

The Broadmoor Breeze



June 2014

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

The board of directors and its committees have been very busy with many projects beyond normal operating issues with an aim for addressing areas of deferred maintenance. The expense of all of these projects will be covered through the current operating budget, from funds carried over from last year's operating surplus, or from existing reserves.

Re-issuance of Outside Parking Decals: At the June meeting, the board will consider re-issuing outside parking decals. If approved, new outside decals will be re-issued to a vehicle ONLY if the homeowner's first two vehicles are parked in their garage or on their apron.

Garage Sale: The annual garage sale will be Saturday, June 21, from 8:00 a.m. to 12:00 noon. This is a great time to clean out your garages so your cars can be parked inside.

Landscape Irrigation Renovation: The first phase of the landscape irrigation project has been completed. A drip irrigation system, which increases the efficiency of plant watering and significantly reduces the amount of water used, has been installed in the areas adjacent to the pool. This project also involved removal of all the mature trees and shrubs, whose roots were causing uplifting of the impacting the structural walls surrounding the pool. Removing the hibiscus shrubs eliminated the closed-in, tunnel feeling along the walkway between the pool and the Martin units. The area now presents a more open, tiered landscape effect, which is aesthetically more pleasing. The association's maintenance staff also installed new lighting throughout the area, repaired and repainted the entire pool area walls, and repainted the Martin building ground level stucco walls. [Project cost = \$23,000.]

Moritz Archway: The decorative archway on Moritz, which was cracked and decaying, has been rebuilt. New polymer materials were used in the stucco coating to increase waterproofing and endurance. [Project cost = \$14,500.]

Pool Security Cameras: Video security cameras have been installed at the pool to assist in monitoring violations of the pool use rules. Two recent violations caught on camera are (i) an adult resident, presumably returning from the beach, entering the pool area, walking directly to the hot tub, washing off her feet, and then immediately departing; and (ii) a mother watching two of her children climb over the pool walls to enter the pool area and the mother then lifting a third infant child over the wall. Then she approached a person outside the pool area and asks them to use their fob to let her into the pool area. Sand in the hot tub or pool can damage the pumps and motors and require the hot tub be drained to be cleaned. Climbing the walls creates risk of injury and can impact the association's insurance. We have non-residents who try to use our pool facilities; residents should NEVER use their fobs to let others into the pool area. [Project cost = \$1,250.]

Reserve Study: Several months ago the association's reserve study committee reviewed several new reserve study companies and identified one for recommendation to the board. That company has been retained to prepare a completely new study from scratch, the basis of which will be used in preparation of the 2014-15 annual budget. The results of that new reserve study will be mailed to all owners before the end of this fiscal year. Based on a preliminary draft, it appears that the association reserves are significantly underfunded and that an assessment increase may be required.

Roof Inspection and Study: The association engaged its roofing company to prepare a comprehensive inspection of every unit's roof. This report contains over 1400 pages of detailed information and pictures of the status of each unit's estimated useful life, overall condition, roof underlayment, condition of the tiles, number of broken tiles, status of metal flashings, pipes and vents, etc. Estimates for replacing all roofs are included in the report. These findings were presented to the reserve study company for inclusion in its report. [Project cost = \$7,000.]

Lagoon: A proposal from RAS, a company who maintains most of Disneyland's water attractions, has been approved by the board at a special meeting on June 11. This project will involve the following:

1. Drain the lagoon
2. Power wash and remove all debris and sediment
3. Refill lagoon with fresh water
4. Replace and install eight (8) new lagoon pumps including all new pump plumbing and electrical connections
5. Hydrojet all pump plumbing lines
6. Install 8 new pump station covers
7. Use of Broadmoor maintenance staff labor for three to five days

When the lagoon is drained and cleaned, the lagoon bottom surface will be inspected for cracks, chips, leaks and surface condition. At that time a decision will be made for any further work including painting of bottom surface, waterproof coating, concrete repairs, etc. Any such work could involve significant additional expense. [Project cost = \$40,000.]

Taco Cart: The taco cart will continue to provide its services every Sunday from 3:00 - 7:00 p.m. throughout the year. It is a great opportunity to sit and meet neighbors. The taco cart will not be here on Father's Day, June 15, since the vendors are fathers too!