

**MESSAGE FROM
THE PRESIDENT** Neighbors,

I hope May finds you healthy and in good spirits. The world feels much different than it did back in the “good old days” in March and many of us are adjusting to the new normal of sheltering in place, with many of us either working from home or commuting on empty freeways. I am confident that there is light on the horizon – the announcement of the start of stage two reopening for California and the reopening of HB beaches are all positive signs in the return to normalcy.

The recent stretch of warm weather has made it feel a lot like an early summer and I hope you have all enjoyed it as much as I have. Many of our community members have been taking this time to get some needed outdoor exercise and relieve stress. With local beach parking closed, we are very lucky to be able to walk to the beach, wetlands, boardwalks and other great recreation areas.

With that, we have seen a large increase in parking volume and violations on the past few weekends. – please make sure that your cars are parked appropriately (not in fire lanes and inside decals on aprons or in garages) and that all your guests are getting passes.

Additionally, the small beach on the end of Grimaud is the last beach on Huntington Harbour that has not been closed by the city. With that, we’ve seen a large increase parking on Grimaud and beach usage. We encourage everyone to follow the city guidelines of active use only and to follow physical distancing guidelines.

Here inside the community, our maintenance staff continues to work on improvements between addressing emergent issues and repairs. You may have already noticed some new mailboxes installed and the removal of some of the old pergolas. New pergolas and mailbox covers are still at the top of the list along with rebuilding bridges over the lagoon. As always, if you see anything that needs some attention please contact Powerstone so maintenance can evaluate it.

Also, I’d like to encourage everyone to support local businesses when you can – part of what makes our neighborhood great is the network of independent restaurants and retailers that serve us. Many are impacted by the current situation and I know many of us would like to see them continue service and bounce back in the future.

Finally, with Memorial Day right around the corner, I’d like to thank our first responders and essential services workers that continue to do the hard and dangerous jobs so we can be safe at home. If you know someone in this category, may sure to thank them and pass on my appreciation.

I hope to see you all soon (from a safe distance)

-Kevin

PS Our next meeting of the board of directors will be virtual, but details will be decided after print time – watch the website and guard shack sign for details.





.....

THE BROADMOOR COMMUNITY NEEDS YOUR HELP

VOLUNTEERS NEEDED Broadmoor relies on many dedicated volunteers to operate, maintain and oversee vital functions for our residents and owners. To maintain continuity in the event one of these volunteers should take ill, relocate or worse, the association is seeking additional volunteers to assist and serve as back-ups for these important positions:

Fob locks: This person must have a level of mechanical skills sufficient to install an electronic door lock. In addition, this volunteer must have good computer skills to update the fob lock program application database and Excel spreadsheets. This person will also help with routine maintenance of the fob locks (mostly changing batteries), and reprogramming the fob locks to add, remove and deactivate users.

Website: Someone with skills in creating and maintaining websites to help maintain the association's website. Knowledge of the following languages are desired: (1) php (Personal Home Page); (2) html (hyper text markup language); (3) mysql (my structured query language); (4) CSS (Cascading Style Sheets; and (5) FPDF (Free Portable Document Format).

GateKey: GateKey is the software application and database used by the association for guest vehicle entry. Currently, a resident volunteer acts as the administrator and it is desirable to have a second administrator as back-up. Here is a video overview of the administrator functions available for our entry system software: <https://www.gatekey.com/admin.html>.

.....

COMMUNITY IMPROVEMENTS

MAINTENANCE REQUEST Our maintenance personnel are given direction by the Board of Directors and are responsible for maintaining the common areas of the community. They cannot respond to requests for personal or individualized service. If residents have a maintenance or landscape concern, please contact Sylvia Mandujano at Powerstone Property Management at smandujano@powerstonepm.com or call her direct phone number at 949-535-4514. A work order will be issued to the maintenance staff or the appropriate contractor.

Garage Doors

The repair, maintenance and replacement of your garage door is the responsibility of the homeowner, as provided in the association's CC&R's and on page 25 of the Community Handbook. To preserve their life, we encourage homeowners to keep the outside of the garage doors clean. One of the next large projects on the horizon is painting of all of the buildings in our complex. At that time, all garage doors will also be painted.

Home Modification Form Online

Residents often want to make a modification to their homes. Whether it is to install an air



conditioner, new window or change the front door, etc., it requires that you submit a Home Modification Application (HMA) for approval by the association's Board of Directors. HMAs are available at the guard house, on our website [https://broadmoorhh.com/docs/Forms/Home Modification Application March 2020.pdf](https://broadmoorhh.com/docs/Forms/Home_Modification_Application_March_2020.pdf), or completed online <https://broadmoorhh.com/modification.php>.

When submitting an application, be sure to:

- 1- Sign the HMA form
- 2- Get the signatures of any neighbors who may be affected by the modification
- 3- Include a check for any required legal fee and/or deposit; and (4) take to the guard house or mail to Powerstone. When using the online form you will receive an email confirming the HMA is being processed. Once the Board of Directors acts on the application, you will receive a disposition letter from Powerstone.



PAID ADVERTISING
For advertising info visit broadmoorhh.com/newsletter
or email broadmoorhhnews@gmail.com



UPCOMING EVENTS

5/20/2020 6:30pm: This months Board Meeting will be held via GoToMeeting. All residents are encouraged to attend. Meetings are held on the 3rd Wednesday of each month.

5/25/2020: Memorial Day 

BOARD OR DIRECTORS

2019/2020

President: Kevin Lutke

Vice President: John Wicketts

Treasurer: Annette Merriam

Secretary: Ronald Lee

Grimaud Rep: Robert Sebring

COMMITTEES AND THEIR MEMBERS

*Chairperson

Architectural:	Landscape:	Parking:
*Chris Gray	Diana Boyd	*Jeff Pennington
Barbara Blodgett	Jeanne Darst	Chris Gray
Don Kujat	Chi Mendelson	Ronald Lee
David Price	Tony Sellas	Bill Selfridge
	Stefan Steinberg	Tony Sellas
	Marie Teach	

BROADMOOR SERVICES CONTACT INFO

Broadmoor :
broadmoorhh.com

Guard House
Phone:(562) 592-4213
Website: gatekeyresident.com

Powerstone Property Mgmt.:
Danielle Peterson
Phone: (949) 535-4516
Email: dpeterson@powerstonepm.com

Sylvia Mandujano
Phone: (949) 535-4514
Email: smandujano@powerstonepm.com

Spectrum:
Internet and cable TV
included with Association Dues
Phone:(866) 550-3211

Red Star Plumbing:
Use for common area
plumbing issues/emergencies
Phone:(714) 671-8799

LOCAL SERVICES CONTACT INFO

Huntington Beach Police:
Front Desk/Noise Complaint
Phone:(714) 960-8811
Parking Control (non-emergency)
Phone: (714) 960-3998 ext #0

Huntington Beach Animal Control:
M-F 8:00am- 5:00pm
Phone: (714) 935-6848
After Hours
Phone: (714) 935-7158

Rainbow/Republic Services
M-F 7:30am- 5:00pm
Phone: (714) 847-3581
www.republicservices.com