

The Broadmoor Breeze



December 2018

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

President's Message:

Here we are in December already and another year has gone by. Maybe it is just me, but it seems the years travel by quicker as we get more than a few under our belt. Certainly, 2018 went by in a blur or maybe it was the Blue Wave that washed over us in Orange County. On behalf of the Board of Directors of the Home Owners Association, I wish you the best of holidays and that 2019 be a great year for you and your family.

This rainy season forecast is for a wet season and we are off to a good start. Even with the mild storms we had, some residents experienced blocked or clogged rain gutters. If you think you might have a problem with the gutters or any drainage at your residence, call our property manager, PowerStone, and ask that they be checked. Your call will initiate a work order to get this done. From vivid and personal experience, I learned you should make sure the drains on your balconies are free from leaves or any blockage or you too may get up in the night and find yourself standing in water in your bedroom.

On current HOA events, we approved \$13,500 to resurface the tennis courts, which includes painting the new surface. If you haven't noticed, the wood cross members in the trellis between the pool and the tennis courts have been replaced for the first time ever (we think). Also, we are studying the bids we received for tenting all the buildings in the complex for termite extermination. We are also requesting a few more bids. This is a complicated process as there will be meetings with residents to explain the entire process and provide instructions for moving some of your patio items with dates and times. The entire complex will be done in phases as we did in 2008. We are aiming for next spring or early summer. We are able to do the tennis courts and termite tenting because we have been setting

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

aside funds monthly in our reserve accounts. Stay tuned.

If you are lacking ideas for New Year's resolutions, I may have one. Let's all try to resolve that we treat each other better by being as considerate as possible and showing a little more respect for one another. We densely populate a relatively small land area and we cherish our patio items, pets, cars, and especially our opinions of how things should be. Let's continue with all these things but try a little harder to be considerate of our friends and neighbors.

Again, Happy Holidays!

All the best,

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 19th 6:30PM at Calvary Chapel of the Harbour

Monthly Updates

Website, Technology, & Communications Committee

Our Board of Directors (BoD) authorized the establishment of a Secure Socket Layer (SSL) for our website following the lead of GateKey, the visitor management software solution, that was selected for our gated community. As you can see circled in the figure below, there is a lock symbol  followed by an abbreviation “https”, which stands for “hyper text transfer protocol secure”.



What this upgrade accomplishes is to make secure (encrypt) the communication that occurs between a website which runs on your personal computer and the network server which connects you to the Internet. Our website committee has implemented this same capability on our website, as shown below, providing assurance that your personal data, managed by our website, is safe from any hacker attempting to obtain your personal data.



The Broadmoor Huntington Harbour website collects and stores for each resident names, addresses, phone numbers, vehicle information and passwords for some residents who work on committees. In addition, to the secure internet address, our website has been certified as passing all the security checks performed by McAfee and has provided an icon designation to display that on our website (as shown in the figure below).



McAfee is a leading provider of security software used to secure Wi-Fi networks from unauthorized access and keep your personal information safe.

Maintenance Committee

Satellite Dishes

Before a resident installs a satellite T.V. dish antenna (or has an existing one replaced or repaired), you must submit a Home Modification Application and pay the \$150 fee for roof inspection. The association must receive payment and approve the HMA before your vendor may access our roof. The homeowner is also responsible for any damage caused by an installer. We have spent \$ 3.8 re-roofing and must strictly adhere to this policy to protect our investment. Any failure to comply will result in a \$300 noncompliance penalty. Front gate security maintains a log of cable/satellite vendors entering the complex with installation addresses.

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. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed. Check the drains on your decks, balconies and patios they should also be clear and running freely.

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. Doggy bags are intended for dog waste only. Do not use to discard barbecue briquettes into the doggy waste receptacles!

Other News

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.

Mail Delivery

Sara, our regular mail carrier, has a couple of requests to help get the mail delivered earlier each day.

- Collect mail daily to avoid overloading mailboxes
- All dogs on leash while in the common areas.

Unleashed dogs

There have been complaints of unleashed dogs. This is against the City of Huntington Beach city ordinance as well as the Broadmoor Huntington Harbour Association rules. Homeowners will be cited and fined for violation of leash rules.

Paid Advertising



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✉ robingh@SevenGables.com
🌐 SevenGables.com
📄 DRE #00820788

For advertising info: broadmoorhh.com/newsletter



Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
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 Gray
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