

**MESSAGE FROM THE PRESIDENT** Hi Neighbors,  
I hope you're all doing well – The world has been a crazy place lately and every day I appreciate our little piece of paradise a little more. Even more so now that summer weather is here and the sun is out and slowly more and more of the world opens up a bit. In that spirit, I'll try to keep this short since I'm sure you'd rather be doing something else, probably outside.

First off, the question I've been getting asked the most in the last week or two: When will the pool be open again? The short answer is that nobody knows the date yet. We are hoping that the Orange County Health department will let us reopen soon as part of Stage 3, but we're not there yet. The gritty details are in another article to spare many from boredom. When we do reopen the pool, we're hoping to provide a fantastic experience to all of our residents. The spa is being re-plastered, there is new pool furniture waiting to be unwrapped and used, and the Loft above the bathrooms has been outfitted with a bar shelf and tables. In the meantime, the beach at the end of Grimaud remains open. The tennis courts are also still open with a few additional restrictions, many of which parallel guidance from the city of HB.



Additionally, we have tentatively rescheduled the first few buildings for termite fumigation in August in anticipation of Stage 3 and hotels being open for non-essential travel. The association has an option to postpone again, should the situation change in the future. However, the pest control company has stressed that we want to perform the fumigation before the fall and increased moisture for maximum effectiveness.

Another big project the board is considering is an update to our Covenants, Conditions & Restrictions (CC&Rs). The CC&Rs document contains the rules that govern the community. The CC&Rs were written back in 1977 and would look very different if written today. The board is evaluating several attorneys that specialize in homeowners associations and their governing documents. Our hope is that a modern document will be a big improvement that will clean up antiquated or ambiguous language and also address modern society and technology that could not have been predicted 43 years ago.

Finally, in these tumultuous times, I'd like to recognize and appreciate that I've seen much more friendly and neighborly behavior around the community than I have in the past 5 years that I have lived here. I'm a believer that friendliness is contagious so I'd encourage you to do something nice for someone else in the community, even if it is just a smile and a wave in passing. I look forward to being able to have community social gatherings soon and raising a glass together.

Have fun and stay safe.



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## WHAT'S GOING ON IN THE BROADMOOR COMMUNITY

**POOL STATUS** Currently the pool is not allowed to open per direction of Orange County Health Department. Here is the guidance from the Orange County Health Department:

“Public swimming pools are not allowed to reopen as part of Stage 2 State Resilience Roadmap. Even if they are located in private neighborhoods, State has informed the HCA that they are not permitted to open in Stage 2. Public swimming pools are swimming pools operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pools do not include a swimming pool located on the grounds of a private single-family home. Examples of public swimming pools include fitness gym pools, public or private school pools, homeowner association pools, condominium pools, and club pools. Environmental Health regulates public swimming pools and given State’s direction and State guidance, they may not re-open in Stage 2.”

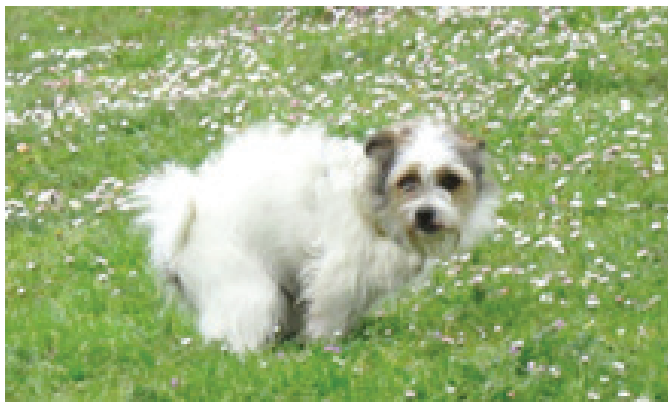
The association hopes to be able to re-open the pool area during Stage 3, with some restrictions. Watch for an e-mail for any re-opening announcements (another good reason to sign up for web alerts on our website, if you haven’t yet).

**NEW CREW MEMBER** Recently a maintenance employee left the services of Broadmoor. To fill the gap, the board has conditionally hired another worker, Virgilio, to assist Ricardo and Rob. The board expects "Virgil" to handle some of the regular routine maintenance tasks, freeing up more of Ricardo's time to devote to the many deferred maintenance projects on the board's list.

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## THE COMMUNITY NEEDS YOUR HELP

**SCOOP THE POOP** I know I’m your best friend, but I can’t pick up after myself until you train me. The word on the street is that the neighbors are complaining about you and my unconditional love cannot protect you from monetary penalties to gain your compliance. Please be a courteous neighbor and scoop my poop! The association has placed green doggy waste bag dispensers and trash receptacles at various locations around the community. We encourage you to utilize this amenity.



**POSTED SALE OF LEASE SIGNS** ‘For Sale’ or ‘For Lease’ signs may be placed within the window of the unit only. These signs are not permitted in any common area; they may not be hung off the building or balcony railings. This is clearly stated in our CC&Rs.



## HAPPENINGS WITH THE WEBSITE

**WEBSITE IMPROVEMENTS** The website's pull-down menu has been refined and streamlined to make navigating the website easier. The new menu is shown below:

Home, Resources, Contacts, FAQs, Bill Pay and Logout menu elements have not changed. "Newsletters" takes you to a list of published Broadmoor Breeze Newsletters. "Board Meetings" contains a list of published "Board Minutes" and the latest meeting "Agenda." "Documents" has removed items no longer applicable and "Printable Forms" are now found under "Forms," which also contains "Fill-in Forms."

Home	Resources	Newsletters	Board Meetings	Contacts	Documents	Forms	FAQs	Bill Pay	Logout
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**BIG THANKS!** To our MVV (Most Valuable Volunteer)! One of Broadmoor's long-time residents, Bill Selfridge, devotes countless hours each week to maintain our website. He routinely updates the website by posting the agendas, meeting minutes and sends out the web alerts to notify residents about important association information.

Bill also is the administrator of GateKey, the entry gate software, and enters the information from all parking pass applications and issues decals to the front guard house for approved vehicles.

Like the Wizard of Oz, Bill toils away behind the "scenes," so he largely goes unnoticed and, therefore, his efforts are often taken for granted. The COVID-19 virus has compounded his responsibilities, requiring constant updates to the webpage and frequent web alerts regarding the association's video meetings, Broadmoor's COVID restrictions, and related updates.

If you happen to see Bill and his wife, Alice, out on their daily walk, please let him know you appreciate his efforts -- but, please, from a safe distance just like the Cowardly Lion tried to maintain!

## PAID ADVERTISING

For advertising info visit [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)  
or email [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)



## ***UPCOMING EVENTS***

**6/17/2020 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.

## ***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**

<b><u>Architectural:</u></b>	<b><u>Landscape:</u></b>	<b><u>Parking:</u></b>
*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