

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

## MESSAGE FROM THE PRESIDENT

Hello Neighbors,

Sadly, this will be my last “letter from the president”. I am not running for director next year, as I focus on a couple personal projects and spending more time with my family, but I’ll still be here in Broadmoor. I’m looking forward to seeing you all around – getting to know neighbors I never would have met has been one best parts of being a board member these past few years.

I also wanted to thank you all for the trust you put in me and my fellow board members for the past two years. We’ve worked hard to make the place we live better. Some of this is immediately visible in the physical improvements to the grounds like the pool resurfacing, new mailboxes and pergolas, and street repairs. Some work we’ve done has been less visible, including building our reserves, obtaining internet, and handling legal challenges.

However proud I am of the things we’ve accomplished, there is much unfinished work that the next set of directors will need to see through to completion: painting and wood repair, termite fumigation, and updating our governing documents are foremost on my mind. Whomever the next board is, I hope they are able to leverage work done by the previous directors and see these important projects though.

In that, I ask you to support your next board - even if they are not all people you voted for. It’s a hard job that takes a lot of time, and most residents only contact the board when there’s a problem. As always, volunteers for committees and special projects are always needed and any board does its best when you bring proposed solutions. I wish the best of luck to the next board of directors and look forward to the great work they’ll do for our community.

Cheers,

-Kevin

## VEHICLE AWARENESS

**VEHICLE VANDALISM** This month a resident reported their unlocked vehicle was rifled, and money in the console compartment was taken as well as some other personal items. A couple years ago, a similar rash of vehicle vandalism occurred, always involving unlocked vehicles. Because these incidents appear as crimes of opportunity, the culprit likely may be a resident or guest rather than an intruder coming into the community searching for unlocked vehicles. Please stow personal items out of sight and be sure to lock your vehicles at all times.

**PARKING DECAL RENEWAL** A reminder that all residents with an outside parking deal must submit a new Parking Pass Application. Pick up your pre-populated PPA at the guard house, verify and correct all information, and return the PPA. A member of the parking committee will contact you to schedule your garage and vehicle registration inspection. Old outside decals expire April 30.



## ***PLEASE EXCUSE THE DUST***

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***SIDEWALK AND GARAGE APRON MAINTENANCE*** Many sidewalk areas and garage aprons will be shaved to remove lifted edges. This is necessary to reduce potential trip hazards. Shaving is significantly less expensive than completely removing and re-pouring new concrete sections.

***NO MORE BAD BOUNCES*** Over the past several months, the concrete in the tennis and pickleball courts has cracked and lifted in over a dozen spots. These raised areas present a risk of injury and also affect playability of the courts. These eruptions are due to rusting and swelling of the tension cables running through the concrete. Due to the age of the courts, hairline cracks in the concrete and the absence of a water vapor barrier when the courts were constructed, contractors advise that new lifted areas will be a constant ongoing problem each year.

***MAINTENANCE STAFF EFFORTS*** The maintenance staff is primarily tasked with attending to all the routine maintenance issues scheduled on a weekly and monthly basis, as well as addressing issues and requests reported by residents. In addition, the staff has been addressing many deferred maintenance items such as:

- Repairing and replacing dry-rot and termite-damaged exterior wood members on the buildings identified in the termite company's inspection report
- Installing lattice surrounds for recently installed AC condensers
- Building new mailbox shades
- Re-painting the concrete planters and bollards
- Re-stripping the fire lane markings
- Building new pergolas

Because of the regular, heavy work load, these deferred items have to be scheduled as time permits.

***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 cleans up all trash and removes the trash from the association grounds.

***STREET INSPECTIONS*** You may have noticed the City of HB inspecting and marking our street along 16516-16528 Bordeaux Lane. The City is trying to determine if there is a small leak in the water line under that street. There has been noticeable standing water in this street area and the association is investigating its source.

**EMERGENCY EARTHQUAKE GAS SHUT OFF** Recently the association conducted an inspection of all gas utility closets and placed an emergency earthquake gas shut off tool in the closets. Please inspect your nearest gas utility closet and become familiar with the tool and how to use it. Hopefully, we will never need it, but during an emergency, it is handy to have a tool located by the gas meters, so you can manually turn off the gas yourself ASAP without having to hunt around to find a



In the event of an emergency use the wrench to shut off gas by turning the valve perpendicular to the direction of the gas line



## **UPCOMING EVENTS**

**02/01/2021-02/28/2021:** Black History Month

**02/14/2021:** Valentine's Day

**02/15/2021:** Presidents' Day

**02/17/2021 6:30pm:** This month's 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