

The Broadmoor Breeze



July 2018

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

President's Message:

We are in summer now! I hope you are well and enjoying paradise. Speaking of climate, yes, we are back in a drought condition. In 2016, the California Governor declared emergency water conservation regulations to last for the duration of drought. In June, the state legislature and the Governor signed into law permanent water conservation regulations. Over the past decade it appears we are headed for more drought years than wet years. At Broadmoor, we will once again implement irrigation plans with water conservation in mind.

Related to the weather, I hope you are enjoying the renovated swimming pool area. The pool was replastered, new ladders and boarder tile, spa bleached, new entry steps, automatic chemical injectors and filters, and new patio/pergola installations to replace old ugly wood platforms. A few minor actions are remaining for the renovation to be complete. Board members Annette, Ron and John invested a lot of their own personal time into this project. Thank you!

Now to turn the conversation south, we need to discuss the monthly maintenance assessment for the HOA. When the owners approved the special assessment for the re-roofing project, the board promised to try to avoid any further assessment increases until the special assessment period was over. We have kept our promise. At the end of this fiscal year (August), the special roof assessment finance period is over and owners that took advantage of the finance plan will realize in September a reduction in your monthly assessment. Congratulations!

At the recommendation of the HOA's outside consultant that annually performs a study of the HOA's budget reserves and the fact that we have not increased the maintenance assessment, the board

2018/2019 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	John Wicketts
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
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must adopt an increase in the monthly maintenance assessment. At the last board meeting, the board approved a \$19 per month increase. However, as the re-roofing project nears completion, we find approximately \$700,000 overrun of the original budget due to the fact there was far more damage and replacement than was anticipated. On the agenda for this next board meeting on July 26th, the board will discuss and consider increasing the final assessment more than the \$19. Keep in mind that \$13 of the increase will go just to maintain the reserve budget. You are welcome to join the conversation at the next board meeting.

Though most are busy with daily routines, I suggest you take a walk through Boardmoor and see areas you haven't seen in a while. I believe you will appreciate the work the Landscape Committee has done to enhance the overall appearance of the complex. It doesn't happen overnight so I want to thank the committee members, and previous chair, Catherine Lee and current chair, Lanny Carpenter for their leadership in bringing the landscaping at Broadmoor to a new height.

All the best,
Garry Brown

Monthly Updates

Website, Technology, & Communications Committee

As the recent complex wide mission to replace all the old parking decals is winding down, many of you have certainly prepared the Parking Pass Application shown below.

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

Broadmoor address: _____ Date: _____
 Resident's last name: _____ First name: _____
 Resident's last name: _____ First name: _____
 Home: (____) _____ Cell: (____) _____ Other: (____) _____
 Email address: _____

Please check all applicable boxes:

- 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 \$400 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 (OR APRON) AND WILL RECEIVE "INSIDE" DECALS. A THIRD VEHICLE WHICH FITS ON YOUR APRON WILL ALSO RECEIVE AN INSIDE DECAL.

VEHICLE #1: DECAL # _____ INSIDE OUTSIDE (circle one) _____ ISOLATED? _____
 REGISTERED DRIVER NAME: _____ RELATION TO RESIDENT: _____ #1 Reg. No. _____ Lic. _____
 VEHICLE LICENSE # _____ STATE _____ VIN# _____ (last five digits) _____ Lgh. _____ H# _____

The information contained on these applications is used to update the complex's online GateKey vehicle pass service database. One of the screens used to enter vehicle pass information is shown in the figure below. On the left hand side of the figure there is a list of additional information which is entered from the parking pass application, such as, Additional Residents used to identify the individuals other than the owners living in the residential unit.

To be able to access parking pass application information using Broadmoor-developed and -maintained software, the complex also maintains additional databases which contain more information than required by GateKey. This information is collected using a form titled "Parking Registration," using a drop-down menu shown in the figure below.



After the Broadmoor database administrator enters the login user name and password, the form shown partially below appears. This form allows entering owner and additional resident names and or vehicle information, e.g., license plate number. After clicking on the Retrieve button, information stored in the vehicle, owner and resident databases is displayed where it can be viewed and modified. There are a group of data maintenance buttons shown which, once the displayed information is confirmed to be correct, allows the databases to be updated. When new vehicles are identified, they can be added to the vehicle database. When there are new tenants or other individuals identified to live at each residential unit, there are buttons, either to delete or add the resident database information.

Broadmoor Huntington Harbour Parking Registration

Enter VIN or license No. (numbers, capital letters and no spaces)
 Vehicle ID No.: _____ License No.: _____
 Owner First Name(s): _____ Last Name(s): _____
 Resident First Name(s): _____ Last Name(s): _____

Retrieve

Decal: _____
 Registered Driver: _____
 License No.: _____ Property Address: _____ State: _____
 Vehicle Make: _____ Model: _____ Year: _____ Color: _____

Resident Type: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email: _____
 Phone 1: _____ Phone 1 Name: _____ Phone 2: _____ Phone 2 Name: _____ Phone 3: _____ Phone 3 Name: _____

Update
Add Vehicle
Add Resident
Delete Resident

Maintenance Committee

Plumbing Issues

Your neighbors in Broadmoor encourage you to be cautious with respect to plumbing, especially the stacked units throughout our complex and on Moritz and Grenoble. Please use your garbage disposal with caution. Several food items do not break down completely when put through the garbage disposal and can cause a sewer line blockage. Grease, when mixed with cold water will stick to the walls of the sewer pipe. Over time grease gets hard and it will build up and cause a blockage. Hair in the shower drain can build up and clog it, clean hair off of the drain screen after each use. Run hot water and a cup of bleach through the sewer lines on a regular basis to help keep the lines free and clear. Dispose of food in your trash. In regard to your toilets, baby wipes do not break down and can cause a blockage.

If a line becomes clogged, it is the homeowner whose unit the drain services who is responsible for the cost of clearing the drain line. If it is a line shared by multiple units which becomes clogged, all those homeowners share the cost. Unfortunately, such clogs usually reveal themselves when the toilets or sinks in the bottom floor unit begin to overflow!

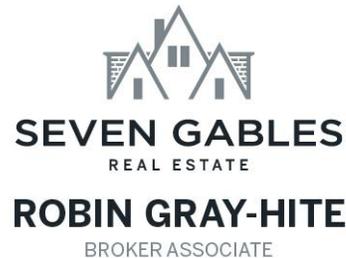
Community trash bins/ Doggy Waste bins

Please do not throw your weekly personal trash in the community trash receptacles. The doggy waste bins are for animal waste only and community trash receptacles are for the convenience of throwing out a few items while out and about ...not for entire week's trash.

Want the newsletter earlier?

You can subscribe to the associations web alerts. Go online to our website www.broadmoorhh.com and click "Receive Email Alerts". You will receive all community alerts (including the newsletter) by email.

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Reminder: July Board Meeting will be on Thursday, July 26th. All residents are encouraged to attend. 6:30 PM at Calvary Chapel of the Harbour

Next Monthly Board Meeting will be the usual third Wednesday of the month, August 16th 6:30PM at Calvary Chapel of the Harbour

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
David Price

Landscape

*Lanny Carpenter
Diana Boyd
Ellen Orange-Brown
Garry Brown
Catherine Lee
Chi Mendelson
Stefan Steinberg

Maintenance

Carlos Bosio
Chris Gray
Tony Sellas
John Wicketts

Parking

*Ron Lee
Chris Gray
Ellen Orange-Brown
Bill Selfridge
Tony Sellas
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

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