



The Broadmoor Breeze



October 2016

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

President's Message:

Compared to the rest of the country, our Fall weather, with its mildly warm days and ocean breezes, couldn't be better. We are all lucky to reside in this great climate, and at Broadmoor. With that pleasant thought, lets get down to it.

When you are sitting at the red light at the corner of PCH and Admiralty, look at the spikes on top of the wall. We had the hedges trimmed back so you can really see what horrible condition they are in. The real purpose of trimming the hedges is to make it possible to replace another 200 feet of these sad Sheppard hooks. Our plan is to replace most of the wall fencing along PCH then along the Starbuck's parking lot.

If you see a small group of folks aimlessly wandering around the complex, it is probably the monthly board member inspection tour of the complex. Our purpose is to walk through the complex with our property manager, maintenance, and landscaping volunteers to look at various problems that are going to require Board action (approving funds) in the near future. We also inspect work that has been recently completed.

As a result of our last inspection tour, we noticed that more than a few residents are, shall we say, being a little sloppy with outside and patio housekeeping. If you somehow wound up with a planter pot with a big plant that is too heavy to move, it is not okay to leave it in the common area to merely exist; the recessed areas under stairs were never intended as ladder and bicycle storage areas; ladders and bicycles go in the garages with your car (!); please do not mount a hose reel high in the middle of a exterior closet door; and finally, it is not sound judgment to plant a large tree in the ground inside your patio area that will grow and will potentially destroy your foundation and plumbing. We will

2016/2017 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

require these trees to be removed (as a favor to you). One last thing and I shouldn't even have to say it, the lagoon is not filtered nor is it healthy for humans or dogs to play in. Don't throw balls in the lagoon for your dog to retrieve (It wouldn't be so bad if the dog was the one throwing the ball).

On the landscape front, we have a new fiscal year and thus, a new budget. You will soon notice new plantings and modifications to the irrigation system. A note; please do not take it upon yourself to prune trees or bushes or cut flowers from the landscape in the common areas.

Finally, I want to convey to you that Broadmoor has a number of very dedicated and committed volunteers that serve on our committees and on the board. This HOA is one of only a few HOAs that employs its own maintenance staff to perform many of the maintenance tasks. This saves you money and, hopefully, small jobs get quicker attention. It also requires management, as does oversight of contracts to make sure we are getting what a contract promises. We have volunteers doing this on a daily basis. Thank you.

All the best,

Garry Brown

Monthly Updates

Architectural Committee

Some changes have been made to our Home Modification Application. The new Application has a Section 2 that explains the additional documentations and fees that may come into effect for certain modifications. These new documentations and fees have become necessary for the Association to keep better track of modifications to the common area. A chart has been added to clarify what documentation is needed for these modifications.

Website, Technology, & Communications Committee

Recently the Board of Directors' published a revised Home Modification Application which included a significant amount of information concerning the different types of home modifications. There is now a detailed table of different types of proposed modifications along with which modification requires plans, drawings, brochures; city building permits; fees or deposits; indemnity agreements and additional requirements. For the time being, click on "Fill-in Forms=>Home Modification" as shown below.



Clicking on the sign will bring up the stored



form, shown below, which can be printed and completed and taken to the guard house to begin the approval process. When this form is provided as an electronic form to be completed online, it won't be necessary to get up off your chair to begin the approval process. In fact, the approval process is largely done electronically. You'll also be able to upload any brochures or drawings to the GoDaddy secure server which can be accessed by anyone involved in the process while the submitter of the application is kept informed as to the progress at each step of the process.

BROADMOOR HUNTINGTON HARBOUR COMMUNITY ASSOCIATION

HOME MODIFICATION APPLICATION
(A SEPARATE APPLICATION IS REQUIRED FOR EACH PROPOSED MODIFICATION)

SECTION 1 -- APPLICANT INFORMATION (Please Print Clearly)

Homeowner _____ Date _____
Address _____ E-mail Address _____
Daytime Telephone _____ Evening Telephone _____
Description of Modification _____

Estimated Start Date _____ Estimated Completion Date _____

I have read the Architectural Control guidelines in the Community Handbook and Articles VII and VIII of the CC&Rs. I agree to abide by the CC&Rs, association rules, *and to satisfy all other requirements set forth in this application*. I agree to hold Broadmoor Huntington Harbour Community Association harmless from any legal or construction problems or any litigation resulting from this modification.

You'll be presented with an "Under Construction" sign indicating that the newly created form isn't available as a fill-in form but must be completed by preparing a hard copy form. This form can, of course, be printed from the one stored on the website but is also available at the guard house.

Other news and updates

Check Your Spectrum Cable Bill!

As we reported last month, the board has negotiated a better cable television package for all residents. Commencing October 15, 2016 all Broadmoor residents began receiving enhanced bulk rate cable television services at a lower monthly cost to the association. Be sure you are taking advantage of these services, which include the Standard TV channel lineup, Showtime Premium Networks and one free set top cable or DVR box. Check your bill to be sure you are not being charged for a cable box or DVR. If you do not have one yet, call Spectrum at 866-550-3211 to have one installed free. (A cable box provides access to more channels and better quality video than a Digital Adaptor.)

Earthquake Insurance Tabled

At the last board meeting, the board considered a motion to obtain earthquake insurance. Since only two directors voted in favor, the motion failed for lack of a majority vote. Two directors who did not vote on the motion stated only that they were not comfortable proceeding at this time. The matter has been tabled but may be reconsidered by the board in the future. (Ironically, mere days after the meeting, over 200 earthquakes were registered in the Salton Sea area of the San Andreas fault. Geologists are concerned that those quakes may be a precursor to the overdue "big one.")

Committee Volunteers

The board will be reviewing all of its committees and their current members to see if any changes are necessary. If any Broadmoor residents are interested in serving on a committee, please give Amanda Porter your name and the committee for which you would like to be considered. Keep in mind that all volunteers need to come with open minds, the ability to work well with others, and the desire to do what is best for the community as a whole. Anyone who has a specific agenda or personal interest they wish to foster would not be a good candidate. As parking is the number one issue and complaint the board receives, we are look-

ing to add members to that committee. Other committee openings may also be available for Architectural, Landscaping, Reserve Study, and Technology.

Unleashed dogs

There have been numerous complaints of unleashed dogs. This is against the City of Huntington Beach city ordinance as well as the Broadmoor Huntington Harbour Association rules. Homeowners will be cited and fined for violation of leash rules.

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

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

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Lanny Carpenter*
Ellen Orange-Brown
Garry Brown
Mike Carpenter
Catherine Lee
Betsy Parrott
Stefan Steinberg
Cynthia Wityak

Parking Committee

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

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task For

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

Website, Technology, & Communications

Bill Selfridge*
Mike Carpenter
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Broadmoor's Property Mgmt.
Amanda Porter,
apoter@powerstonepm.com
949-535-4496
Sylvia Mandujano,
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

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