

The Broadmoor Breeze



January 2022

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

President's Message

As we start this new year, let's hope 2022 improves over the last two years. The last few years have taught us how to adapt, manage anxiety, isolate, and use Zoom. The year has begun on the right track with the rains and northern snow. Though the state is not out of the drought, the severity has lessened, and Orange County is in great shape with plenty of water. There is no drought in the OC.

We are on course with the rewriting of the CC&Rs. Keep in mind this is the first rewrite since the complex was built in the late-1970s, and it is long overdue. As you can imagine, many laws governing HOAs have been enacted and changed. That is why our new documents, including the bylaws, are close to 200 pages. Soon there will be a draft of these documents posted on the Broadmoor website for your review. In March or April, at least one town hall meeting will be scheduled (two, if needed) for the association members to provide input and ask our attorneys any questions you may have. Then, a final draft of the CC&Rs will be developed and put to the vote of the association members for their approval.

This is a very demanding time for the board with all the projects underway. What we use to refer to as the painting project morphed into a large carpentry project and a painting project. The complex has never had a carpentry project such as this where degraded railings, steps, entryways, and bridges are being restored at one time. We were afraid that once the inside of the lagoon bridges were opened and inspected, there would be heavily degraded wood. Unfortunately, our fears are correct, and the middle lagoon bridge is deteriorated, it must be engineered for a major rebuild. The painting is underway, starting around Moritz and Grenoble. There is more detailed article in this newsletter about carpentry, painting, and other issues. Suffice it to say, this work is costly but necessary to protect our investments in Broadmoor. Worth repeating, it would be easier and far less expensive to slap paint on everything without repairing what is underneath and let

future boards deal with the results. This board is committed to doing this right.

Just a few words on the dissent in the community: anytime big projects are undertaken, there will always be those that loudly disagree. With regard to the painting project, the board has fielded complaints regarding the paint colors, the removal of the window boxes, the inconvenience of workers, the scheduling of painting, the necessity to move things off patios, and even allegations the board doesn't have the authority to make some of these decisions. I can assure you the board is painfully aware of these concerns, whether or not they represent the views of only a few owners. Decisions have not been made without consulting numerous times with our attorneys, who specialize in California HOA law. Again, the board is devoting far more volunteer hours than typically expected. Why take on all this responsibility and criticism? To bring Broadmoor back to the condition it should be. In 2022, we will get through this and, hopefully, we will all smile!

All the best,
Garry Brown

New Property Account Manager

Our current account manager, Jessica Hundermark, is relocating with her family to Texas. We wish Jessica our best and thank her for her tireless efforts over these past two years, especially during the trying COVID pandemic.

Powerstone has assigned Broadmoor a new account manager, Michele Rossi, who will take over immediately. Please direct all inquiries and issues to Ms. Rossi at mrossi@powerstonepm.com.

Association Insurance

The association maintains a master insurance policy for casualty and fire damage to the buildings. Patrick Prendiville, the association's Farmers Insurance agent, was present at the December board meeting and recommended that the association increase the casualty loss deductible from \$10,000 to \$25,000 in order to reduce the skyrocketing premiums of liability insurance. The association's policy is "Bare Walls", which covers the interior of the unit up to and including the finished dry wall. What is not covered are fixtures, cabinets, floor coverings, appliances, and the homeowner's personal property. It is each homeowner's responsibility to carry an individual condominium owners (HO-6) insurance policy for coverage beyond the finished dry wall to cover their interior improvements and personal property.

This deductible change is effective January 21, 2022. Please consult your insurance agent for recommendations on adjusting your personal homeowners insurance to compensate for the new higher deductible on our master policy. It should cost only a few dollars for loss assessment coverage to cover the higher \$25,000 deductible.

The association also currently carries earthquake insurance which restores earthquake damage to the buildings back to the unfinished drywall. In the event of a total loss, the deductible could reach about \$43,000 per unit. Homeowners should consider obtaining a separate CEA earthquake policy to cover their interior improvements and personal property, as well as loss assessment to cover their share of the deductible.

Rain, Rain Go Away, Come Again Some Other Day (after we are done painting)

After months of wood-repair prep work and a few delays and re-scheduling for the Boat Parade and holidays, the actual painting of the buildings has commenced. The board is happy to report that the first set of garages on Grenoble are done and the first residential buildings on Moritz are underway. To update everyone on what is happening and what to expect as we progress through Broadmoor, building by building:

- The crews working on the wood work will be finishing up their projects in the next few weeks. The bridges over the Lagoon will be done after we get City Engineering approval and the Board approves the necessary change order.

- Although there were a few delays due to the recent periods of rain, the painting timeline isn't too far behind and should remain close to the currently posted schedule (weather permitting). The board asks for everyone's patience and cooperation with respect to removal of plants and other items that will hinder the painters from doing the job properly. We understand that these requirements can be tougher for some of our residents during this time. If you are unable to comply with the notice on your unit, please notify Powerstone ASAP, so that we can evaluate possible solutions without delaying the project and increasing costs.
- By mid-summer 2022, the final result should be a very cohesive looking paint scheme, with repaired entryway stairs and hand rails.
- The long-term structural integrity of the buildings is being preserved by the removal of the flower boxes and rebuilding of the bridges.

It would have been much simpler and less costly to just "slap some lipstick on the pig" and not address these critical issues. While a superficial approach would have cost a lot less now, it would have left the association with a greater delayed liability and expense going forward. That would also defer current owners' enjoyment of these improvements as a community versus enduring unit by unit repairs as things degraded over time.

This project is one of the largest projects ever undertaken. The board has spent months preparing for this project and continues to expend hours daily overseeing and ensuring that this project is being done correctly. We feel confident that residents will all benefit from this project when it is completed. With the lagoon repairs, street replacement, required balcony engineering inspections, and restated CC&Rs still to address in 2022 and beyond, along with all regular general maintenance, the board's plate is pretty full and its responsibilities never seem to end.

Please take an opportunity to walk over to Moritz and Grenoble to see how amazing the new colors and woodwork has improved the look of the complex. We all look forward when the entire project is done and we can smile when we look at how great everything has turned out.

Trash Bins

Trash is normally collected on Friday mornings (Saturday morning during weeks with a major legal holiday). Trash bins should not be placed out for collection earlier than noon of the day preceding the pick-up day and all empty containers should be removed from public view by dusk of pick-up day. Residents who will be away before or after trash pick-up day should make arrangements with a neighbor to put out the trash bins at the proper time and remove trash bins after pick-up.

All contractors working for the Association are under strict orders to remove their own trash and clean their own work sites. If you hire a contractor to do work on your home, please ensure that your contractor clean up all trash and remove the trash from the Association grounds.

Emergency Earthquake Tool – Gas Shut Off Tool

The association has placed an emergency earthquake tool for gas shut-off in case of emergency. Please inspect your nearest gas utility closet and become familiar with the tool and how to use it. Hopefully, we may never need it, but the event of an emergency, you can manually turn off the gas yourself ASAP without having to hunt around to find a wrench that may or may not work. If you find the tool is missing, please contact Powerstone or let one of our maintenance crew know and it will be replaced.

Broadmoor Dog Owners

Please be respectful of your neighbors and our workers and pick up their 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. In addition, Broadmoor rules are consisted with the City of Huntington Beach, all dogs must be on leash when outside in common areas.

BOARD OF DIRECTORS 2021/2022

President: Garry Brown
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Ben Goldberg
Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Sylvia Mandujano
smandujano@powerstonepm.com 949.535.4514
GateKey Vehicle Pass System: gatekey.com/resident-login

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$53 of the monthly assessment includes 200Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

RED STAR PLUMBING (for common area plumbing issues and emergencies): 714.671.8799

HUNTINGTON BEACH POLICE

Front desk/noise complaints: 714.960.8811
Parking control (non-emergency): 714.960.3998 ext #0

REPUBLIC SERVICES (trash and recycling):

Monday to Friday 7:30A – 5:00P: 714.847.3581

ORANGE COUNTY ANIMAL CONTROL

Monday to Friday 8:00A – 5:00P: 714.935.6848
After hours: 714.935.7158

COMMITTEES AND THEIR MEMBERS

* Chairperson
** Board Liaison

Architectural

* Chris Gray
Don Kujat
David Price

Landscape

* Suzanne Beck-Hammoud
Ellen Brown
Kim Hendrix
Cynthia Wityak
** Garry Brown

Parking

* Jeff Pennington
Ellen Brown
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study

Chris Gray
Stefan Steinberg
** Annette Merriam

Monthly board meetings are held on the third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour. All residents are encouraged to attend.

The **Broadmoor Breeze Newsletter** is posted by the 15th of each month on the association's website www.broadmoorhh.com. A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to broadmoorhhnews@gmail.com.

Email alerts: Always be up to date with important association information by signing up for automatic email alerts on the website.