

# The Broadmoor Breeze



July 2017

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

## President's Message:

I hope you all had a great 4<sup>th</sup> of July. Well, we are definitely in the grips of summer with the warmer weather. Now is the time those you who have installed air conditioning are finally delighted that you get to use it and justify the cost. We need to discuss a few items in this edition of the newsletter.

On landscaping, the committee is diligently working to ensure Broadmoor is looking the best it can while staying within its budget. There is one problem we have to discuss. All of the plants, bushes and trees in all the common areas are the property of the Home Owners Association. They do not belong to you. Please do not feel compelled to trim, clip, or shape them. In the event you feel compelled, please call or email Powerstone, our property managers, they will initiate action with Harvest Landscape. This way your hands don't even get dirty. Each month, members of the landscape committee walk-through the complex to identify specific landscaping needs. Action begins with you contacting Powerstone.

A couple of maintenance items worth honorable mention. The Board has authorized emergency repair on the spa. You may not want to use it until the repairs are completed. Also, the Board has authorized replacement of some of the doors on the electrical closets at the end of the buildings. This has been authorized for awhile and we continue to wait for the contractor to start replacing the worst of them. Thirteen new awnings have been ordered. As of today, we do not have an installation date.

At the July Board meeting we will be deciding on new parking rules. This has been a point of discussion for the past four months. Please attend the meeting to express your views....and be gentle. Another issue that might add to the heat is a proposal to ban smoking in all the common areas of

## 2017/2018 Board of Directors

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

Broadmoor.. even on your patio. This proposal is reactionary to a specific problem brought up at the board meeting. The irony is this all-encompassing smoking ban will not really solve the problem discussed at the board meeting. There is going to be a 30-day comment period. Again, feel free to comment. The actual proposal is contained in this newsletter.

Have a great summer!

Garry Brown

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

Next Monthly Board Meeting is Wednesday, July 19th 7PM at Don's the Beachcomber.

## Monthly Updates

### Website, Technology, & Communications Committee

There are 244 units within the Broadmoor community, and frequently there are residents who are interested in selling their unit. To sell your unit requires that it be listed, usually with a real estate agent, and with a little luck there will appear an eager buyer who will want to buy your unit.

Recently, one of our residents was lucky enough to find such a buyer who had the financial wherewithal to enter into an escrow that was to close within 30 days. This Broadmoor resident reported to our community's webmaster that he was able to print nearly all that he needed from the website, which saved him between \$350 and \$600! He needed to provide the escrow agent a selected set of information contained in the area of the website under "Documents", as shown in the figure below.



If you ever find yourself in the situation, therefore, which requires you to provide information to an escrow agent to ensure the timely closure of escrow, you now know where it can be found and can save yourself some time and expense in providing it.

### Maintenance Committee Oil leaks from vehicles

Oil presents an environmental hazard as well as an unsightly look to our complex. The board has authority to take action that protects the community area since all owners pay for the maintenance, repair and replacement of common areas. If your vehicle or guest vehicle leaks oil inside the community, it is the individual homeowner's responsibility to

clean up immediately. Otherwise, it will be done and charged to the homeowner at fault. When cleaning an oil spill it is against the State of California Civil Code to wash any grease or cleaning substance that cleans grease into the harbor or ocean. Water that drains from our complex goes into a storm drain system that is in the street and these drain directly into the harbor/ocean. This type of discharge is punishable with a fine. If the oil is fresh an absorbent material can be used then put into the trash. If a liquid cleaning substance is used, then the substance and oil should be cleaned up with a shop vacuum and put in the toilet/sewer system or mixed with kitty litter then put in the trash. Home Depot or Lowes has products to clean oil spills.

### Other News/Information

#### Proposed Common Area Smoking Rules

It has become a fairly widespread practice in California for homeowners associations to adopt rules prohibiting any form of smoking in common areas. The board is considering the adoption of a smoke-free rule for Broadmoor's common areas. The following rules will be considered at the August board meeting. Unit owners have 30 days in which to submit comments to the board:

1. No smoking of any kind shall be allowed in the common areas, including exclusive use common areas (patios and balconies). Prohibited forms of smoking include cigarettes, cigars, pipe tobacco, e-cigarettes, marijuana, and any similar tobacco products.
2. Residents may smoke within the confines of their unit.
3. Smoke fumes and odors must be contained within the unit and may not permeate into the common area or into a neighboring unit.

### Paid Advertising

For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)  
Or contract Editor: [amerr38388@aol.com](mailto:amerr38388@aol.com)

## Committees and Contact Info

### Architectural

Chris Gray \*  
Barbara Blodgett  
Bob Giovanni  
Joie Koenders  
David Price

### Landscape

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

### Parking Committee

Jim Parrott \*  
Chris Gray  
Ron Lee  
Ellen Orange-Brown  
Bill Selfridge  
Stefan Steinberg  
Bill Wong

### Gate System

Ronald Lee\*  
Robert Szablak

### Reserve Study Task F

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

### Website, Technology Communications

Bill Selfridge\*  
Ron Lee  
Annette Merriam

\* = Chairperson

## 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)

### 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)