

The Broadmoor Breeze



November 2016

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

President's Message:

It is mid-November and the weather is unbelievable here in paradise. Have you noticed how fantastic our lawns look? It is because we are watering them too much. Drought conservation regulations have been lifted and now conservation is voluntary. Our records indicate we are using more water than ever at Broadmoor. We will be on a mission to reduce water consumption and conserve.

In 2017, the rebates will return for transitioning from lawns to drought tolerant landscapes (not desert landscapes). Across the sidewalk from the "green-belt" we will propose rebates to transition some of the round corners in front of the garages to drought tolerant plants.

Next year will potentially be the seventh year of a historic drought. If it is any reassurance, Orange County is absolutely the best place to be. We have an aquifer under north and central O.C. that is equivalent to the size of Lake Mead---estimated to be 60 million acre-feet. We have the ground water replenishment system that treats wastewater to 130 million gallons of almost distilled water each day. In addition, we import half our water from both the Colorado River and the Delta. Water districts have the water to sell and they need to make their budgets and that is why we are off mandatory drought regulations.

This winter we will drain and replaster the pool. In addition, the board will be looking at a proposal to install tubing on top of the trellis that separates the pool and the tennis courts that will heat the pool with solar heated water. In the near future, Grimaud will be coated to preserve the surface. Costs will be paid partly by the HOA and the City. We are getting the better part of the deal. We will also be looking at proposals for some street repairs.

Thank you for improving the general housekeeping items that I mentioned in the last newsletter. I want to close this edition by thanking the other members of the HOA Board. You have no idea how much

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

time they invest in making Broadmoor a great place to live. I invite you to take a walk through the complex. I believe you would agree that it looks pretty good for its age.

All the best,

Garry

HAPPY
THANKSGIVING! 

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

Next Monthly Board Meeting is Wednesday, November 16th 7PM at Don's the Beachcomber

Monthly Updates

Gate System Committee

Fobs

Our gate fobs are made of plastic. Although they are durable, any plastic material can be cracked or broken when subjected to stress. It is advised that you do not store your gate fob on the same ring with metal keys. Over time, the constant contact with heavier metal keys can damage the protective rubber cover and/or crack the plastic. Such wear and tear is the homeowner's responsibility and replacement will require a \$50 replacement fee.

Parking Decals

Parking decals are issued for a specific vehicle and that information is recorded in the association's database. Residents may not remove a decal from one vehicle and apply it to the windshield of another vehicle. Any resident who does so is subject to a fine.

If you sell, otherwise dispose of a vehicle, or plan to move away, be sure to remove the parking decal and mail it to PowerStone or turn it in to the Post Commander, Michael, at the front guard house. You must return the serial number portion of the decal. Failure to do so will result in a \$100 fee for each non-returned decal.

Maintenance Committee

Grimaud Seal Coat

The new water line across the channel from Trinidad Island to Grimaud Lane is complete. The City of Huntington Beach is going to seal coat the street where the asphalt patching is and the area that the contractor used for staging their equipment. This area is approximately 1/4th of Grimaud. To prolong the life of Grimaud, we have an opportunity to do the entire street using the same contractor that the City is using for a reasonable price since they will already be doing part of the street. This will prolong the life of the street for approximately five more years and there is money set aside in the budget for the Grimaud street maintenance. The Board has received a bid for our portion of the work and will be discussing it at the November 16th Board meeting. The street will be seal coated in two days, doing one half of the street each day. Broadmoor's Moritz gate will be closed for those

two days. We're hoping to do the job on a Monday and Tuesday. You will be able to get in and out at the guard gate on both days.

Pool Maintenance

It has been noticed for a while that the floor of the pool is getting more and more rough areas. Our pool maintenance company tells us this is calcium forming through small cracks and small holes in the bottom of the pool. These calcium deposits have been scraped off in the past, but they keep coming back. Part of the reason for this is due to hard water we have here in Huntington Beach. The recommended way to repair this is to drain the pool and re-plaster the entire pool. The Board is looking into doing this project during the winter months. We've also noticed that there are many cracked tiles around the water line and these will be replaced at that time. There is money in our budget that has been set aside for pool maintenance to cover this expense.

Other Updates

Earthquake Insurance

The board is still pondering the issue of earthquake insurance. The board has decided to conduct a poll of all homeowners. The poll will be included in the annual ballot for the board of directors. It is important that every homeowner return their ballot and complete the earthquake poll. The ballots and poll will be mailed in January 2017.

Mail Boxes Too Full

Our mail carrier has requested that residents collect mail more often. If box is too full to add new mail, the carrier can return contents to post office and put a 10 day hold on that address.

Additional Reminders

Pet owners

Please be responsible and pick up your pet's excrement and dispose of it properly.

West Nile Epidemic

Dump or drain any standing water left outdoors.

Dryer Vents

It is homeowner's responsibility to clean. It is recommended to have done once a year to prevent fires. This will also improve drying efficiencies.

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,
aporter@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