



The Broadmoor Breeze



December 2015

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

President's Message:

HAPPY HOLIDAYS! As we focus on celebrating the holidays and look forward to a new year, I want to take this opportunity to thank our friends and neighbors who have contributed this year of their time and efforts in making Broadmoor a great place to live. Broadmoor residents serve on various committees, such as landscape, architectural, maintenance, and parking. Our decorations are installed and in some cases, purchased by volunteers. This newsletter is written and produced by volunteers. To committee members, Thank you!

Two volunteers that have given so much of their time and deserve recognition are Mike Carpenter and Bill Selfridge; Mike, for his leadership in implementing and seeing through to completion our numerous maintenance projects, and Bill, for his work on everything concerning computer technology, maintaining the database for the gate entry system and parking patrol. We appreciate your valuable help. Thank you!

This year the Board of Directors has taken significant steps to protect and ensure your investment in Broadmoor. The Board has proactively addressed numerous deferred maintenance projects throughout the complex, while keeping within the budget. Advances have been made in our landscaping and irrigation management. Owners approved the re-roofing project, which requires constant management by the Board. The Board has been transparent in its dealings and welcomes input from all residents. Thank you goes to my board colleagues Chris Grey, Annette Merriam, Ron Lee, and Robert Sebring.

In my opinion, it has been a good year for Broadmoor, not because of any one or a few persons, but

2015/2016 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

because our community has come together. To all that have been a part of this effort, Happy Holidays and THANK YOU!

Happy Holidays

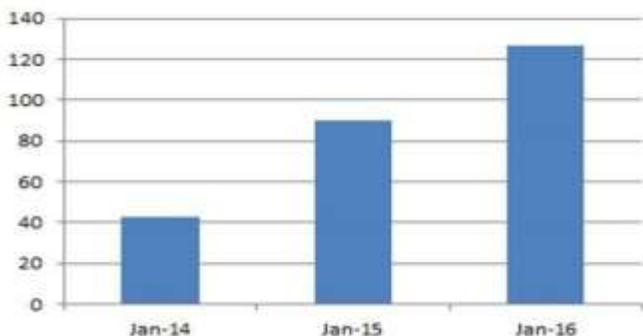
Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

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

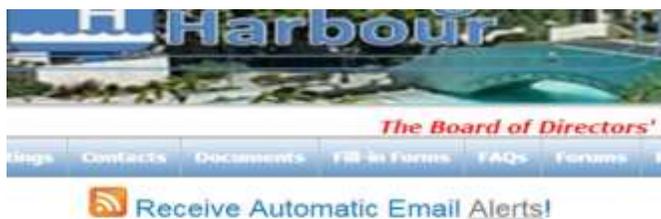
Monthly Updates

Website, Technology, & Communications Committee

Since our BroadmoorHH.com website was established in May 2013, the number of registered subscribers has grown year by year. At the start of 2016, there are 128 registered subscribers, a 47% increase in the number of subscribers from the be-



ginning of 2015. If the trend continues, there will be nearly 200 subscribers who receive regular alerts from the HOA Board of Directors via email by the



community's Website

beginning of 2017. If you wish to subscribe, it is easy. Just go to the home page www.broadmoorhh.com, and click on the 'Alerts' link. It is as simple as that!

Maintenance Committee

Preparing for winter weather

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 and clean and re-caulk around windows as necessary.

Drains on decks, balconies and patios should also be clear and running freely.

Holiday Decorations

The Board would like to thank the volunteers – Larry Cotton, Suzanne and Sam Hammoud, Debbie and Chris Gray, and Betsy and Jim Parrott for putting up all the decorations at the entrance to our complex. Special thanks to Betsy and Jim for extra work in decorating and donating the poinsettias in front of guard shack as well as donating many of the decorations. We plan on taking down the decorations on Saturday, January 9th and welcome any volunteers. We'll meet at 9:00 a.m. outside the gate to the pool.

Reminders

Condominium Unit Owner's Insurance

The associations strongly recommends that each homeowner carry condominium unit-owner's insurance with "building property" replacement coverage in a sufficient amount to replace the entire interior of your unit including any upgrades. Without such coverage, you leave a huge void in your insurance protection.

Dogs must be leashed at all time when outside of the resident's unit

No dogs are permitted to remain unattended while outside and must be leashed at all times when outside of the resident's unit. All pet owners are responsible for picking up their pet's excrement and disposing of it properly.

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Catherine Lee *
Ellen Brown
Garry Brown
Lanny Carpenter
Mike Carpenter
Betsy Parrott
Stefan Steinberg
Vivian Valenzuela
Cynthia Wityak

Parking Committee

Jim Parrott *
Lanny Carpenter
Mike Carpenter
Chris Gray
Ron Lee
Bill Selfridge
Stefan Steinberg
Edith Wilmoth
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Brown*
Garry Brown
Mike Carpenter
Jim Parrott
Annette Merriam
Scot Vivian

Maintenance Committee

Mike Carpenter*
Carlos Bosio
Hector Cano
Chris Gray
Bob Holtz

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