

The Broadmoor Breeze



November 2018

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

President's Message:

Already, here we go into the holiday season with Thanksgiving on the horizon. Thankfully, mid-term elections are over and we can hopefully recover from the campaigns and media saturation. I wish you all the best of holidays.

I hope you have noticed the actual improvements to the complex this year. The pool and spa area has been greatly improved. The trellis between the tennis courts and the pool has been replaced for the first time ever and the Martin Lane bridge has finally taken shape. The \$3.8 million re-roofing project has been completed and we instituted a plan to pay off the deficit incurred from the added costs.

There are a couple of items I want to bring to your attention as we have moved this month's HOA board meeting to the 28th of November, after the Thanksgiving holiday. I have been continually telling folks that after the re-roofing project, we need to tent the buildings for termites, and then paint the complex. After all, we are all interested in maintaining our investments and the value of homes in Broadmoor. These projects are essential. We have been putting funds toward these projects in our reserve accounts.

On the agenda for the November meeting are bids for the termite work. Not sure if we will have all the bids we need so there may or may not be a decision forthcoming at the meeting. Additionally, there are four bids for repair cracks and resurfacing the three tennis courts. There are three courts all needing, at a minimum, cracks filled and resurfacing. Bids range from \$4,000 for simple repairs to \$16,000 for resurfacing. We will be discussing these items at the next board meeting.

The second item is important as it relates to community participation in the decisions that come before the Board. Since 2012, the Board has estab-

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

lished committees of Broadmoor residents that make recommendations to the board on numerous topics. Existing committees are Landscaping, Architectural, Parking, Reserve Study, and Maintenance. We are currently looking for new members to serve on these committees. If you have an interest and/or experience in one of these areas, please consider applying for the committee to Powerstone or me. Depending on the committee, some meet monthly and others meet two times per year. Your involvement will be most appreciated.

All the best,

Garry Brown

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

Due to the Thanksgiving holiday the November meeting of the board of directors will be held on Wednesday November 28th at the Calvary Chapel in Peters Landing, 16450 Pacific Coast Hwy #100, Huntington Beach, commencing at 6:30 p.m.

Monthly Updates

Website, Technology, & Communications Committee

Our Board of Directors (BoD) is comprised of residents who are elected each year to manage the association fees collected monthly to maintain the infrastructure of our community. It hasn't been that long since they did this task without assistance. Since then, upon the suggestions from some residents, various committees have been formed that support the BoD.

The website resulted from one of these committees. The figure below shows a list of board members and, also, the committees that were formed.



The website committee implemented a feature to permit committee members the ability to initiate dialogue among other committee members. As shown in the figure below under "Forums," there are two such applica-



tions. Welcome to the Broadmoor Community's Website

Both the "Discussion" and "Survey" applications are solely for use by committee members to initiate dialogue among other committee members and/or the board. To ensure that only committee members use these features, a login is required that is password protected (as shown in the figure below).



To obtain a password requires that a committee member "Register" the username and password and be listed as an approved member of one of the committees found in the "Association Contacts" list shown previously.

Maintenance Committee

Holiday Decorating

We are looking for volunteers to help decorate the Broadmoor entryway on Saturday, December 1st starting at 9:00 a.m. We will meet outside the entrance to the pool. This is a great way to meet your neighbors. Any and all help will be greatly appreciated.

Other News

Community Trash Bins/Doggy Waste Receptacles

Please be mindful of our maintenance crew and costs to the association...emptying community trash receptacles is just one of their many tasks. Do not use community trash bins, maintenance dumpster, or doggy waste receptacles for residential trash. Discarded mail, Barbecue briquettes, building materials, personal trash and food. Etc should be discarded in resident's personal trash receptacle.

Intruder Arrested

On multiple occasions a man who may be homeless has been spotted inside Broadmoor (see photo below). We do not know how he is gaining access to our complex. On November 5 around 7:40 a.m. he jumped the pool fence wearing a t-shirt, slacks and carrying a backpack. He then stripped down to his underwear, and entered the hot tub with a glass bottle of alcohol. He appeared to be inebriated. A board member and the front gate post commander both called the police who, after confirming he was trespassing, handcuffed and arrested him. He is Caucasian, around 35-40 years of age, approximately 5'10" 175 lbs, dark hair with full beard. If anyone sees him wandering inside the complex, please immediately call the HB Police at 714-960-8811 and report it to the duty officer. Update: He was chased out of the spa again on Sunday morning 11/11/18.



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

Money Tip

State Controller Betty Yee announced in October 2018 that her office is safeguarding a total of \$9.3 billion in unclaimed cash belonging to Californians, and she's asking owners to take the steps to retrieve it.

"California's Unclaimed Property Law requires banks, insurance companies, corporations, and certain other entities to report and submit their customers' property to the State Controller's Office when there has been no activity for a period of time (generally three years)," according to the office's website.

The office says there is no deadline for claiming it once it is transferred over to them.

Search the controller's database at claimit.ca.gov or
Call 800-992-4647

There is no time limit for submitting a claim.

Good luck!

Paid Advertising



☎ 562-592-2946
✉ robingsh@SevenGables.com
🌐 SevenGables.com
🏠 DRE #00820788

For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
David Price

Landscape

*Catherine Lee
Diana Boyd
Garry Brown
Stefan Steinberg

Maintenance

Chris Gray
Tony Sellas
John Wicketts

Parking

*Ron Lee
Chris Gray
Bill Selfridge
Tony Sellas
Bill Wong

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

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