



The Broadmoor Breeze



February 2022

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

President's Message

February is always a big month for the Broadmoor Community Association as we host the annual meeting on February 16th. This is the meeting where board member elections are held, counting the votes during the evening. Towards the end of the session, the election results will be announced. Additionally, I want to thank the Calvary Chapel for graciously allowing us to hold our board meetings in their new large community room. They have moved from Peter's Landing to their new quarters on Warner Avenue in the Warner Marina complex. Their new facilities are very nice with plenty of room for our homeowners to spread out while attending.

For a brief update on the projects underway at Broadmoor, take a walk on Moritz if you want to see the completed painting of the buildings with all three shades of color. Grenoble will be the next building painted. Hopefully, by the time you receive this newsletter, construction on the lagoon bridges will recommence now that the City has given approval. The middle lagoon bridge has the worst degradation of wood and requires nearly a complete rebuild. There were suggestions to remove it entirely to save money, but that idea didn't go far with the board. We continue to get bids on sealing and repairing the lagoon. Our spirits have been buoyed by a recent proposal that includes all the work needed at a more appealing cost. Our goal is to start the lagoon project as soon as the bridgework is completed.

At the end of the lagoon by the entrance, there are five trees planted in planters that were cut from the concrete that forms the lagoon wall. The trees are badly damaging the concrete. If ignored, they will only cause more severe and costly damage. Therefore, last month the board approved the removal of the trees. We are looking to put tall planters or something attractive to replace the trees. Also, for a material to seal the badly cracked concrete and provide a nice finished look to the entire stepped concrete at the end of the lagoon.

No, Broadmoor didn't win the lottery. Yes, we are spending a lot of money compared to the usual annual maintenance and repair costs. Broadmoor has never had the renovation now underway that is necessary to protect and ensure our property values. As expected, we are approving "change orders" from the painting/carpentry contractor as they find mostly wood-related problems. We have had to rebuild some home entrances structurally, in addition to removing window boxes and the bridge repairs. The board is keeping very close watch on expenses, as we get closer to knowing the actual cost. Next month our annual Reserve Study will commence. We will be using our upcoming reserve study as a guide to determine how to best replenish and reallocate our reserve funds, at which time we will determine how best to align the costs we are incurring with our reserves. After that is complete, we will develop a plan to replenish our reserves. Our promise to you is to be transparent with the costs, reserves, and a plan going forward. We hope that around the mid-year you will look around Broadmoor and smile. Hang in there!

All the best,
Garry Brown

Project Updates

- **Painting and Woodwork:** Repair and replacement of the damaged exterior wood members, stairs and entryways in all buildings is almost complete, and the carpenters are finishing off final last details. The paint crew has completed the four buildings on Moritz and has begun painting the Grenoble building. Buildings on Francois will follow in succession. Stucco repairs will continue to be made by Primeco after each building is pressure washed. If you notice any stucco areas that need attention, please notify our property manager.

- **Lagoon Leak:** The board is awaiting the last of five proposals for repairing and sealing the entire bottom surface of the leaking lagoon. The board hopes to make a decision shortly.
- **Lagoon Bridges:** Destructive testing has revealed that the wood studs and plywood sheeting supporting the sides of the three lagoon bridges are severely dry-rotted in many places, with the middle bridge over 80% rotted. The waterproof paper, after 43 years, has entirely crumbled and deteriorated, even in areas where the dry rot is less severe. Removal of the stucco and re-building of the side walls on all three bridges will be required.
- **Pergolas:** The last of the 11 old pergolas that were removed has been rebuilt by the association's maintenance staff.
- **Termite Tenting:** The board has gone out for additional bids on the seven buildings scheduled for termite tenting for 2022. A decision should be made shortly.
- **Lagoon Benches:** The board has begun renovating the eight original wood benches along the lagoon. The new benches will be made of Trex-like composite materials which should last 30 to 50 years. The first prototype is being installed at the northern end of the lagoon. Take a look at the new design and colors.

Home Modification Application

The current version of the Home Modification Application form (dated October 2021) is slightly different than the old one. The HMA can be picked up and returned to the Front Gate after being filled out or can be downloaded from our website at www.broadmoorhh.com. Some of the modifications require a permit issued by the City of Huntington Beach. The City requires association approval of the proposed modification before the City will issue a building permit. More information about the process can be found on the Home Modification Application.

All HMAs are reviewed by the Architectural Advisory Committee which may or may not recommend approval based on investigation of the request. The Committee submits its recommendation to the Board of Directors at their monthly meeting, generally held on the third Wednesday of each month. After the Board meeting, the management company will send the applicant a letter with the Board's decision.

Dogs

Dogs must be on leash at all times in the common area. Dog owners should always pick up their dog's waste. If you observe any violations of these rules, please report it to Powerstone.

Vandalism and Assaults

Two separate incidents of Broadmoor homeowners' destruction and theft of Primeco workers' compressors, power tools and a 24-foot ladder have been reported. The alleged incidents also involved assaults to one of the contractor's workers and to a resident who was trying to document the theft of the equipment. The City of HB police were called out and witness statements have been taken. Such behavior is simply not acceptable and cannot be tolerated.

In Memorium

It is with a heavy heart that we announce the passing of Larry Cotton on February 5, 2022. Larry was a long-time Broadmoor resident and was well liked by the community. He liked to walk the community and always had a friendly smile and hello for anyone passing by. In recent years, Larry enjoyed pickleball and was affectionately referred to as the "coach" by resident players. He really liked the game -- always available to be a linesman or teach the rules -- and enjoyed many afternoons at the pickleball courts. Larry leaves us all with many happy memories and will be missed by the Broadmoor community.

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

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Huntington Bay Club, 4121 Warner Avenue. All residents are encouraged to attend.

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

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 Committee (Condominiums)

Condominium Board Members

Architectural Committee (R-1 Properties)

R-1 Board Member

Architectural Advisory Committee (Condos)

* Chris Gray
Carlos Bosio
Kevin Lutke
Arlene Speiser

Landscape Committee

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

Parking Committee

* Jeff Pennington
Ellen Brown
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee

Chris Gray
Stefan Steinberg
** Annette Merriam

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 the Powerstone property manager.

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