



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

**MESSAGE FROM
THE PRESIDENT** HI Neighbors,

Hope you are all doing well. Just a few things I'd like to provide updates on in this month's newsletter. First, two of our board members resigned at the end of December. John Wicketts has sold his home in Broadmoor and, under our Election Rules, is not eligible to serve out the remainder of his term. I'd like to thank John for his three years of service as a board member where he served in the President and Vice-President positions and as a board liaison to numerous committees including landscaping and maintenance. Many of the visible improvements around the complex are a result his efforts. Additionally, Robert Sebring has resigned as the Grimaud representative, as he has put his home on the market and plans to move in the near future. Rob has served our community as a board member for 12 years and I deeply appreciate his service as a board member. In addition to his service as a board member, Rob went above and beyond in his service to the community, regularly cleaning trash off the beach at end of Grimaud. With new elections scheduled for February, the remaining board members do not feel it necessary to fill those vacancies for the last month of the current term.

This brings me to the next topic of elections. Please return your ballot before the February meeting! If we do not receive a quorum of ballots returned, the annual meeting of members will have to be postponed, which delay the appointment of new directors. Of note, this year the inspectors of election will be counting ballots via Zoom – details will be provided if you would like to observe. Powerstone Property Management will also have a representative there to help facilitate.

Finally, a couple updates on some of the larger maintenance projects ongoing:

- **Tertmite Fumigation** – We did not tent any buildings last year due to the pandemic. The plan was to fumigate buildings scheduled for 2020 and 2021 in April of this year. However, in light of the worsening infection levels, we plan to delay tenting until August 2021.
- **Painting** – The board has been working with Vista Paint as the paint provider and has met with several painting companies. One difficult has been getting “apples-to-apples” bids from the various painting companies that allow us to select the best value for the community. We expect that comparable bids should be in by end of January and we hope to select a vendor in February. Additionally, the board is working with a sign vendor to get quotes for replacement of address plates for each residence (you may notice some are in need of repair and the existing painted tiles are no longer available). Maintenance is currently working to repair as much of the damaged wood trim as possible before painting.
- **Sidewalk repair** – You may notice a number of blue markings on the sidewalks, garage aprons and streets where sections of concrete have lifted. These numbered marks are the result of an inspection by a concrete cutting company that can level-cut, or shave, the lifted edges of concrete. To see examples of their work, take a look at the walkway leading to the docks between 3292 and 3239 Moritz. We hope to have this work completed soon to reduce trip hazards and make the complex look much better.
- **Street and concrete repair** - There are many areas of the streets that are in need of repair or outright replacement. There is no line item in the reserves for complete replacement of the streets, so we must repair in sections as budget allows. After meeting with several vendors, it appears that pavers are an alternative that may be less expensive and have better resistance to cracking, lifting



and sinking. We have proposals to replace damaged concrete areas near the lagoon between 16516 and 16528 Bordeaux and at the end of 3255 Francois. These repairs will help us evaluate the cost and quality of pavers for future repairs.

As always, if you see something in community that need maintenance, please send an e-mail to jhundermark@powerstonepm.com and include the nearest address and most importantly a picture. This will help the board find and address the issue quickly.

Stay happy and healthy,

-Kevin

COMMUNITY MAINTENANCE

DOG WASTE Numerous complaints have been received from residents and Harvest Landscaping regarding the increase volume of dog waste on the greenbelt and grass areas within the complex. Harvest reports that dog feces left in grass areas has clogged their mowers and sprayed their workers.

If you are a dog owner, please be respectful of your neighbors and our workers and pick up your dog's waste and dispose of properly. The City of Huntington Beach requires that pet owners pick up after their pets and properly dispose of their waste. Also, animal fecal matter serves as a food source for rats and will encourage a rat infestation if it accumulates on the grounds of the community.

We homeowners pay \$2,100 a year, plus labor costs to refill the green doggy bag dispensers and empty the waste dispensers. Please make good use of our association dues.

DUCK ISSUE Ducks in the wild are beautiful creatures. Too many ducks in our lagoon cause health risks and expensive maintenance costs for the association. Ducks poop in the lagoon and the surrounding concrete perimeter. Duck feces change the quality of the water; the feces release ammonia and cause the water to become murky. The addition of duck feces, which are a wonderful fertilizer, will accelerate the growth of algae. Duck feces can also contain E. Coli and Salmonella bacteria strains.

Annually, the Broadmoor spends approximately \$38,000 annually to maintain the lagoon. This is \$156 per unit per year. This cost includes water, chemicals supplies (\$14,000) and labor (\$24,000). The lagoon has eight water pumps for limited circulation, but unlike the swimming pool there is no filter system, so the lagoon is manually cleaned once a month (estimated cost of installing filter system \$500,000). The surrounding perimeter concrete borders are cleaned two or three times a week.

The board has consulted Warden Larry Stephens of the State of California, Department of Fish and Wildlife. He has told us that it is important to constantly deter the ducks in order to limit their overpopulating in our lagoon. He encouraged hazing using water hoses, sprinklers, water guns, toy boats, decoys and reflective streamers. Some residents have expressed concern for the duck deterrent methods, but these are all acceptable practices to use and are within the recommended guidelines.

While we all enjoy the ducks, we have to keep a limit on the numbers in order to maintain a healthy and suitable environment for the human residents too! The board encourages residents to scare away the ducks using any of the aforementioned acceptable means.

PREPARING FOR WINTER WEATHER All homeowners should make sure that their window boxes are free and clear of all debris and that their 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 with a saucer. Clean out the tracks on your windows and sliding glass doors so that their drainable holes are free of any debris. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed. This is the responsibility of the homeowner. Also



check the exterior weather seal on your front door. This is an adjustable (with a screwdriver) metal strip with a piece of rubber connected to it. When the front door is closed the rubber should seal against the door. Check the flue of your chimney. Make sure it is closed because a draft can come through if not. Check the drains on your decks, balconies and patios. They should also be clear and running freely. Besides the balcony deck drain, all waterproof balconies have an overflow drain (scupper) that allows excess water to flow out from the balcony if the floor drains are clogged. The scupper is usually a 2x4 inch metal pipe that goes through the bottom of the balcony wall. These need to be clear of debris. You can see the end of the scuppers poking through the exterior stucco walls of all balconies. Your forced air heater has a replaceable filter located at the bottom of the furnace. Remove this filter and check its condition. If it needs to be replaced there is a model number and size on this filter that can be found at any home improvement store.

OUTSIDE PARKING All current outside parking decals expire March 31, 2021. Every resident with an outside vehicle must submit a new Parking Pass Application. The front guards can provide a pre-populated PPA upon request, saving you the time to complete all required information. Just verify all information and correct any errors prior to submission.

Due to the high volume of and time to process applications, the association recommends residents turn in their application immediately. A member of the parking committee will contact you to schedule your garage and vehicle registration inspection.

The Parking Rules and the Parking Pass Application form are both available on the association's website: www.broadmoorhh.com.

HOMEOWNER PARTICIPATION ENCOURAGED

ANNUAL ELECTION Ballots for the annual election of directors go out in mid-January to all homeowners. It is important that all homeowners return their ballots to achieve a quorum for the annual meeting of members, so return your ballots immediately, whether or not you vote for any candidates.

Ballots should be mailed to Powerstone or can be left at the front guard house. In order to be valid and counted, a ballot must be received by 5:00PM on February 17, 2021, using the two envelopes provided. You must complete and sign the return address portion of the outside envelope or your vote will not be deemed valid.

CC&RS TOWN HALL The board has tentatively set **Saturday, February 13, 2021, at 10:00AM** for a Zoom town hall meeting to provide initial information on the association's efforts to restate the CC&Rs. Prior to the meeting, a web alert email will be sent to all subscribers to www.broadmoorhh.com, a copy of the initial draft framework of the proposed CC&Rs will be posted on the website, and the link to the Zoom meeting will be provided. The first draft will contain the association's attorney's basic framework for modern, standard CC&Rs which contain all of the current provisions required by the California Civil Code. In addition, the first draft will include specific provisions from Broadmoor's existing CC&Rs which are not in conflict with current law.

At the meeting, the board will comment on provisions in our current CC&Rs which it believes are unclear, ambiguous, or need revision; items not currently addressed by our CC&Rs; and new provisions it proposes to add. The board will be soliciting homeowner input on provisions members feel need to be changed or added during the restatement process.



UPCOMING EVENTS

01/01/2021: News Year's Day

01/18/2021: Martin Luther King Jr. Day

01/20/2021 6:30pm: This months Board Meeting will be held via GoToMeeting. All residents are encouraged to attend. Meetings are held on the 3rd Wednesday of each month.

BOARD OR DIRECTORS

2019/2020

President: Kevin Lutke

Vice President: TBD

Treasurer: Annette Merriam

Secretary: Ronald Lee

Grimaud Rep: TBD

COMMITTEES AND THEIR MEMBERS

***Chairperson**

Architectural:

***Chris Gray**
Barbara Blodgett
Don Kujat
David Price

Parking:

***Jeff Pennington**
Chris Gray
Ronald Lee
Bill Selfridge
Tony Sellas

BROADMOOR SERVICES CONTACT INFO

Broadmoor :

broadmoorhh.com

Guard House

Phone:(562) 592-4213

Website: gatekeyresident.com

Powerstone Property Mgmt.:

Jessica Hundermark

Phone: (949) 372-4031

Email: jhundermark@powerstonepm.com

Sylvia Mandujano

Phone: (949) 535-4514

Email: smandujano@powerstonepm.com

Spectrum:

Internet and cable TV
included with Association Dues
Phone:(866) 550-3211

Red Star Plumbing:

Use for common area
plumbing issues/emergencies
Phone:(714) 671-8799

LOCAL SERVICES CONTACT INFO

Huntington Beach Police:

Front Desk/Noise Complaint

Phone:(714) 960-8811

Parking Control (non-emergency)

Phone: (714) 960-3998 ext #0

Huntington Beach Animal Control:

M-F 8:00am- 5:00pm

Phone: (714) 935-6848

After Hours

Phone: (714) 935-7158

Rainbow/Republic Services

M-F 7:30am- 5:00pm

Phone: (714) 847-3581

www.republicservices.com