

The Broadmoor Breeze



February 2016

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

President's Message:

The weather is spectacular here in Paradise! Now that the holidays are but a memory, we are well on our way to making 2016 a productive and great year at Broadmoor. You see the sign hanging across the bridge near the entrance urging you to vote. Please vote, as it makes it easier if there is a quorum of owners voting. If we do not get a quorum voting for the Board, then it goes to the next month to be resolved.

A couple of weeks ago, the Governor extended the emergency drought regulations in California. The cities and water districts will continue to enforce water conservation regulations and we at Broadmoor will continue to cut back on irrigation. In that vein, we are converting to drip irrigations systems where possible and slowly changing our plant pallet to more drought tolerant plants.

Our Landscape committee, composed of volunteer owners, is doing a fantastic job. Besides the monthly meetings, there is a monthly walk-through where members walk through the complex accompanied with the landscape foreman from Harvest Landscape. Pages of notes are taken that result in actions that improve our overall landscaping.

Please remember to put on your calendar Saturday morning February 27th for a Town Hall meeting to be held at 10 a.m. by the entrance trees. The purpose is for us all to learn more about earthquake insurance for our homes, in many cases our largest investment. I can assure you this is something the Board wants to

2015/2016 Board of Directors

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

learn more about. There are no preconceived ideas; this is a learning episode for all of us.

The re-roofing on buildings may be commenced earlier than anticipated, as the El Nino has not impacted our area so far as predicted. We will be discussing this at the next Board meeting. It is my hope that we can begin discussing and scheduling the re-painting the buildings at Broadmoor this year. There is a definite need and certainly we could make the complex look more up-to-date with a painting scheme.

Please remember to contact Powerstone with any questions or to initiate any outside repairs. Any of the Board members will be happy to listen to your questions and get answers for you. We may not be able to always tell you what you want to hear, but we will try to help.

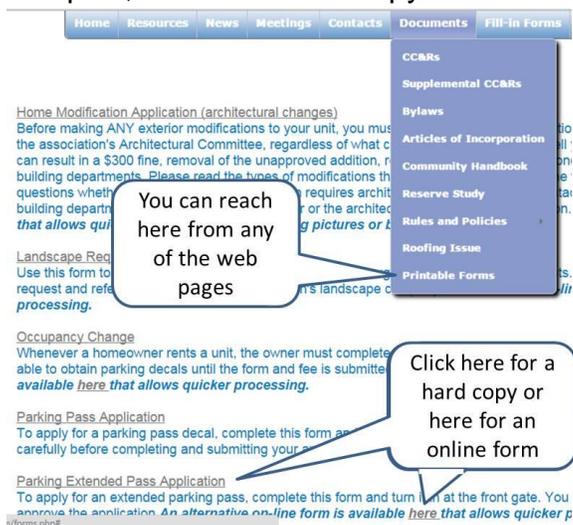
All the best,

Garry Brown

Monthly Updates

Website, Technology, & Communications Committee

It is anticipated that there will be times when you'll need to request a parking pass for an out-of-town friend or relative who's visiting for more than a couple of days. In that event, a form has been provided which will allow you to get an extended parking pass and avoid having your visitor stop at the guard house every time to get a parking pass for the day. For your convenience in planning for the visit and to get prior permission for your visitor to park within the complex, there is a hard copy form



and an online form which is available. Just fill in the form and submit it to either the guard house, if a hard copy form, and an online form, which is sent automatically to a member of the Board of Directors. In either case, you'll be notified of the board's decision. After approval you'll be able to take the form to the guard house and the Post Commander will issue the pass.

Maintenance Committee

Contractor's and Common Areas

Homeowners are responsible for damage to common areas during homeowner repairs to

units and patios. Please inform your contractors that planters or grass and soil areas are off limits.

Homeowners should provide contractors access to their garages during construction. If outside common area is used, the area must be covered with tarps, cardboard, etc. Placing materials, equipment and dumping excess liquid or soft products into the planter areas or storm drains is prohibited.

Any repairs or cleanup done by the association will be assessed to the homeowner.

Patios & Balconies

Exclusive use waterproof patios and balconies have always been the maintenance responsibility of the homeowner. With the rainy season upon us it is recommended that these are periodically checked. You should be looking for cracking in the patio surface, settled areas, any cracks around the drains, rusted holes in the metal flashing or any other condition that may let water into the underlying structure. Any water that may be leaking into the underlying structure can cause dry rot and compromise its integrity. Besides the balcony floor drain all waterproof balconies have an overflow drain that will be used if the floor drains are clogged. It is a two inch by four inch metal pipe that goes through the balcony wall. These need to be clear of debris. This drain can be seen when looking at the balcony from outside.

Decorative Lighting

Residents are stringing lights on their patios and walls that may dramatically impact their neighbors. Broadmoor's Architectural Committee may have some concerns. Please get approval before adding your own character to the night lighting scheme of Broadmoor.

Reminders

It is important to cast your vote!



Reminder to please cast your vote for Board of Directors election ..no later than February 17th. (you can bring to Feb 17th board meeting) If a quorum (1/2) of voters is not reached, the association has to go through the time and expense of sending out another set of ballots.

Town Hall Meeting

Saturday, Feb 27th

Across from the guard shack...

Earthquake information meeting with Insurance Agent Patrick Prendiville

Coyote Sighting

Please take note that there has been a recently reported sighting of a coyote in Broadmoor.

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

Next Monthly Board Meeting is Wednesday, February 17th 7PM at Don's the Beachcomber

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Catherine Lee *
Ellen Brown
Garry Brown
Lanny Carpenter
Mike Carpenter
Betsy Parrott
Stefan Steinberg
Vivian Valenzuela
Cynthia Wityak

Parking Committee

Jim Parrott *
Lanny Carpenter
Mike Carpenter
Chris Gray
Ron Lee
Bill Selfridge
Stefan Steinberg
Edith Wilmoth
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Brown*
Garry Brown
Mike Carpenter
Jim Parrott
Annette Merriam
Scot Vivian

Maintenance Committee

Mike Carpenter*
Carlos Bosio
Hector Cano
Chris Gray
Bob Holtz

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
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

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