

The Broadmoor Breeze



June 2021

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

President's Message

I hope you are enjoying our annual bout with June Gloom with scattered afternoon sun. We are anxiously waiting for less gloom and more sun. No matter how you cut it, we live in paradise! Even the water in the lagoon is looking great. Speaking of the lagoon, at the June board meeting, we hope to approve the purchase of ten new blue metal benches for placement around the lagoon. We will trash the worst wood benches and place a few better ones on the green belt. We also have a plan to recondition the permanently attached wood slat benches. Also, on the lagoon, the spike strip we mounted on the bridge is keeping birds off. We will be adding more.

The most exciting news since the re-roof project is we are very close to settling on a painting contractor to both paint the buildings and repair degraded woodwork throughout the complex. We have decided to add the woodworking element to the job to all be done during the same three to six month period. It is a substantial cost to repair wood entries, railings, window boxes, bridges, etc. The best news is we have the funds in our reserves to cover this massive project. With both painting and repairing woodwork, we are in the \$800K neighborhood. We hope to get started first with carpentry crews, then painting teams doing a few buildings at one time until the project is completed. If all goes well, we hope to commence in late summer.

I know you are interested in the color. We are narrowing that down with the able assistance of a representative from Vista Paint, whose paint we will be using. We are looking at the primary theme color, then two or three shades lighter and darker. We will consider convening a special board meeting to discuss and get your input before we approve the project. We will keep you posted.

As you know, we have a vacancy on our Board of Directors. Last month I requested anyone interested in serving on the board to submit your name to Powerstone. We received two submissions: neither is currently eligible to serve on the board (although one will be eligible as of June 26, 2021). To serve on the board, a member must be an "owner of record" on the deed, and a director

has to have been a member of the Association for one year. We are extending through June the submission time to let Powerstone know of your interest in serving on the board. In early July, we will interview candidates and will fill the vacancy at the July board meeting. Warning: Serving on the board is time-consuming — rule of thumb, 5 hours per week minimum.

BTW, The swimming pool and spa look fantastic. Get out and enjoy it!

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Board's field trip

Annette, Ron, and I took a field trip across PCH to Surfside Colony to see their progress on replacing their roads. Here is some background on the reason for our exploration:

The roads in Broadmoor are obviously in a critical condition and looking more like a checkerboard of patches. Any architectural theme to them left the station long ago. We are patching to catch up with the worst cracks that are safety hazards to pedestrians. The center drains are sinking in areas, and the driveway aprons are a mixed bag that we may cover with new paint. OK, enough of the bad news!

The reality is that, without a special assessment, it would be very expensive to replace our roads in one project from beginning to end. However, we could accomplish a replacement project in a highly planned and phased endeavor that might take a decade or so. We must, however, start with a vision of what roads could be in Broadmoor.

Surfside Colony, which interestingly enough was started in 1929, is undergoing a two-year continuous road replacement project. They are nearing the completion of their two main long roads. It began with realizing that they had to tear up the streets to repair broken sewer and water pipes. What they have done to replace the roads is very attractive and adds a new dimension of an architectural theme (and increased value) to the complex. Below are photos of the transition from the old road to the new and the second photo is a

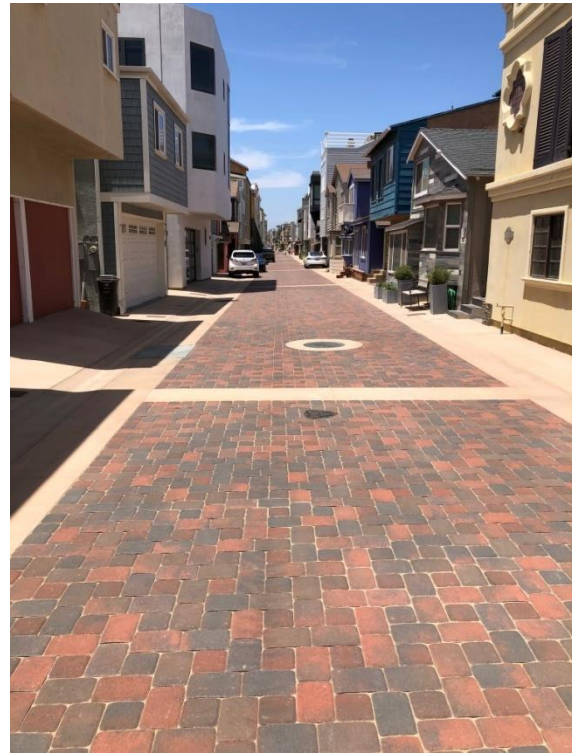
long stretch of new roadway that adds a theme they never had before.

One last note, Surfside Colony is a complex of R-1 residences with no common areas related to the homes. There are no amenities, only utility lines, roads, and security. There is an annual fee of around \$500 to owners. The Colony's financial structure is so different from Broadmoor there is nothing to be learned.



The board plans to meet with the contractors doing the work at Surfside to learn more and get a more accurate idea of costs. Rest assured, anything we do will be long-range, phased, and community decisions.

All the best,
Garry Brown



Monthly Updates

Garage Sale

Broadmoor's annual garage sale will be held on Saturday, July 10, 2021 from 8:00AM to 12:00 noon. During that time, the main entry gates will be open for pedestrians to *walk* through the complex. Vehicles will not be allowed to enter to roam the complex. If a resident sells an item that must be picked up by vehicle, please call the front gate (562-592-4213) and provide the guard with your name, address and the name of the buyer. A pass will then be issued to the buyer's vehicle.

Common Plumbing Drain Lines

Certain drain lines in stacked units are shared between lower and upper units. At times these common drain lines can back up, typically from grease, food waste and hair being disposed of down the drain. In almost all instances, the clog appears in the bottom level unit when sinks, toilets and other drains overflow.

Please be aware that under the association's CC&Rs, all units which share that common drain line are responsible for the repair and maintenance of that line. That responsibility includes any costs to clear a clogged line. Many stacked unit neighbors routinely schedule preventive maintenance by having a plumber clear the drain line annually. The association recommends that all stacked units not use food disposers and discard all food scraps in the trash.

Home Modifications

A Home Modification Application (HMA) needs to be submitted in order to maintain aesthetic uniformity in the complex and preserve property values. Check the community website at broadmoorhh.com for the most recent form that can be downloaded or the front gate also has copies. No exterior modification may be made to a unit

without the prior approval of the Architectural Committee and the Board of Directors. Furthermore, ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance recommendation of approval by the Architectural Committee and the Board of Directors approval. If a City permit is required by the Huntington Beach

BOARD OF DIRECTORS 2021/2022

President: Garry Brown
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: TBD
Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Jessica Hundermark
jhundermark@powerstonepm.com 949.372.4031
Maintenance issues: Sylvia Mandujano
smandujano@powerstonepm.com 949.535.4514
GateKey Vehicle Pass System: gatekey.com/resident-login

RESIDENT SERVICES CONTACTS

SPECTRUM (high-speed internet and cable TV included in monthly assessment): 866.550.3211

RED STAR PLUMBING (for common area plumbing issues and emergencies): 714.671.8799

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

City Planning Department, a drawing will be required for both the City and the Board of Directors with the HMA. The copy of the City initial permit should be attached to your HMA as well. If your proposed modification involves the association imposed legal fee or deposit, this payment must accompany your HMA. Approved HMAs are valid for six months from the date of approval.

COMMITTEES AND THEIR MEMBERS

* Chairperson
** Board Liaison

Architectural

* Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

Suzanne Beck-Hammoud
Andrea Eliassen
Kim Hendrix
** Garry Brown

Parking

* Jeff Pennington
Ellen Brown
Chris Gray
Terri Nomann
Bill Selfridge
Tony Sellas
** Ronald Lee

Reserve Study

Ben Goldberg
Chris Gray
Stefan Steinberg
** Annette Merriam

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 broadmoorhhnews@gmail.com.

Always be up to date with important association information by signing up for automatic email alerts on the website.