

The Broadmoor Breeze



June 2018

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

President's Message:

President on vacation!

Monthly Updates

Website, Technology, & Communications Committee

As reported in the last month's newsletter, there are 39 tenant-occupied units which represent 16% of the total number of residential units. When there is a change in tenants for any of these units, an Occupancy Change Form (OCF) is required to be submitted to the Board of Directors. To make completing an OCF easier for those owners who use their units as rental property, an updated online form was created. To access the new online form, the figure below shows the menu item to select.



'Directors' Meeting Agenda has been posted (Click on Meetings => Agenda); the May Broadmoor Breeze



The following figure shows the information required to complete the form. The first step is to use a drop-down menu to select the tenant-occupied property.

2018/2019 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	John Wicketts
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

The second step is to click on the submit button.

Broadmoor Huntington Harbour Occupancy Change Information

You must select your property address from the pull-down menu below before clicking on the "Submit" button. Then make the necessary entries or required changes before clicking on the "Print Hardcopy" button.

13347 Grenoble
13361 Martin
13375 Martin
13412 Martin
13432 Martin
13439 Lazare
13441 Lazare
13445 Germain
13445 Lazare
13451 Germain
13455 Germain
13470 Bordeaux
13489 Bordeaux
13491 Tropez
13495 Tropez
13536 Bordeaux
13545 Tropez
13547 Tropez
13551 Bordeaux

Submit

Tenant Move-in Date:

The form that appears below is preloaded with the owner's information stored in the website's database and only requires the property owner to select the tenant's move-in date by using a drop-down calendar and entering the name or names of the new tenants. After entering this information, the preparer needs to click on the "Print Hardcopy" button.

Broadmoor Huntington Harbour Occupancy Change Information

Today's Date: 2018-06-03

Tenant Move-in Date: 3

New Tenant's Name (s): 4

Property Address: 16347 Grenoble

Property Owner's Name: Citadel Law Corp

Owner's Offsite Address: 2372 Morse Ave, Irvine, CA 92614

Owner's Phone number:

Owner's Email:

Print Hardcopy 5

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

The following figure is what is provided to the preparer of the OCF. This form is then printed and signed by the property owner and it and a \$100 check should be sent to the Powerstone Management Company. These actions performed will subsequently notify the Board of Directors of the fact that a new tenant will be occupying the owner's unit.

Broadmoor Huntington Harbour Community Association
c/o Powerstone Property Management
9060 Irvine Center Drive, Suite 200
Irvine, CA 92618
949-716-3998 Fax 949-716-3999



BROADMOOR HUNTINGTON HARBOUR
OCCUPANCY CHANGE INFORMATION

Submit this form via mail to the address indicated above.

TODAY'S DATE: 2018-06-03 TENANT MOVE-IN DATE: 2018-07-01

NEW TENANT'S NAME(S): Test Name

PROPERTY ADDRESS: 16347 Grenoble

PROPERTY OWNER'S NAME: Citadel Law Corp

OWNER'S OFFSITE ADDRESS: 2372 Morse Ave, Irvine, CA 92614

Effective October 2005 the Association implemented a move in/move out fee of \$100.00. This fee is assessed each time there is a change in tenants.

Under the association's rules, the homeowner's rights to use the common and recreational facilities are delegated to their tenant(s). Therefore, a landlord owner

Want the newsletter earlier?

You can subscribe to the associations web alerts. Go online to our website www.broadmoorhh.com and click "Receive Email Alerts". You will receive all community alerts (including the newsletter) by email.

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.

Community trash bins/ Doggy Waste bins

Please do not throw your weekly personal trash in the community trash receptacles. The doggy waste bins are for animal waste only and community trash receptacles are for the convenience of throwing out a few items while out and about ...not for entire week's trash.

Other News

Enhanced Upgrades, Not Just Repairs!

For the past seven years, the last few boards have focused primarily on preventive maintenance matters, addressing deferred maintenance items, building up the woeful reserves we inherited, re-evaluating and renegotiating vendor service contracts, being as cost effective as possible with repair dollars spent, and commencing the big re-roofing project (along with handling the routine time-consuming regular association matters). To the board members, it can feel like being on a tread

mill always just trying to keep up with repairs and preserving the value and integrity of the complex. Limited money is available for enhancements, but that doesn't mean those aren't important or unnecessary! So it is self-satisfying to undertake a project that not only replaces an aging asset, but also enhances the aesthetics, value or functionality of our complex.

Here are a few examples of some recent upgrades the board has undertaken to enhance our complex: (i) replacement of pedestrian gate key locks with fob locks, to control access to our community; (ii) gradual replacement of walk-way lighting with lower cost LED fixtures; (iii) restoration of the family play area; (iv) new wood decks and shade pergolas in pool area (in progress); (v) earthquake insurance; (vi) expanded cable TV package and equipment; and (vii) new paver areas on Bordeaux and the end of the lagoon.

Pool Area Improvements

This year the board has undertaken several repairs and upgrades to the pool area. The pool has been re-plastered, which should feel much better to the bottom of your feet! New hot tub overflow drains are being installed and a leak in the hot tub plumbing has been fixed. The concrete steps and slab sections around the hot tub are being renovated. And perhaps most noticeable will be the installation of new "wood" decks and shade pergolas that should be finished by early July.

Pavers

Two areas, where overgrown tree roots have cracked and lifted the concrete, have been replaced with pavers -- on Bordeaux near the lagoon and at the end of the lagoon near Admiralty. Please take a look during your walks and let the board know your impressions. Pavers are more expensive than replacing concrete, so the board does not intend to use pavers to replace all concrete areas where repairs are needed, but pavers do provide options for some areas.

Family Play Area

Residents are encouraged to utilize the family play area next to the tennis courts for gatherings and fun. A new picnic table has been added (with an umbrella coming soon). The board welcomes resident suggestions to enhance the play area. The board will be investigating adding a corn hole game and the feasibility of constructing a sand bocce ball court. The purpose of this area is to provide all residents with a place to hold picnics, parties, BBQs, but most importantly to create a space where chil-

dren can play without any risk of exposure to any dog waste.



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For advertising info: broadmoorhh.com/newsletter

Community Garage Sale

Saturday, June 16th 8AM to Noon



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

Next Monthly Board Meeting is Wednesday, June 20th 6:30PM at Calvary Chapel of the Harbour

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 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

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt.

Linda Alexander,
lalexander@powerstonepm.com
949 716-3998 ext 414
Sylvia Mandujano,
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

Online Vehicle Pass Service

www.gatekeyresident.com