

The Broadmoor Breeze



September 2012

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

Flower Pots

During the last inspection of the property in July, Management noticed that many owners/residents have pots hanging over their patio/balcony railing. It is important to remind all residents that any pot hanging over the railing poses a potential Health and Safety hazard. Pots may fall and cause injury to workers or residents. It is highly recommended that flower pots be placed on the inside of the railing.

YOUR 2012/2013 BOARD OF DIRECTORS

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Plumbing Responsibility

The Board has reviewed the governing documents of the community (CC&R's) and determined that plumbing repairs, including slab leaks, are the responsibility of the owner. The Board is aware that in the past, the HOA has maintained and paid for the repairs for plumbing. That practice will end immediately. Owners who have a plumbing issue can call any plumber of their choice or call Suzanne or John at Butin's Plumbing, 714-670-1900, or email Suzanne at butinsplumbing@sbcglobal.net. Butin's Plumbing has done work at Broadmoor in the past. Butin's Plumbing is aware of the CC&R regulations and will give you a complete and comprehensive inspection report explaining where the plumbing issues are and the cause. Should it be determined that the plumbing is from common area landscaping or a common area issue, Butin's Plumbing will make the necessary repairs and bill the Association for their services. Should the report come back as the owner's responsibility, Butin's Plumbing will bill and collect from the owner directly. Any and all interior damage to the unit is the responsibility of the owner regardless of where the plumbing damages occurred. **It is important that all residents carry Homeowner's Insurance to cover such repairs.** Should an owner wish to dispute the Board's policy and request reimbursement for plumbing repairs, your request must be in writing addressed to the Board care of Villageway Management and emailed to Seifert@villageway.com or mailed to Villageway Management, Inc., P.O. Box 4708, Irvine, CA 92616.

Lights Out

During the month of July, Management received one call from a resident who reported a light being out. This is a great start. The Board would like to remind all residents that should you see any lights that are out or flickering, call Marie at Villageway. She will issue a work order to the light company for repair. Marie can be reached at 949-450-1515 ext 220.

Pool / Spa

The Board would like to thank the residents and their guests for adhering to the pool / spa rules this year. The Board and management have received very few complaints, compared to last year. The Board continues their firm stand regarding any resident or their guest who ignores the pool / spa rules including requesting owners to attend Board Hearings and assessing fines to the owner's account for non compliance of the rules. Board members have volunteered to lock and unlock the pool gates during the week and Universal Protection will lock and unlock the pool gates during the weekends.

The Board now has another disturbing problem at the pool with unauthorized guests using the pool. Recently, it was brought to the attention of the Board that a man and his family are using the pool. They have a pool key and are coming in from the automatic vehicle gate at Peter's Landing. This man has been verbally abusive to other residents while using the pool and is not someone who should be confronted. There are a few residents who recognize this family and we ask that should they see them to call the police immediately. No other action should be taken by Broadmoor residents.

Window/Flower Boxes

Window boxes present serious and continuing maintenance problems for the Association. Window boxes must contain only plants in their own planters, and must never be filled with soil, gravel or stones, as the weight pulls the box away from the wall and can cause problems with water leaks into the unit and/or adjoining units. In addition to the problem of the weight pulling the box away from the wall, the presence of soil directly against the wood is a breeding ground for termites and also accelerates wood decay/dry rot.

Homeowners and residents are responsible for ensuring that the drains in the bottom of the box are clear and running freely. If you believe there is a problem with your window boxes that has not been addressed, please report the problem to Villageway Management immediately. It is your responsibility to make sure the drains in the bottom are clear at all times.

If any owner or resident places prohibited materials into the window boxes, the unit owner will be subject to a fine of \$100.00 per occurrence and the owner and resident will be considered to have waived any future claim against the Association for water and/or termite damage to the unit.

Budget Change

The following line items have been revised:

Gas \$6,500.00
Landscape Maintenance \$62,400.00
Common Area Repairs \$38,100.00
Building Maintenance \$10,000.00
Balcony and Railings \$15,000.00
Sewer and Drain Lines \$3,000.00
Payroll Taxes \$26,000.00

Broadmoor Is Managed By:

Villageway Management, Inc.
P.O. Box 4708, Irvine, CA 92616
949-450-1515 or 877-450-6468 (including emergency or after-hours)

Property Manager: Becky Seifert, seifert@villageway.com
Customer Service: Marie Wigler, wigler@villageway.com
Assessment/Billing: 949-585-0141
Gatehouse: 562-592-4213