

The Broadmoor Breeze



December 2017

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

President's Message:

I want to wish you all a delightful and happy holiday season. At 80 degrees, it is difficult for some to feel like it's the season to be jolly, and for others, it is why they came west and left the cold. Whatever your preference, have a great holiday! Also, I want to thank Chris Gray and the 14 member volunteer committee that put up the festive holiday decorations at the entrance of Broadmoor.

I realize I sound like a broken record, but now it is happening. The swimming pool is closing and being drained on or near December 18th. We are replastering the pool and looking to replace the decking, along with new boarder tiles and ladders. The pool area will be closed for several months.

Thought you might be interested to know the iconic Huntington Beach Power Plants are coming down. Yesterday, I was invited to attend a celebration of constructing a new power plant being built behind the old ones. This new plant, a peaker plant, will be air-cooled and fueled by natural gas. It will have a much lower profile than the old ones. Also interesting, is that it takes up to ten hours for the old generators to get up and running on line. The new generator can be running on line in ten minutes. About the only people who will miss the large generation plants and stacks will be boaters and surfers, as the iconic tall stacks can be seen as a way-point from miles away.

In the landscape arena, the area surrounding the south end of the lagoon on both sides will be the focus of some new landscape planning. The Board is continuing to study the costs of concrete vs. pavers to redo the space between the third and fourth buildings on the lagoon side of Bordeaux. I believe the greater utilization of pavers compared to concrete provides more long-term benefits in both aesthetics and maintenance.

2017/2018 Board of Directors

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

Let's talk re-roofing project. We are 12% over budget and have seven buildings left to be re-roofed. The reason for the overage is the amount of wood sheeting and rafters that have had to be replaced. In addition, Lang has had to rebuild some of the flat roof areas on the ends of some of the building to create a slant so rainwater does not pool and eventually rot the wood. The Board is committed to fund this overage without raising assessments.

For a while, it appeared to be musical chairs with the gate guards with numerous new faces. Now, the staff at the guard house is set and the guards you see are assigned to Broadmoor, so get acquainted with them. Chris works weekdays and is in charge of the team.

Have a great Holiday!

Garry Brown

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

Next Monthly Board Meeting is Wednesday, December 20th 7PM at Don's the Beachcomber

Monthly Updates

Parking Committee

New Parking Decals

Just a friendly reminder that all residents must get new parking decals for all vehicles by December 31, 2017. Due to the holidays, it may be difficult to process applications submitted near the month-end deadline. Don't delay! Beginning January 1, 2018, vehicles with expired decals will be subject to citations and fines.

Architectural Committee

Damaged Arch

The archway on Martin Lane was damaged by a trash truck. Our trash pickup contractor will be paying for this repair. A contractor has been hired and is in the process of getting necessary City permits. There will be an inconvenience for a while. Please bear with them while this repair process takes place.

Website, Technology, & Communications Committee

It has been pointed out over the years that it is difficult to find a parking space in our complex. The Board of Directors has been aware of this situation and has tried to initiate rules with which to correct the situation. One of these corrective actions is to begin patrols at random times and issue citations where parking rules have been violated. The Guard House Post Commander (PC) has been given access to the website's fill-in form for completing parking citations, as shown below.



One of the actions taken by the board recently is to request every resident to submit a new parking pass application, and a board member will issue completely new parking decals. One item requested on the application, not previously requested, is to supply the vehicle identification number (VIN) of each vehicle located at your address. This VIN information can then be used by the PC to retrieve the vehicle information in Broadmoor's vehicle database to help complete the entering of citation information as shown below.

The form is titled 'Broadmoor Huntington Harbour Parking Violation Information'. It includes fields for: Vehicle ID Number (with a red note: 'Enter last five digits of VIN or 9999, if VIN not known'), Citation Number (with a red note: 'Enter 9999, if Citation No. not known'), Vehicle Decal Number (with a red note: 'If a Decal Number is not provided, enter 9999'), and Pass Permit Number (with a red note: 'If a Permit Number is not provided, enter 9999'). Other fields include First Name, Last Name, Time Issued, Date Issued, Vehicle License, Make & Model, and Color. A 'Retrieve' button is located above the Citation Number field. A radio button is selected for 'Violations: Parked outside with an inside decal'.

An Excel report will be subsequently prepared which shows those vehicles that have been issued citations. What is particularly troubling is that there are usually several of the reported citations in which the vehicle does not have a decal or a guest pass, as shown in the figure below.

Citation Number	Decal Number	Pass Number	First Name	Last Name	Time Issued	Date Issued	Vehicle Make	Make & Model	Color	Violation
2105	1-0831	9999			2300	2017-11-02	NISSAN	7EGP937	BLUE	Parked outside with...
2107	1-2234	9999			1130	2017-11-04	ACURA	5VPU738	SILVER	Parked outside with...
2108	10-1158	9999			1130	2017-11-04	DODGE DAKOTA	4P53085	GREEN	Warehousing: Vehi...
2109	10-1112	9999			1940	2017-11-09	FORD FUSION	7AK4090	WHITE	Parked in a fire lan...
2063	1-2161	9999			10535	2017-11-10	TOYOTA 4RUNNER	4PW6307	WHITE	No visible pass or a...
2064	1-2234	9999			10545	2017-11-10	AZROK	VW	BLACK	Parked outside with...
2065	9999	9999			2210	2017-12-01	DACIA	7AP9393	BLACK	No visible pass or a...
2066	9999	9999			2235	2017-12-01	FORD XLT	1497282	WHITE	No visible pass or a...

If the vehicle is not owned by a resident (no decal), or if the driver is visiting a resident and did not enter through the main gate to get a guest parking pass, this constitutes illegal parking. The questions are then: why is the vehicle in the complex, and should it be removed? The VIN is to be used to help determine if the vehicle has been cited before and is, therefore, subject to be removed (towed) from of our community.

Maintenance Committee

Pool Re-plaster

The pool and hot tub will be closed beginning December 15, 2017 for several weeks while the pool is drained and re-plastered. All fobs will be deactivated from the pool area during that time for safety.

Paid Advertising

ROBIN GRAY-HITE

BROKER ASSOCIATE
GRI/SFR

C 562.592.2946

F 714.500.3333

CalBRE #00820788

rgrayhite@starrealestate.com



For advertising info: broadmoorhh.com/newsletter

Announcements

Holiday Appreciation

At November board meeting, the board did vote to give our maintenance crew James and Ricardo a well deserved Christmas bonus this year.

The security guards are not Broadmoor employees, so no bonus was given, but please feel free to express your appreciation either with monetary or small gifts for jobs well done this year to the maintenance crew and/or the security guards.

Doggy Doo

20-30% of all pollutants in waterways are attributed to dog waste: Pollutants contaminate waters via sewer systems. Overall, it is believed dog waste is third or fourth on the list of contributors to bacteria in contaminated waters. So, not only is unpicked up dog waste unsightly, it is also a health risk.

It is a fineable rules violation to leave your dog's feces on the grounds, or to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact Amanda at Powerstone Property Management immediately and the rule will be enforced.

Speed Limit

The speed limit on Grimaud Lane is 15 mph. The speed limit inside the Broadmoor complex is 10 mph. Please adhere to these limits.



Holiday Decorations

The Board would like to thank volunteers - Kim & Tod Sorensen, Brian Groseth, Peter Rumbellow, Chi Mendelson, John Gordon, Beth & John Donahue, Maya Ghoudsifar, Soraya Monterroso, Don Kujat, Elise Masseling, Sandie McWilliams, Jason Kiffe, and Chris Gray for helping to install the Holiday decorations at the entrance of our complex.

We would appreciate help in taking down the decorations and we will be doing this on Saturday, January 13th. We will meet at the pool area at 9:00 a.m.

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Joie Koenders
David Price

Landscape

Diana Boyd
Ellen Orange-Brown
Garry Brown
Lanny Carpenter
Catherine Lee
Stefan Steinberg
Cynthia Wityak

Parking Committee

Lanny Carpenter
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
Annette Merriam

Website, Technology, & Communications

Bill Selfridge*
Ron Lee
Annette Merriam

*** = Chairperson**

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

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