

The Broadmoor Breeze



April 2015

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

President's Message

By Garry Brown

As you all know by now, the major issue we are facing is getting homeowner approval for the special assessment to re-roof the complex. The ballots are out and we need you to vote and return your ballot as soon as possible. For those who attended the first meeting held at Don the Beachcomber and the second meeting on April 4 at Broadmoor, thank you for attending, asking questions, and providing your comments. If you continue to have questions, please email any board member and we will do our best to provide the answers.

I would like to tell you about some other maintenance projects the Board has approved funding for. The three vehicle gates are being completely overhauled. The rubber bumpers on the edge of the moving gate that is intended to stop the gate in the event a vehicle or anything is in the way have not worked for years. Included in this overhaul will be to make them operational as well.

The board approved funds to continue repairing three leaks in the lagoon as well as making the top end of the lagoon once again operational. We are behind schedule in cleaning awnings as our high lift is giving us problems. We had it out for repairs for weeks; got it back operational, and two days later something else broke. It is so old that parts are no longer easily available. When we get it again operational, cleaning awnings will be a priority.

This new board has hit the ground running, we have been analyzing and reviewing monthly expenses and saving about 35% on phone and payroll processing costs. Also, a project is underway to change the software system we use at the main gate for resident/guest entry and parking.

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

The new system will save approximately \$400 per month for the service. In this low interest economic environment . . . savings is the "new" earnings!

In closing, please VOTE and RETURN YOUR BALLOTS.

Newsletter Volunteer Needed

Volunteer Editor needed for the monthly Broadmoor Breeze Newsletter.

If interested, please contact Annette, email: amerr38388@aol.com

Roofing Special Assessment

Ballots for the roof special assessment were mailed to all homeowners in early April. The association needs a quorum of members (at least 50%) to return their ballots by the due date, May 20, to have a valid vote. Please complete and submit your ballot immediately. We need every owner to participate in this matter. If you did not receive a ballot, blank ballots are available from the front entry monitors. You can view all materials handed out to homeowners

regarding the roofing issue on our website, www.broadmoorhh.com – just click on the ROOFING ISSUE thumbnail on the home page.

Outside Service/ Parking Citations

The association has contracted with Universal Protection Service to conduct nightly inspection and parking patrols. As a result, residents may notice an increase in parking citations issued. If you receive a ticket, don't take it as being singled out. Keep in mind that the patrol must adhere to the strict parking rules and must enforce those rules equally. While a single ticket may seem harsh at times for your personal circumstance, the patrol has no knowledge of your situation. They are just doing their job. And enforcing the parking rules is necessary for safety (fire lanes) and to free up as many outside parking spaces as possible. One of the largest components of our monthly assessment is for our 24-hour manned front entry gate; that service is diminished if, once thru the gates, drivers can park however they wish. If you have issues with a ticket received, you are welcome to explain your case to the board at an executive session. Please go to the website to view the full Parking Rules.

Architectural Committee

Tiling of common area entryways and exclusive use balconies

The Architectural Committee has not approved any tiling of common area entryways, stairs, decks or exclusive use balconies. As the buildings age, one particular problem that has impacted the common area is the tiling of common area entryways, stairs, decks by homeowners in stacked units, particularly along the waterfront. The entryways, stairways, decks, balconies and patios in all stacked units were originally constructed with a waterproof membrane that requires periodic maintenance. Those substructures were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. Over time water seeps through cracks and settles between the tile and the underlying membrane, which eventually leads to failure of the membrane, dry-rot and water leaking

into the building structure and, in many cases, into units below. In the absence of tiling, the association is responsible for maintaining and repairing the surface of entryway decks and stairways and any damage to units caused by failure of the waterproof membrane. However, the association is unable to maintain the common areas where owners have installed tiles, because underneath the tiles the condition of the waterproof membrane is hidden. Consequently, unit owners whose tiled areas are found to be leaking are responsible for any damage to the common area and/or to their neighbor's units. In such cases, the association will oversee removal of the tiles, installation of new surfaces and waterproof membranes to the original specifications, repair of any damaged areas, and assess the responsible owner for all costs incurred by the association. Unit owners will not be allowed to re-tile those areas. Exclusive use waterproof balconies have always been the responsibility of the homeowner, but all that can happen to the common area tiled entryways, decks and patios can happen to the exclusive use tiled balconies. If water were to leak into the tiled balcony structure and dry-rot damage occurs in the wood structure than the repair of this unsafe condition would be the responsibility of the homeowner.

Maintenance Committee

Black metal railing replacement

Last year we were not able to replace railings in our complex, because our vender was raising their prices again and we were looking for another company to construct these railings. We now have a new railing manufacturing company measuring and constructing railings for us. Last month we installed our first two sets of railings and two more sets are being constructed now. It takes about three and a half weeks to make these railings. Currently we have a back log of eight railings to be replaced; these were from work orders received from our management company, PowerStone.

Maintenance Personnel

Jake Lindenberger, a member of our maintenance team, turned in his resignation April seventh. Jake

and his wife are moving back to Arizona. We have hired James Crawford to take Jake's place. James has many construction and maintenance skills and should be an asset to our maintenance team.

Pool Heater

When the pool service turned the heat on for the April 3 start of the pool season, it discovered that the main circuit board had failed and the firebox pan was allowing flames to escape, causing a fire hazard. By the time this newsletter is received, a new heater (the old one was 11+ years old) should be installed and the pool heated. We apologize for the delay.

Landscape Committee

Living with less Water

To comply with the California mandated water reductions, Broadmoor landscape watering has been reduced to two times a week.

California's Drought and Necessary Water Conservation

California is facing one of the most severe droughts on record. We are in a Drought State of Emergency. Broadmoor residents need to reduce water use. Harvest Landscaping is working with Broadmoor and The Orange County Metropolitan Water District to use water-wise irrigation systems and repurpose lawn areas. OCMWD is encouraging reductions in water use by implementing a rebate program. Broadmoor is doing our part by looking into replacing some greenbelt areas with drought tolerant grass and other plantings as needed and initiating an irrigation restoration project. We can expect to see significant water savings at a minimal cost as a result of this program.

Please report broken sprinkler heads immediately by e-mailing PowerStone Property Management at devans@powerstonepm.com.

Website, Technology, & Communications Committee

Owners may want to take advantage of three online forms which simplify the processing of a home modification application, making a landscaping request, or notifying the administration of a change in occupancy for those owners who have tenants. The processing is largely done electronically, using email to the appropriate individuals, and allows the requester to follow the processing through to conclusion. The figure below shows you where to go to submit one of these forms. The other forms listed are password-protected, used to manage association business.



Advertising in Broadmoor Breeze

The board is considering including advertising in our monthly newsletter to offset some of the costs of printing and mailing. If interested or have opinions, please contact amerr38388@aol.com

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
David Price

Landscape

Catherine Lee *
Ellen Brown
Gerry Brown
Lanny Carpenter
Mike Carpenter
Betsy Parrott
Stefan Steinberg
Vivian Valenzuela

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 *
Mike Carpenter
Jim Parrott
Annette Merriam
Scott Vivian

Maintenance Committee

Mike Carpenter *
Carlos Bosio
Hector Cano
Chris Gray

Website, Technology, & Communications

Bill Selfridge *
Mike Carpenter
Ron Lee
Annette Merriam

• = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt

Debbie Evans
devans@powerstonepm.com
(949) 535-4510
Sylvia Mandujano
smandujano@powerstonepm.com
(949)535-4514

Cable TV

Time Warner Cable, (866) 550-321

Huntington Beach Police Department

Front Desk/Noise Complaints
(714) 840-5222

HB Animal Control Services
(714) 935-6848 - M-F 8:00 AM to 5:00 PM
(714) 935-7158 - After hours

Association Website

www.broadmoorHH.com

Online Vehicle Pass Service

www.dwellingliveguest.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