

The Broadmoor Breeze



June 2023

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

President's Message

Think of what you're saying.

You can get it wrong and still you think that it's alright.

Think of what I'm saying,

We can work it out and get it straight, or say good night.

We can work it out, We can work it out.

Earlier this month, your board of directors took a trip to small claims court to defend the association against multiple but similar claims filed by two owners challenging a unit owner's air conditioner and removal of the window boxes. Although we are still waiting for the court's ruling, we are confident that the court can't compel injunctive relief (force the association to replace window boxes or remove AC condensers) and will rule in favor of Broadmoor. I anticipate such frivolous lawsuits will be dramatically curtailed once all the members of our community review, discuss and approve the "restated" CC&Rs. The restatement will eliminate many of the ambiguities in our 46 year old, antiquated governing documents. We hope to have a first draft for members review and schedule our first town hall meeting by the end of summer.

Speaking of Summer, what a perfect day we had for the association's social extravaganza this past week. Over 100 resident neighbors came out to join the festivities. By all reported accounts, the tacos were fantastic, the rubber duck race was hysterical, and the music and carnival games were enjoyed by all. Everyone in attendance had a blast celebrating all the improvements undertaken these past three years. A big thank you to the entire Social Committee for coordinating this event -- we look forward to the next one.

The repair and replacement of broken tiles from the fumigation project continues. And re-roofing of the rest of the stand-alone garage gets underway this month. Notices will be posted a few days before the start of each garage. Residents should be able to access their

garages during the project. A list of affected units is provided in the article below.

The only other BIG project the board is evaluating is the replacement of our private streets in the community. The board will begin gathering more information, including surface material options and relative costs. Further information will be provided as preliminary investigations progress.

On behalf of the entire board, we want to thank all residents who have been so patient and supportive through these past projects. Although we never know when a new issue will pop up, we feel the next few years will be a lot less eventful (and stressful) and with exception to CC&R's and Streets, get back to focusing on routine maintenance and beautification of our little slice of PARADISE.

-- Ben Goldberg

Landscape Update

Thanks to the landscape committee for cleaning up the Broadmoor property, getting Harvest to donate extra pink and white begonia flowers near wall of pool steps, and planting of white geraniums behind the guard shack. These were contributions to the Summer kick-off party on June 3rd. It looks wonderful!

The June progress report includes ongoing replacement of vegetation removed due to blocked drain pipes and/or damaged by the recent fumigation.

Please continue to send any concerns regarding Broadmoor greenery to our property manager at mrossi@powerstonepm.com.
-- L.C.

Re-roofing of Stand-alone Garages

Starting June 12, the remaining 33 stand-alone garages will be re-roofed. While the order of garages is not set, ADCO Roofing will post notices on each garage with projected dates and times when access to each garage may be affected. This will complete the re-roofing of all 53 stand-alone garages and is the last phase of the complex-wide roofing project commenced in 2015.

16430 Bordeaux
16432 Bordeaux
16490 Bordeaux
16492 Bordeaux
16514 Bordeaux
16516 Bordeaux
16526 Bordeaux
16528 Bordeaux
16550 Bordeaux
16552 Bordeaux
16560 Bordeaux
16562 Bordeaux
16580 Bordeaux
16582 Bordeaux
16590 Bordeaux
16592 Bordeaux
16610 Bordeaux
16612 Bordeaux
16331 Grenoble
16335 Grenoble
16337 Grenoble
16341 Grenoble
16345 Grenoble
16349 Grenoble
16351 Grenoble
16412 Martin
16414 Martin
3181 Moritz
3185 Moritz
3191 Moritz
3193 Moritz
3199 Moritz
3299 Moritz

Summer Social Event

Broadmoor's "Summer Kickoff" party held on Saturday, June 3, was a success by all accounts. Over 100 residents attended this event, with more than 80 taco plates served until the taco cart vendor sold out. Residents came together to meet, to laugh, and to play ping pong and corn hole. A very exciting "Rubber Ducky Regatta" was held at the newly refurbished lagoon with 97 entrants! Betty Schmicker's duck came in first place, Lyndz Harrison's duck came in last, and Faith Cox's duck won the children's category. Congratulations to all for making the regatta a blast! Thank you, too, for all the volunteers that helped make this event a great success!

Future social events are in the works, so keep reading these Newsletter for the next fun event so that you do not miss out on the laughs.
-- S.C.



BOARD OF DIRECTORS 2023/2024

President: Ben Goldberg
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Suzanne Beck-Hammoud
R-1 Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Ross Paulino
rpaulino@powerstonepm.com 949.508.1621
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$59 of the monthly assessment includes 300Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

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

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 the Powerstone property manager.

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

BROADMOOR COMMITTEES

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)
Condominium Board Members

Architectural Committee (Grimaud R-1)
R-1 Board Member

Architectural Advisory Committee (Condos)
* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Architectural Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Michael Levitt
Paul Villa

Inspector of Election
Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee
* Melanie McCarthy
Kim Hendrix
Kathy Turner
** Suzanne Beck-Hammoud

Parking Committee
* Jeff Pennington
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee
Chris Gray
Stefan Steinberg
** Annette Merriam

Social Committee
* Julie Mann
Susan Bennett
Denise Faulkner
Arlene Ferguson
Betty Schmicker
** Suzanne Beck-Hammoud