez Lane	562-592-0016
gerry@coastkeeper.org	Brown	Garry	16495 Tropez Lane	562-592-2572

Maintenance Committee

Exclusive use balcony patio floors

Maintenance of the exclusive use balcony patio floors are the homeowners responsibility. As the buildings age, one particular problem that has impacted the private exclusive use balcony patios, are

the owners tiling the surface of these areas. All balcony patios on the second and third floor were originally constructed with a waterproof membrane that requires periodic maintenance. Some owners have tiled their balcony patio, but those floor surfaces were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. The grouted area next to a wall or the building tends to crack or come away from the wall with age. Over time water seeps through cracks and settles between the tile and the underlying membrane, which eventually leads to failure of the membrane, dry-rot and water leaking into the building structure and your walls or ceiling below. In stacked units the water could leak into the unit below. This water that seeps through the tiled surface will corrode the flashing (metal around the patio surface next to the wall) and will also let water into the structure below. The owner of the exclusive use balcony patio is responsible for maintaining, repairing, and replacing the balcony surface and any damage to the building structure caused by the failure of the waterproof membrane. Consequently, unit owners whose tiled areas are found to be leaking are responsible for any damage to the common area or to their neighbor's units.

Other News

Pool Season

The start of the pool season has been delayed beyond the normal April 1 start date. The pool has been re-plastered and repairs to the concrete entry steps and hot tub drains has begun. However, during the repairs, a significant leak in the hot tub water supply line was discovered. Further and more extensive concrete demolition will now be required, which will further delay the re-opening of the pool area. In addition, the board is reviewing proposals to enhance the pool amenities by replacing the old wood decks with new composite decks, bench seating and shade cover. The association apologizes for the delay but hopes everyone will appreciate the upgrades to the pool area.

Group Activity Area's Within the Broadmoor Complex

We would like the Broadmoor community to be proud of where they live and be able to enjoy the amenities within the Broadmoor community besides the ocean & living in a great City. We are thinking

of installing a few group activity areas within the complex to have fun and meet our fellow newborns.

1) Old dog area/ Family area on the West side of the tennis courts to possibly have charcoal BBQ's, bench, Picnic table & a Bocce Ball game area?

2)The cement pad , north of the tennis courts to have a couple of benches & a Corn hole game.

3)The area on the right side after entering the guard gate with all of the tree's. This area to possibly have a couple of benches, a table and maybe a water fountain that matches the one outside of the guard gate. This area could be used for reading, enjoying the outside or playing of board games.

4)The far East end of the complex by the man gate exiting onto Admiralty. This area's could possibly have a bench and a Horse shoe pit or another Corn hole game.

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

Next Monthly Board Meeting is Wednesday, April 18th 6:30PM at Calvary Chapel of the Harbour

Paid Advertising

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For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

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Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
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Website, Technology, & Communications

Bill Selfridge*
Ron Lee
Annette Merriam

* = Chairperson

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

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Broadmoor's Property Mgmt.

Linda Alexander,
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949 716-3998 ext 414
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smandujano@powerstonepm.com
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

Online Vehicle Pass Service

www.gatekeyresident.com