

# The Broadmoor Breeze



May 2018

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

## President's Message:

It is again time to think about summer in paradise. Great climate, weekends at the pool & spa, barbecue evenings, having a glass of wine with neighbors, and the delightful smell of wood burning at the beach fire pits. Oh yes, summer at home in Sunset Beach!

First, we need to discuss housekeeping items. I realize I sound like a broken record, but dogs are to be on a leash at all times and all places inside Broadmoor. There are no exceptions to this rule. Second, please clean up any memento your pet may leave in the common area or on a neighbor's driveway. It comes down to basic consideration of others.

At a special board meeting held Sunday, April 29<sup>th</sup>, the board approved contracts to repair the spa, construct usable and inviting platforms and shade structures in the two corners of the pool area, and approved a contract to reconstruct the overhead planter arch on Martin Lane severely damaged by a trash truck. The trash company's insurance is paying the replacement cost.

You know the City of Huntington Beach is actively trying to change the character of Sunset Beach. For example, the closed car wash on PCH is actually seven legal parcels. There is a proposal to build a three-story building, 12-unit hotel consisting of three and four bedroom units along with a 1,800 sq. ft. commercial tenant space on the ground floor—ALL WITH ONLY 12 COMPACT SIZE PARKING SPACES. This forces parking on the street, which allows the developer maximum profitability while putting the responsibility to provide adequate parking on the local community. Actually, they call it a hotel, but three and four bedroom units? Broadmoor resident, Tony Sellas, has been monitoring these zoning actions that will dramatically change

## 2018/2019 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	John Wicketts
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
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our local community. To learn more, Tony has a website: <http://www.protectsunsetbeach.com/april-8th-2017-mark-the-date/>

The neighborhood is changing as developers see an opportunity to profit. Fact is, we will have to live along side the results, especially if we do not speak up.

As for the Navy, the Army Corps of Engineers plans to entirely change the harbor entrance to Huntington Harbour and dredge and construct piers at the Naval Weapons Station dock. This is to completely separate the pleasure boats of the Harbour from the business end of the Navy and to build the capacity to accommodate larger naval ships. The south jetty of the entrance will be breached and a separate channel entrance will be constructed for pleasure boats. The current public comment period is now open for submissions until May 16<sup>th</sup>.

All the best,

Garry Brown

## Monthly Updates

### Architectural Committee

#### Home Modification

Before a homeowner does any remodeling they need to know when a Home Modification Application is necessary. Any modification to the common area, including internal common area requires a Home Modification Application including but not limited to the projects listed below. These are also listed on all downloaded applications, in Article VII Architectural Control and Article VIII General Restrictions of our CC&R's and in our Community Handbook under Architectural Control page 5.

#### Home modifications include:

- \* replacement of windows and doors including the front door,
- \* mounting of a satellite dish,
- \* installation of a new garage door,
- \* installation of a new front door,
- \* addition of an air conditioning unit,
- \* installing new exterior light fixtures,
- \* running cable TV wiring on the exterior of your unit,
- \* accessing plumbing systems from the exterior of your unit, etc.
- \* adding any screening, wood, lattice, etc. to a patio.

Furthermore, ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance approval from the Architectural Committee.

A new fee or deposit is required for certain modifications and to be turned with the application, see schedule attached to the Home Modification Application. A penalty of \$300.00 will be imposed for each architectural violation, including but not limited to, making any unapproved alteration. A Home Modification Application is available at the guard house and can be turned in to the guard when completed. It is also available online at the Broadmoor website, [www.broadmoorhh.com](http://www.broadmoorhh.com).

#### Website, Technology, & Communications Committee

Last year the Board of Directors approved a revision to the parking rules which required issuing new decals for the vehicles in our community. One of the ways used to

alert our residents was the following announcement posted on the website's home page.

THE ASSOCIATION HAS ADOPTED SIGNIFICANT NEW PARKING RULES. RESIDENTS AND PROSPECTIVE OWNERS ARE INFORMED THAT EFFECTIVE OCTOBER 19, 2017 ONLY RESIDENT VEHICLES WHICH FIT INSIDE THE RESIDENT'S GARAGE ARE ELIGIBLE FOR A PARKING DECAL. PLEASE REVIEW THE COMPLETE PARKING RULES UNDER THE "DOCUMENTS > RULES AND POLICIES > PARKING" TABS ABOVE. THE PARKING PASS APPLICATION IS AVAILABLE UNDER "DOCUMENTS > PRINTABLE FORMS".

Replacing the community vehicle's decals was to be completed by the end of last year. Each resident was requested to complete a new parking pass application and, for the most part, residents have complied with this request. This collected information has provided the Board of Directors with a greater degree of accurate information than had previously been available, as shown in the table below. Unfortunately, there are still outstanding decals that have not yet been replaced by residents in 20 units in our community.

Items	Totals	Percent
<b>Vehicles</b>	<b>544</b>	<b>100%</b>
Inside Decals	431	79%
Outside Decals	85	16%
Motorcycles (no decals)	28	5%
<b>Units</b>	<b>244</b>	<b>100%</b>
Owner-occupied	205	84%
Tenant-occupied	39	16%
Non-replaced Decals	33	6%
Non-complying Units	20	8%

Another Board of Directors' initiative is controlling the cost related to issuing guest parking passes called "tags". It costs \$.0526/tag and they are purchased from GateKey in 4000 tags per order for approximately \$210. As shown in the following table taken the last week of April, there are, on average, 81 passes issued per day (or 30,000 passes /year), which means the tag expense is approximately \$1,550.00 /year.

Day	Mo n	Tu e	We d	Th u	Fri d	Sa t	Su n	To- tal
00:00 - 01:59	0	1	0	1	0	1	1	4
02:00 - 03:59	0	0	0	0	0	0	1	1
04:00 - 05:59	0	0	0	0	1	0	0	1
06:00 -	12	7	5	10	7	4	2	47

07:59									
08:00 -									
09:59	19	21	29	17	23	21	9	139	
10:00 -									
11:59	15	12	12	13	15	13	9	89	
12:00 -									
13:59	8	7	18	14	13	13	8	81	
14:00 -									
15:59	3	12	7	14	8	10	11	65	
16:00 -									
17:59	4	10	4	11	5	11	6	51	
18:00 -									
19:59	6	11	5	7	9	6	4	48	
20:00 -									
21:59	4	3	7	4	4	6	4	32	
22:00 -									
23:59	1	3	3	2	1	0	1	11	
Total	72	87	90	93	86	85	56	569	
average weekly passes issued/residential unit								2.3	
average number of passes/day								81	

A trial, which began on May 1<sup>st</sup>, is being performed to allow the guards to issue parking passes that increase the number of days per pass to 7. This change is for selected daytime hours only types of guests (contractors, caregivers, etc) and not for residents. This change is an attempt to determine if there will be a significant reduction in the number of passes being issued and therefore lowering the community's current expenses

## Maintenance Committee

### Interior Damage to Units

It is the association's policy that any damage to the interior of a unit, and any personal property contained therein, is the responsibility of the homeowner, even if such damage is the result of a failure of a common area such as a roof leak. In all events, the association limits its liability to \$500. Therefore, the association strongly advises homeowners to carry condominium unit owner's insurance with a deductible of no more than \$500.

Also, the Broadmoor Association earthquake insurance has a \$42,000 deductible, per homeowner. It is recommended that you add earthquake loss assessment for this amount to your personal homeowner's insurance policy.

### Potted plants

The stucco wall around your patio is the association's responsibility to maintain. Any potted plants

on this wall needs to have a saucer under them to collect any excess water. This excess water if not contained by a saucer can cause the top of the wall to crack. Also any potted plants on the association maintained entryway wooden deck or stairs needs to have a saucer under them to collect excess water. This excess water, when it overflows onto the wood, has a potential to cause the deck boards and the structural wood underneath to rot. Window boxes must contain only plants in their own pots with a saucer underneath, and must never be filled with soil, gravel or stones, as the weight pulls the box away from the wall and can cause problems with water leaks into the unit and/or adjoining units. In addition to the problem of the weight pulling the box away from the wall, the presence of soil directly against the wood is a breeding ground for termites and also accelerates wood decay/dry rot.

## Other News

### Pool Area Remodeling

The pool area will be open off and on until about June 1<sup>st</sup>. Repairs to the concrete entry steps and the hot tub jet leak have been done. The Board has decided to resurface the concrete area around the hot tub, so more concrete demolition is scheduled to be done and should be completed by June 1<sup>st</sup>. The pool area will soon look updated and fresh with new a concrete surface around the hot tub and the new composite decks, bench seating and shade covers. The association apologizes for the delay but hopes everyone will appreciate the upgrades to the pool area.

### Group Activity Area's Within the Broadmoor Complex

We would like the Broadmoor community to be proud of where they live and be able to enjoy the amenities within the Broadmoor community besides the ocean & living in a great City. We are thinking of installing a few group activity areas within the complex to have fun and meet our fellow newborns.

1) Old dog area/ Family area on the West side of the tennis courts to possibly have charcoal BBQ's, bench, Picnic table & a Bocce Ball game area?

2)The cement pad , north of the tennis courts to have a couple of benches & a Corn hole game.

3)The area on the right side after entering the guard gate with all of the tree's. This area to possibly have a couple of benches, a table and maybe a water fountain that matches the one outside of the guard gate. This area could be used for reading, enjoying the outside or playing of board games.

4)The far east end of the complex by the main gate exiting onto Admiralty. This area's could possibly have a bench and a Horse shoe pit or another Corn hole game.

### New Committee Members

We would like to welcome Tony Sellas and Carlos Bosio to the Maintenance Committee and Tony Sellas to the Parking Committee!

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

Next Monthly Board Meeting is Wednesday, May 16th 6:30PM at Calvary Chapel of the Harbour

### Paid Advertising

**ROBIN GRAY-HITE**

BROKER ASSOCIATE

GRI/SFR

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### Committees and Contact Info

#### Architectural

\*Chris Gray  
Barbara Blodgett  
David Price

#### Landscape

\*Lanny Carpenter  
Diana Boyd  
Ellen Orange-Brown  
Garry Brown  
Catherine Lee  
Chi Mendelson  
Stefan Steinberg

#### Maintenance

Carlos Bosio  
Chris Gray  
Tony Sellas  
John Wicketts

#### Parking

\*Ron Lee  
Chris Gray  
Ellen Orange-Brown  
Bill Selfridge  
Tony Sellas  
Bill Wong

#### Gate System

\*Ronald Lee  
Robert Szablak

#### Reserve Study Task Force

\*Ellen Orange-Brown  
Garry Brown  
Chris Grey  
Annette Merriam

#### Website, Technology, & Communications

\*Bill Selfridge  
Ron Lee  
Annette Merriam

\* = Chairperson

#### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)

### Other Useful Contacts

**Broadmoor Front Gate**  
(562) 592-4213

#### Powerstone Property Mgmt.

Linda Alexander,  
[lalexander@powerstonepm.com](mailto:lalexander@powerstonepm.com)  
949 716-3998 ext 414  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto: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](http://www.broadmoorHH.com)

#### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)