

The Broadmoor Breeze



September 2018

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

President's Message:

Well, as summer winds down and the smell of wood fueled fires on the beach subsides, we are heading into fall season and much earlier sunsets. The summer season has gone well here and residents have enjoyed the much-improved pool & spa amenity at Broadmoor. The last building to be re-roofed is nearing completion and, finally, I would say we are gaining on maintenance issues.

At least once each year, it becomes necessary to remind residents of some of the basics relative to living in a high-density community such as Broadmoor. This is not the old neighborhood where you can do what you want in your front or back yards. Residents are not allowed to place their favorite chair or bench in the common area. Nor are they allowed to disburse their favorite potted plants in the landscaping in front of, or on the side of, their home. Your creativity is not appreciated when you put your homemade water fountain on display in the common area, then it fails to operate, and becomes a nuisance.

If you have walked along the lagoon of late, you will notice a preponderance of ducks and what they leave behind—a mess. I can't believe that I need to say this but, "DO NOT FEED THE DUCKS!" Yes, we have seen cat food left out for the ducks. We are looking into various methods to discourage our feathered and quacking ex-friends from hanging out at the lagoon. Unfortunately, our fake swans have become their entertainment as they perch along the walls of the lagoon. Loud noises work but we are afraid we will scare more residents than ducks. We will keep you posted. In the meantime, DO NOT FEED THE DUCKS!

Then, there is the same old-same old; keep you dogs on leashes at all times anywhere in the complex. All dog owners already know this, but not all

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

dog owners practice it. I know you feel guilty as this rule does not allow your pet to "run with the wind", but too many times, your pet, rather than running, gets into trouble. Please, please, follow this rule. Your dog will survive.

Finally, a word about neighbor relations, lately it seems there have been more complaints from residents about the actions of other residents. What happened to the times when these types of problems were dealt with by neighbor talking to neighbor? The Board of the HOA has very specific duties and responsibilities, being the arbitrator of a neighbor dispute is not really one of them. The board is very limited in what it can do, other than write a letter. If a problem is serious, call the H.B. Police. If it is a dog attack, call the H.B. Animal Control. Otherwise, try talking to your neighbor if you feel they are too loud or you can smell what they are smoking. Broadmoor is a densely populated community; here more than anywhere, we need to get along with each other.

That is enough scolding and shaking of the finger.

All the best,

Garry Brown

Monthly Updates

Maintenance Committee

Closet doors

Closets that have doors opening from the outside, located at the end of buildings, have either gas meters, electrical meters, electrical breaker boxes or hookups for your optional soft water bottle systems in them. These closets may have to be entered by service personal or our maintenance employees.

Storing items in these closets or putting locks on the doors is prohibited. Any closet doors on exclusive use patios/balconies are the responsibility of the homeowner to maintain and replace.

Drain Cleaning

All homeowners should make sure that their window boxes are free and clear of all debris and that the drains are not plugged. Window boxes may never be filled with rock, sand, stone or potting soil. Any plants in the window box should be in pots. Clean out the tracks on your windows and sliding glass doors so that the drainable holes are free of any debris. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed, this is the responsibility of the homeowner. Check the drains on your decks, balconies and patios they should also be clear and running freely.

Other News

Board elections

Please consider running for the board!

Broadmoor Board of Directors annual election is coming up in February 2019. Being a board member is a great opportunity to take part in the management of the association and to be part of the process in making decisions to benefit all owners. It would be helpful to have management, business or construction background, but not necessary. If you would like to run for the board, candidacy statements need to be submitted by in January

2019. Please contact Danielle, our property manager at Powerstone, for more information regarding requirements and the process.

West Nile Virus

West Nile Virus is “endemic in Orange County” and is a recurring phenomenon every year particularly during the summer and fall months, said Dr. Eric Handler, the county’s health officer. “The best way to avoid West Nile Virus infection is to take precautionary measures to avoid mosquito bites,” he said.

Here are some of the measures recommended by the health agency to prevent infections:

- Empty all standing water on your property and reduce areas that might become breeding ground for mosquitoes including flower pots and pet bowls.
- Install door and window screens and make sure they are in good condition.
- Use insect repellent containing DEET, picaridin, oil of lemon eucalyptus, or products containing IR3535.
- Limit outdoor activity at dawn and dusk, particularly when mosquitoes are most active.
- Wear long-sleeved shirts and long pants when outdoors.

Speed Limit

The speed limit on Grimaud Lane is 15 mph. The speed limit inside the Broadmoor complex is 10 mph. Please adhere to these limits.

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For advertising info: broadmoorhh.com/newsletter

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

Next Monthly Board Meeting is Wednesday, September 19th 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
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(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