

The Broadmoor Breeze



March 2022

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

President's Message

For those of you who remember why you live here, we are blessed with a great year-round climate, summers, and long days. Once again, we are past the short days that feature dark at five o'clock. Clocks spring forward! We are commencing longer days and warmer weather—beach weather!

Broadmoor continues to be a hive of activity. The carpentry phase is essentially over. The painting is progressing as planned. The reconstruction of the bridges on the lagoon has resumed. Unfortunately, a tenant on the lagoon reported unsafe asbestos levels in the bridges to AQMD despite the fact that Primeco had conducted previous tests which were negative. That complaint shut the job down for several weeks while ACMD conducted duplicate tests. AQMD's analysis also came back clear -- no detection of asbestos, which was expected since this complex was built in 1978 to 1980, well after asbestos was banned in building products. We seem to be plagued with a few disgruntled residents who want to cause trouble and add expense wherever there is an opportunity. The restoration of the lagoon is on the March Board meeting agenda. We hope to approve a bid to repair and seal the lagoon, which will commence as soon as the bridges are completed.

A word about the restated CC&Rs; this week, we toured Broadmoor with our attorney handling the rewrite. We wanted to make sure she better understood Broadmoor by seeing first-hand some of our unique characteristics, for which she will be providing us legal advice. In addition, the R-1 owners on Grimaud have organized a committee to represent their unique issues. We are reviewing the final draft of the Bylaws and CC&Rs. When this phase is complete, we will post both drafts on the website and schedule the first Town Hall meeting for the community.

The Board approved a bid that includes trimming all the 504 trees in Broadmoor. There is a comprehensive plan for tree trimming at the appropriate times of the year. In recent years, we have not had a plan; only sporadic and selected trees were trimmed, leaving others too

overgrown. Tree trimming is currently underway. We have heard overwhelming positive comments from residents.

The spa is currently **cold**. The heater, after ten years, failed. A new heater is on order, and we are waiting for it to be installed. Unfortunately, like everything else, the cost has risen dramatically. We will be approving this action at the March Board meeting.

After a hard day, I realize that the last thing that sounds appealing is attending the HOA meeting. However, we do have a new and very nice venue. It is on Warner Avenue at the Calvary Chapel in the Warner Marina. At least consider checking it out, and don't hesitate to give the Board a piece of your mind—everybody else does.

All the best,
Garry Brown

Election of Directors

At the February 16 annual meeting, association members elected the following individuals to serve on the board of directors for the next 12 months:

- Jordan Armitage (R-1 representative)
- Garry Brown
- Ben Goldberg
- Ronald Lee
- Annette Merriam

A large number of ballots were cast, reflecting a strong interest by our members in the association's affairs.

Painting Schedule

The painting schedule can be found on the association's website (www.broadmoorhh.com) and at the pool bulletin board. The schedule is subject to change due to weather conditions and other factors.

Electric Vehicles

With gas prices above \$6 a gallon and the selection of electric/hybrid cars becoming more attractive and affordable, there is a growing concern how residents and the association will deal with the increasing need for internal charging stations and outlets in our garages. Some homeowners have installed their own 240V charging equipment connected to their electrical panel to accommodate fast charging, the electric cost of which is paid through the homeowner's monthly Edison bill. Other EV owners are trickle-charging their vehicles through the "community" outlet in their garage, which cost is paid through the association's meter charges. In essence, the association and all homeowners are subsidizing the cost of EV owners who utilize the association circuit to charge their vehicle. The board is grappling with how to equitably account for electric charging usage on association circuits, which may be addressed by the restated CC&Rs and/or rule changes.

The easiest option is to require anyone with an electric/hybrid car to hire an electrician to install a separate charger and sub-meter and be billed separately for their cars' electrical usage. However, the cost of such equipment and installation can range from \$3,000 to \$5,000, and there is a limit on how many of these "separate" chargers can be installed on a single association circuit. In addition, the entire complex has a limit on how much power our portion of the grid can handle. Another option is to charge a flat fee per month for anyone with an electric/hybrid car, adjusted annually for electric rate increases, utilizing standard average electric usage based on car model and miles driven.

While the board has no current plans under consideration, this is an issue that needs to be addressed so that homeowners are not subsidizing the charging costs of others. If residents have suggestions to tackle this problem, please submit them to our property manager.

Lagoon Repair and Painting/Woodwork Restoration Project Funding

For the lagoon leaks, the cost to repair the cracks and seal the bottom (estimated at \$350,000 and up) is an entirely unexpected expense for which there are inadequate reserves. The three lagoon bridges were found to have extensive dry-rot damage requiring complete restoration at a cost of \$227,000. And the wood working renovation project experienced substantial additional repair costs for damage caused by window boxes and undetected stairs and entryway deficiencies revealed during the process. After applying all available line-item reserves toward the lagoon, painting and wood work expenses, the association is facing a shortfall in reserve funds of \$600,000 for these unanticipated additional expenses, or approximately \$2,400 per unit. All of these capital improvement expenditures will preserve the integrity of the buildings and lagoon for many years, and should reduce future repair costs.

To fund this \$600,000 deficit and restore reserves, the board has several options it can consider, including: (a) utilize reserves already earmarked for other reserve line items (which is tantamount to robbing from other dedicated reserves); (b) increase monthly assessments for a specific limited number of months (e.g., \$67 per unit per month for 36 months); or (c) seek member approval for a one-time \$2,400 special assessment. There are pros and cons to each option which the board must consider and will discuss at the March meeting.

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.