

The Broadmoor Breeze



April 2017

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

President's Message:

Spring brings mild temps and mostly sunny days to Broadmoor. Remember to appreciate our climate as other parts of the country are having severe weather.

I want to bring your attention to the second page of this newsletter. The Board of Directors hope you will read the proposed changes to the parking rules for Broadmoor. These recommendations mainly come from our Parking Committee in response to the growing parking problems we are experiencing here. Parking is an issue throughout the complex but it definitely intensifies, as you get closer to Francois and Moritz. There is not enough outside parking for those that want to park outside. Ironically, originally outside parking was intended for guest parking and not resident parking. The assumption back then was resident parking would be accommodated in garages and parking on the driveway aprons. However, there are more vehicles per household, pick-ups are higher and longer and we store more stuff in our garages rather than park.

It is the intent of the Board to discuss each provision separately at the April board meeting. The Board will adopt, modify, or reject each provision and you, as a member of the Association, will be given the opportunity to comment. Our goal is to be as transparent as possible but most of you will agree action needs to be taken. Once we take action on these proposals, we will then need to develop an implementation plan.

We have our first paid advertiser to our Broadmoor Breeze. Please welcome Huntington Harbour Real Estate. We have room for a few more.

This last week the State of California officially ended the drought regulations. Conservation was still at 25.1% for the month of March. Hopefully, everyone makes water conservation a way of life.

2017/2018 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

Broadmoor will continue to conserve through more efficient irrigation techniques.

We will approve a contract for a major overhaul and re-plastering of the pool. This has taken more time than anticipated in meeting with contractors and making sure we understood the three bids. The delay will cause the actual work to be done in October.

Again, I urge you to review the proposed changes to the parking regulations.

All the best,

Garry Brown

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

Next Monthly Board Meeting is Wednesday, April 19th 7PM at Don's the Beachcomber.

PROPOSED RULE CHANGES

Several new rules have been placed on the May 17, 2017 board meeting agenda for consideration. In accordance with California law, homeowners have 30 days to submit written comments to PowerStone on the proposed rules.

Parking rules: At the March 15 board meeting, the parking committee presented the board with several proposed parking rule changes and additions. The parking situation in Broadmoor is dire: the association currently has 124 vehicles issued outside parking decals yet only 112 outside parking spaces available. That leaves no spaces for guest parking. The proposed rules address both the excessive number of residents' outside vehicles and the financial impact of those vehicles on the association's streets, parking pads, congestion, landscape areas used for parking, parking patrol costs, safety, and risk and liability from increased traffic and usage. The board has already submitted the committee's proposals for review by, and has received legal approval from, the association's legal counsel. The proposed rules to be considered by the board are:

1. **Annual fee for outside decals.** The current parking rules allow the board to impose an annual fee up to \$480 for each outside parking decal. The board will consider whether to begin imposing such fee and the amount of the annual fee. If approved, all funds collected will be directed to street reserves and to parking patrol costs.
2. **Maximum number of outside decals.** The maximum number of outside parking decals issued per unit shall be limited to two.
3. **Vehicle deemed to fit inside garage.** Any vehicle (a) 18" or less in length than the distance measured from the original garage parking post to the inside of the garage door (or, in the absence of a parking post, 24" or less in length than the distance from the original interior garage wall to the inside of the garage door) and (b) 78" or less in height shall be deemed to fit inside the garage and shall only be eligible for an inside parking decal.
4. **Garage space available.** A resident will be denied an inside parking decal for a vehicle if it is obvious the garage has storage items which prevents that vehicle from being parked in the garage or on the apron.
5. **Motorcycle equivalent.** In order to qualify as the equivalent of one inside vehicle, the parking of two motorcycles must be shown to be the primary purpose for the space occupied by the motorcycles, i.e., the resident must show that a vehicle can otherwise park in the garage space occupied by the two motorcycles.
6. **Oversized or third vehicle.** If a resident's oversized vehicle or third vehicle will fit on the unit's apron, either diagonally or straight in, such vehicle shall only be eligible for an inside decal (and shall not be eligible for an outside decal).
7. **Residents with four vehicles.** Where a resident has two vehicles with inside decals and requests outside decals for two additional vehicles, if both the third and fourth vehicles will fit on the unit's apron, then they both shall be issued inside decals.
8. **Vehicles not eligible for outside decals.** In addition to all other provisions in the CC&Rs and association rules, the following types of vehicles shall not be eligible for an outside decal and shall be prohibited from parking in the common area (except for temporary loading and unloading):
 - a. Any vehicle which exceeds 232 inches in length OR 78 inches in height (ex: any vehicle larger than the standard Ford F350 pickup);
 - b. Panel or cargo vans (ex: Ford Econoline); and
 - c. Any vehicle with more than two axles or more than two wheels per axle.
9. **Resident vehicles prohibited from outside parking.** All residents' vehicles are prohibited from parking in the common area. Resident vehicles must park either inside the unit's garage or on the unit's apron. *[This option will be considered ONLY if the board rejects the proposal to begin imposing a fee for each outside parking decal.]*

Collection Policy: The board is proposing an additional rule to its collection policies to facilitate collection of homeowners' delinquent account balances.

1. **Suspension of privileges and services.** Any homeowner whose account has any charges more than 120 days outstanding is subject to imposition of the following penalties after a hearing by the board of directors:
 - a. Suspension of association-provided cable television services to the unit;
 - b. Suspension of the unit resident's access to the recreation areas (including pool, bathrooms and tennis courts); and
 - c. Suspension of vehicle access and parking by the unit resident's guests and vendors.

Monthly Updates

Architectural Committee Operational Skylight installation

The repair or replacement of skylights is the association's responsibility. As needed, the association has been replacing old original skylights with high-quality Velux skylights. During the re-roofing project, any broken, cracked or leaking skylights are being replaced. Homeowners who desire to replace their skylight with a different type, such as one that opens, may do so at their own cost. Keep in mind that a Home Modification Application must first be submitted to the Architectural Committee for board approval. As part of the application, the homeowner is required to execute a maintenance covenant agreement, by which the homeowner (and successors) becomes responsible for any future repair, maintenance and replacement costs, and pay a fee deposit to cover the cost of legal preparation and recording of the agreement.

The operational skylight will need to be ordered and installed by the association roofer, Lang Roofing; they can be contacted by phone or e-mail for pricing, 800-277-5772, kathy@langroofinginc.com. City of Huntington Beach building code requires that any skylight that opens be located at least 30 feet from any plumbing or heating roof vent. The homeowner is also responsible for the cost of relocating any vents to comply with the City's building codes.

Two Free Shredding Events

Saturday, April 22nd 11AM-1PM

16875 Algonquin Street, Harbour Mall

Saturday, May 20th, 11AM-1PM

19440 Goldenwest Street, Seaclyff Shopping Center

Sponsored by Star Real Estate

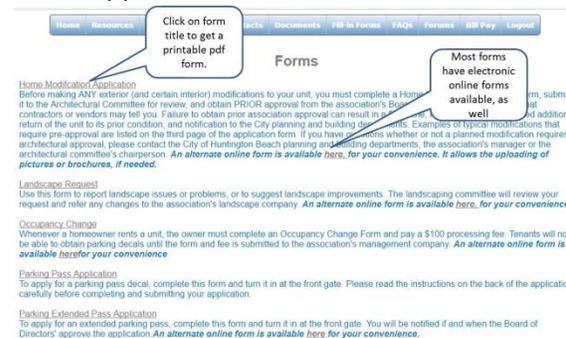
There will be no shredding opportunity at the upcoming annual Garage Sale in Broadmoor.

Website, Technology, & Communications Committee

As a reminder, most forms used by our residents are available to be printed from the website. Of course, they are also available at the guardhouse, as well. The figure below shows where you can get one of these printable forms.



All the forms are available as printable pdf documents. For those who are comfortable with using electronic forms, there are links to these alternate forms available, with the exception of the Parking Pass Application form, as shown below.



.Paid Advertising



IRENE HEATH
REALTOR

714-625-7764

Irene.Heath@hotmail.com

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BRE# 01735621

For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

Architectural

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Landscape

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Garry Brown
Lanny Carpenter
Catherine Lee
Betsy Parrott
Stefan Steinberg
Cynthia Wityak

Parking Committee

Jim Parrott *
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study 1

Ellen Orange-Bro
Garry Brown
Chris Grey
Annette Merriam
Jim Parrott

Website, Techn Communication

Bill Selfridge*
Ron Lee
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* = 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