

# The Broadmoor Breeze



December 2016

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

## President's Message:

Happy Holidays Everyone! We made it through another year. What a year it was; just the politics alone was enough to boggle the mind, but enough about politics.

Broadmoor appears to be running smoothly on all fronts. The resurfacing of Grimaud is a nice touch to the entry to Broadmoor. Thank you Chris Gray for your work on making it happen. There was a shared cost between the City of Huntington Beach and the HOA due to the pipe construction by the City. Thanks to Chris we got the much better end of the deal.

I hope you are enjoying the holiday decorations. Thanks to Betsey Parrot's initiative, we replaced some decorations that were worn-out and broken. Also, thanks to the small band of other residents that helped Betsey put them up. Broadmoor was looking festive for all the many visitors who partied while watching this year's Boat Parade. Now with a little cooler weather, we can all pretend that we actually have seasons here in paradise. Just keep sending photos to family and friends back east to make them continually envious.

The re-roofing saga continues. Lang Roofing is trying to out-guess the rain events. We had one casualty of water intrusion on Moritz in the last rain but Lang stepped up to make the necessary repairs. We are on schedule but due to excessive damage, we will hopefully be close on budget but probably a little over.

Speaking of water, the Board plans on approving a bid to drain the pool and re-plaster it this winter so in spring it will have a new look and even new railings going into the pool. Also, we received the good news in our monthly water consumption reports that we have substantially reduced usage on our landscaping.

## 2016/2017 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	Chris Gray <a href="mailto:dcgray903@verizon.net">dcgray903@verizon.net</a>
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

The Landscape Committee continues to meet monthly and in addition, has a walk-through of the complex to check up on landscaping issues and needs. The Board, acting as the maintenance committee, does a monthly walk-through to assess any maintenance issues. The Parking Committee still has the difficult challenge of coming up with recommendations to help alleviate the issue of too many cars and not enough parking spaces. Finally, and probably most important, Annette Merriam does a wonderful job on reviewing our monthly expenses with a fine tooth comb and keeps us within our budget.

As I said earlier, things appear to be going relatively smoothly. If you have any issues or inquiries, please do not hesitate to contact any of the board members or Amanda at PowerStone, our property managers. We are all committed to ensuring Broadmoor is a great place to live.

All the best,

Garry Brown

**Next Board Meeting: Dec 21st**

**Location: Don The Beachcombers**

## **Monthly Updates**

### **Maintenance Committee**

#### **Exclusive use balcony patio floors**

Owners are responsible for maintaining and repairing the deck surface of their exclusive use patios and balconies. All balcony patios on the second and third floor were originally constructed with a waterproof membrane that requires periodic maintenance. Any damage to the building structure caused by the failure of the waterproof membrane is also the owner's responsibility.

You should be diligent in inspecting your decks for any cracks and soft spots, which is an indication that water is leaking into the structure below. As our buildings age, one significant issue is the fact that many owners have tiled their balcony patios. The substructures were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. The grouted area next to a wall or the building tends to crack or come away from the wall with age. Over time water seeps through cracks and settles between the tile and the underlying membrane, which eventually leads to failure of the membrane, corrosion of the metal flashing, and dry-rot to the substructures. These leaks are usually first detected when water leaks into your walls, the ceiling of your unit, or into the unit below in stacked units. By then the structural damage can be quite extensive and expensive to for the homeowner to repair.

#### **Holiday Decorations**

The Board would like to thank the volunteers – Larry Cotton, Lanny Carpenter, Betsy and Jim Parrott, Tod Sorensen, Annette Merriam and Chris Gray for putting up all the decorations at the entrance to our complex. Special thanks to Betsy and Jim for extra work in purchasing new decorations and the poinsettias around the guard shack. Thanks also to Sage and Alyss, our junior volunteers. *We plan on taking down the decorations on Saturday, January 7<sup>th</sup> and welcome any volunteers. We'll meet at 9:00 a.m. outside the gate to the pool.*

#### **Dog Waste Bins**

The dog waste bins located with some of the doggie bag dispensers are to be used solely for disposal of dog waste bags. Some residents are dumping junk mail and household trash into these containers. Please refrain from doing so.

#### **Holiday Lights and Decorations**

The association allows residents who which to celebrate various holidays throughout the year to put up decorations and string lights in their patios, balconies and the immediate common areas adjacent to their units. Be mindful to take down ALL such lights and decorations in a timely manner after the holiday. *Also be reminded that decorative string lights are NOT otherwise allowed in the common area and patios at any time.*

#### **Hot tub bathing/sand**

As reported in a previous newsletter, someone returning from the beach has been rinsing the sand off in the hot tub. That sand clogged the jets and damaged the plumbing, requiring the hot tub be drained, the lines cleared and then refilled, increasing the association's maintenance costs. On December 9, a resident brought soap to the hot tub and then bathed, leaving the hot tub full of soap suds and dirty water. Soap will damage the heater and circulating pump. The association will again have to pay to have the system purged and cleaned. Please use the outdoor shower to wash off all sand or to shower before or after you use the pool area. Violators will be fined. If you observe anyone bathing in the hot tub or tracking sand into it, please notify PowerStone immediately with the time and date, so that the security video cameras can be checked to identify the culprit.

#### **Disposal of Paint**

A resident or contractor has been dumping paint rinse water in the common area on Bordeaux. Paint and paint rinse water should NEVER be dumped in the plants, grass areas or down the storm drains (which empty straight into the ocean) because such material will harm plants and marine life. Household paint should be disposed of by rinsing paint brushes in, and dumping paint rinse water down, your household sink or toilet. Unused paint and

empty paint cans can be dropped off at Rainbow Disposal for free.

### 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.

### Website, Technology, & Communications Committee

In September 2016, a new Home Modification Application was published and replaced the previous hardcopy available at the guard house and the website. There is now an online electronic version of this form, which virtually replicates the hardcopy form. This new electronic form allows you to print a hardcopy of the form that goes through the approval process. The electronic version is shown in the figure below

After completing the required fields, including the notification of neighbors section, and clicking on the "Print Hardcopy" button, a pdf version of the form is provided on your computer's monitor (see figure below, item 1). Using the electronic version of the form saves you time, since the information is emailed to the approving committee or the board depending where in the approval process the application is at the time a print hardcopy is clicked.



Your request number is shown below your electronic signature. This request number is used any time you wish to check the status of your application. See the figure below for where to find your "Request Number" (see item 2).

The figure previously shown above has a place where you would enter your "Request Number" and click on the "Retrieve" button (see item 3). Also, if you have information which would help you provide supporting information for your application, such as a brochure, engineering drawing, receipt, etc., you can upload scanned pdf versions of these items that are stored on your computer. Photograph representations can also be uploaded in jpg (or jpeg) format.



## 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](mailto:aporter@powerstonepm.com)  
[949-535-4496](tel:949-535-4496)  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
[949-535-4514](tel: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](http://www.broadmoorHH.com)

### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)

### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)