

The Broadmoor Breeze



May 2023

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

President's Message

*I think I'll go for a walk outside now
The summer still calling my name
(I hear you now)
I just can't stay inside all day*

They say April showers bring May flowers, but I think we've seen enough of the rain for this season. Broadmoor has never looked better and Summer activities can't get here too soon for all of us. If you haven't had a chance to walk around throughout the neighborhood, it's worth some time to walk by the restored lagoon and Tulip Jet fountains, the new benches on the green belt (some with ocean views) and the freshly painted and repaired buildings. We have been hearing from those who have seen these improvements and we've had nothing but praise and appreciation for the improvements to our quality of life.

The buildings and common area held up relatively well during the recent storms. Although it is difficult to modify the existing infrastructure, the board is exploring ways to improve drainage issues in areas that were impacted by the unprecedented inundation of rain water this year.

As mentioned in the last newsletter, five new small claims lawsuits have been filed against the association by two residents. Each plaintiff filed two suits that are duplicative of suits filed by the other plaintiff. At the preliminary hearing, the association asked the judge to consolidate the five cases and all five will go to trial on June 1. As with the three lawsuits filed by one of the plaintiff's against the association last year, the board does not believe there is any merit to these claims. Unfortunately, these spurious actions involve many hours of your board and management company's time and attention preparing for and appearing in court. It's unfortunate that we have a few owners who continue to create unnecessary work and expense for our community.

The fumigation of our entire community is now complete, so hopefully we won't be tenting again for 10 plus years. We are now replacing the roofs for the last remaining stand alone garages. We are also in the process of repairing and replacing any missing or broken tiles on the roofs impacted by the painting and fumigation projects. Remember if you have any apparent issues with termites or roof leaks, contact Powerstone for assistance. Please do not contact Lang Roofing or Fenn Termite directly as this can result in you as a homeowner being charged for the service call if it turns out there is no common area problem.

STOP THE PRESSES!!! (see attached flyer)

On Saturday, June 3, from 1:00 to 5:00, Broadmoor will have a Taco Truck, music and other fun activities to officially celebrate the re-opening of the lagoon and the completion of the large-scale wood work and paint project. The Social Committee and your Board of Directors hope to see a big turnout. We hope you will come out to meet our new neighbors and to get re-acquainted with old friends after these very interesting times since 2020.

The board and committees are very proud of how things are going in our own little slice of paradise and look forward to more great improvements and social events in the future.

Ben Goldberg

Plant Damage Due to Tenting

It is unfortunate that a side effect of fumigation is the burning and surface damage to several plants that were covered by the tarps – especially many of the bougainvilleas that were recovering beautifully after the painting project. Rest assured, it is highly likely that these plants will sprout new growth in a few weeks. If some plants don't survive, the landscape committee will work up proposals for replacements to present to the board. In the meantime, Harvest will trim back plants

that have turned brown and rake down the dead leaves to improve their appearance. If you've been affected, we thank you for your patience as Father Time and Mother Nature restore our vegetation. We share your desire to keep Broadmoor looking green. – Land.Comm.

Lagoon Tulip Jets

On your next walk around the complex be sure to check out the new "tulip jets" and layer of river rocks recently installed by the board. These fountain fixtures replace the old drain line caps that had holes drilled in them that existed for decades.

Oversized Vehicles

A reminder to all homeowners and residents that under the association's parking rules, vehicles which cannot fit inside the unit's garage are not eligible for either an inside or outside parking decal (with the exception of vehicles grandfathered prior to 2018). Landlords should be sure to inform prospective tenants of this restriction before entering into any lease. Too often, a new tenant moves in only to learn they cannot park their oversized vehicle in the complex.

Sand in Pool and Hot Tub

Recently sand has been tracked into the pool and hot tub from people returning from the beach. The sand can clog and damage the filters and heaters. Please be sure to shower off before using the pool and hot tub, especially if you've been to the beach. Also, try to scare away the ducks, herons and seagulls so they don't leave their droppings in the water and along the decking. Finally, be sure the pool gate is secured properly when entering and exiting the pool area.

Social Committee is Back!

The board has revived the association's long-dormant Social Committee. Volun-

teers have stepped forward to organize the first social event for Broadmoor residents and families. Please save the date -- Saturday, June 3, between 1pm-5pm -- for the "2023 Summer Kick-off Party: Lagoon Completion Celebration."

The celebration will include:

- Mercado's Taco Man – taco plates will be available for purchase (\$10)*
- Bring your own beverages (**no glass in pool area**)
- Fun activities & games
- Music

More information is included in the flyer inserted with this newsletter. The celebration is open to all Broadmoor residents and their families. We hope that you will mark your calendars today and plan to have fun meeting your neighbors and celebrating the restored Lagoon too!
--Soc.Comm.

* If you plan on attending and buying tacos, please visit the association's informal Facebook page "BROADMOOR HUNTINGTON HARBOR RESIDENTS PAGE" and RSVP how many plates you plan to order. This will help to have enough tacos available.

Call for Volunteers – Monday May 22, 9:00AM

As we approach Memorial Day weekend and the June 3 Social the landscape committee is asking for volunteers to help spruce-up Broadmoor to look better than ever!

Residents are needed to help in our Spring Clean/Party Prep efforts. This entails picking up debris, minor weeding, removing fumigation dead remnants, and general tidy-up throughout the complex. Working in teams, we'll gather the trash and have Harvest haul it all away the next day.



Please bring your gloves, implements, protective eye-wear, sunscreen, water and hats. We'll provide trash bags. Let's meet at the pool steps and start the sweep of every street! To sign up or for any questions, please text/call our landscape committee chair, Melanie, at 714-746-1055.

Dog Waste

You'd think dog owners shouldn't have to be reminded to pick up after their dogs, but the fact that this article even appears in this newsletter is an indication that there continues to be some very inconsiderate neighbors in Broadmoor. If you see a violator, please report it to Powerstone. Pick up your dog's waste. Period, end of paragraph!

BROADMOOR INVITES ALL RESIDENTS AND THEIR FAMILIES TO SUMMER KICK OFF PARTY

Lagoon Completion Celebration!

**Join Us for Tacos,
Music & Fun! 🌴**



Rubber Ducky Regatta! 😎

When: June 3, 2023

Saturday 1:00 - 5:00 pm

Where: Pool

Food: Mercado's Taco Man

Taco Plates \$10 (Cash only)

Tacos will be served from

1:00 to 3:00 pm 🌮

At tree area near pool by front gate

Bring your own drink 🥤

BOARD OF DIRECTORS 2022/2023

President: Ben Goldberg
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Suzanne Beck-Hammoud
R-1 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: Ross Paulino
rpaulino@powerstonepm.com 949.508.1621
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$59 of the monthly assessment includes 300Mbps 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

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.

BROADMOOR COMMITTEES

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)
Condominium Board Members

Architectural Committee (Grimaud R-1)
R-1 Board Member

Architectural Advisory Committee (Condos)
* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Architectural Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Michael Levitt
Paul Villa

Inspector of Election
Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee
* Melanie McCarthy
Kim Hendrix
Kathy Turner
** Suzanne Beck-Hammoud

Parking Committee
* Jeff Pennington
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee
Chris Gray
Stefan Steinberg
** Annette Merriam

Social Committee
* Julie Mann
Susan Bennett
Denise Faulkner
Arlene Ferguson
Betty Schmicker
** Suzanne Beck-Hammoud