

The Broadmoor Breeze



June 2017

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

President's Message:

Summer solstice 2017 in the Northern Hemisphere will be at 9:24 p.m. (PST) on Tuesday, June 20th. This is the commencement of summer in Huntington Beach. I am sure you will sleep better with this comforting information. With summer comes wonderful weather, great beach days, fun at the pool, laying out, bar-b-ques, and the rest of southern California trying to commute on PCH. Not to mention the delightful fragrance wafting in the air of burning wood in the fire rings. This is the season that reminds us why we live in Broadmoor.

Along with summer will come more activity and people enjoying the pool. Please take a few minutes to refresh your memory and read the pool rules posted by the gate at the pool. This includes hours of permitted use and the prohibition of children under 14 years old using the spa (the two most violated rules). Please be considerate that residents live in very close proximity to the pool and noise carries. Let pool area residents enjoy summer as well.

Along with summer will come warmer days and more water demand. Our water use this past winter was phenomenally low since we had the irrigation system shut off for several months. We are irrigating again and each month the water consumption is creeping up; some areas faster than in others. Francois and Bordeaux consumption is more than a creep, they almost doubled over the previous month.

Let's discuss the roofing project. The short story is we are currently 60% completed and 7% over budget. Over budget due to the wood damage and replacement costs being more extensive than originally estimated. As long as the budget overage stays close to where it is for the duration of the project, we have a plan to deal with it. There is one

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

issue I want to bring up; Lang Roofing notifies residents of a building to be re-roofed prior to commencing the work. There are specific recommendations to residents to move items on the patios so items are not subject to damage. Please comply with the notice recommendations and believe the dates for commencement of work are authentic. Ignoring the notice, then incurring damage, then arguing over replacement is frustrating to all parties.

The Landscape Committee is hard at work with both meetings and walk-throughs. The committee is being very strategic in issuing work orders for new plants and irrigation system replacements as the budget is lean. From comments to us, residents generally appear pleased with the overall look for the complex. We do have specific areas of concern that are being addressed.

HAVE A GREAT SUMMER!

All the best,

Garry Brown

Monthly Updates

Gate System Committee

Wallet card fobs

In response to residents' requests, the association now has "card" fobs available for the pedestrian gates, pool and bathrooms. These card fobs are the size of a credit card, are very flexible, and are water resistant. Residents who would prefer a card fob instead of a key fob may exchange their "working" key fob for a card fob for a nominal processing fee of \$5.00. To exchange your key fob, simply place it in an envelope with a check for \$5.00 (with your name and address), and write "Fob Exchange" on the outside of the envelope. Give the envelope to one of the guards at the front gate, who will deliver it to a board member. The post commander will call you to let you know when you can pick up your card fob.

Delivery Services

The only commercial services that the front guard staff will admit into the complex without prior authorization from a resident are USPS, UPS, Fedex, Amazon, newspaper route carriers, utility service trucks, and other similar established services. Any other drivers and services (including pizza deliveries, dry cleaners, Uber/Lyft drivers, grocery store deliveries, real estate agents, etc.) will not be admitted into Broadmoor unless the guard staff can reach the resident by telephone for access authorization or if the resident has left a temporary permit through GateKey. If you are expecting a delivery, please be sure to call the guard shack in advance or leave a temporary pass on your GateKey account.

Website, Technology, & Communications Committee

Every address within our complex that has a vehicle is required to have a parking decal, with the exception of motorcycles and similar vehicles. The Board of Directors uses decals to ensure that each vehicle within the complex is identified. The board is supported by a parking committee which has access to an online database that is being used to manage the decals issued to residents. To access this database requires that a login be performed, as shown below. Only committee members are given

access in order to make updates to the vehicle database.



The screenshot shows the website header for Broadmoor Huntington Harbour with a navigation menu including Home, Resources, News, Meetings, Contacts, Documents, Fill-In Forms, FAQs, Forums, Bill Pay, and Logout. Below the header is a login form with fields for Username (with a placeholder 'enter your email address') and Password, a 'Log in' button, a 'Register' button, and a 'I forgot' link.

To access a database record, the vehicle license plate number is used. Each record has information used to identify each vehicle and its registered owner. One of the data entry fields is used to determine whether or not a decal that was issued to a vehicle has been returned. The data entry screen is shown in the figure below.



The screenshot shows the 'Broadmoor Huntington Harbour Parking Registration' form. It includes a 'Return' button at the top. The form fields are: License No. (SPRU840), State Registered (CA), Property Address (redacted), Registered Driver (redacted), Returned Decal (No), Year (2005), Make (Infiniti), Model (G35), Color (Gray), and Decal (1-0385). There are 'Update', 'Add', and 'Decal Returned' buttons at the bottom.

When a vehicle is no longer parked in the complex, the decal is required to be returned to the Post Commander at the guard house. In the event a decal is not returned, the resident is required to pay a \$100.00 fee.

Maintenance Committee

Water and waste water leaks

Article VIII, Section 24 of the CC&Rs places responsibility on each homeowner for repair and maintenance of the plumbing system, which includes the water and waste water pipes servicing a unit and contained within the exterior perimeter walls of their unit. Common walls are considered the responsibility of whichever homeowner the pipes serve. If the leak is from your unit's water supply piping, then it is your responsibility. If the leak is from your neighbor's supply piping, then it is their responsibility. In stacked units the upper unit waste water pipes would be the responsibility of the upper unit until their waste water pipe connects with the unit under theirs. If the leak or plug is from where the first and second or third story waste water pipes connect or lower, then all the unit owners in that stack need to get together to make the repairs. The issue of any damage caused to an adjoining unit is a matter between the homeowners. The HOA is not responsible in any case. The HOA encourages adjoining units to try to work out any plumbing issues.

Pet owners

Please be responsible and pick up your pet's excrement and dispose of it properly. Dogs must be leashed in common areas of the complex.

Mosquito activity rises

The recent record winter rain provides good breeding conditions for mosquitoes and flying insects. Harmful viruses can be transmitted from mosquitoes, including Zika and the West Nile virus. Please dump or drain any standing water left outdoors.

Dryer Vents

It is homeowner's responsibility to clean. It is recommended to have done once a year to prevent fires. This will also improve drying efficiencies.

Paid Advertising



IRENE HEATH
REALTOR

714-625-7764

Irene.Heath@hotmail.com

IRENEOCHOMES.COM

16722 PACIFIC COAST HIGHWAY
SUNSET BEACH CA 90742

BRE# 01735621

For advertising info: broadmoorhh.com/newsletter

Broadmoor Huntington Harbour

Annual Garage Sale

Saturday, June 17th 8AM -Noon

JUST OPEN YOUR GARAGE & SELL



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

Next Monthly Board Meeting is Wednesday, June 21st 7PM at Don's the Beachcomber

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Diana Boyd
Ellen Orange-Brown
Garry Brown
Lanny Carpenter
Catherine Lee
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 Task F

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

Website, Technology Communications

Bill Selfridge*
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate

(562) 592-4213

Broadmoor's Property Mgmt.

Amanda Porter,
aporter@powerstonepm.com
[949-535-4496](tel:949-535-4496)
Sylvia Mandujano,
smandujano@powerstonepm.com
[949-535-4514](tel: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