



The Broadmoor Breeze



July 2016

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

President's Message:

I hope you are enjoying the paradise-like weather at Broadmoor. There are several issues we need to discuss in this edition of the newsletter. First, I want to tell you about our Reserve Study Committee and their work. State law requires that every HOA maintain an adopted Reserve Study. A consultant prepares the Study after thorough inspection of all of the capital assets of Broadmoor, these include roads, pool, lagoon, irrigation systems, tennis courts, roof, walls, walkways, buildings, etc., and with consultation from the Reserve Study Committee. The purpose is to develop a workable short-term and long-term plan to assign funds to these various assets for repair or replacement. The study estimates the life of these capital assets and encourages funds to be set-aside in the appropriate accounts so the funding will be there when the useful life expires. It also calculates a "Risk Factor" that informs banks and buyers how the HOA is doing in maintaining a capacity to fund repairs and replacement of assets. An HOA Board of Directors can either ignore or use the Reserve Study as a valuable tool. The Board is very committed to having a comprehensive and honest Reserve Study and to utilize it. At the July board meeting this study is on the agenda for approval by the board.

In addition, Broadmoor's fiscal year is September 1st to August 31st. The 2016-2017 budget will also be on the July agenda for approval. As you know, the Board has been diligently working to catch up on maintenance and repairs that have been deferred in past years. We are making progress, but (there is always a "but") as we go forward we keep discovering new issues that must be addressed, such as some of the deteriorated entrance stairs and platforms to residents on Martin Ln. Each entrance stair, platform and patio that serves only two residents will cost approximately \$30,000 to replace.

2016/2017 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

The re-roofing project marches on. Under the tile, we are finding so much wood damage to the plywood roofing and to the rafters that support the roof, that we are replacing even more wood than was originally anticipated. Thus, currently the roofing project is running about 3% over what was budgeted. We are keeping a close watch on the costs of each building and as we get closer to the project end in two years, we are hopeful we will end close to the budget. Hopefully we will not have to come back to you for more assessment for roofs.

At the July board meeting, we will consider a proposal to replace and repair some of the Sheppard hooks that top the complex exterior wall, especially at the corner and along PCH. They are in deplorable shape and many are just rusted away.

The rumor mill is bustling over the recent sale of Peter's Landing. We were part of a coalition two years ago that sent a very strong message to the Huntington Beach City Council that we oppose a high-density type apartment complex (similar to what you see at Bella Terra on Edinger Ave.). The City Council received the message and did NOT rezone the property for such a development. Now, if high-density residential is the new owner's goal, the owner will have to go try to rezone it. This will be an extremely difficult and long battle. If it were to be

eventually approved, it would be appealed to the Coastal Commission and that would even be more difficult and take more years. I will keep you posted to any updates.

I want to acknowledge and thank Director Ronald Lee for successfully defending Broadmoor in a lawsuit over the HOA's position that homeowners are responsible for the costs and repairs of slab leaks. And regarding the recent lawsuit over the lagoon that I discussed in the last newsletter, we are providing critical information to fight and defend the HOA from the allegations made.

I want to again remind you as residents that Broadmoor is not like the single family home you might have grown up in. When you live in a common interest development, you cannot always do as you please; there are rules for the overall benefit of all who reside here. This means you cannot put your planters and decorations in common areas or on the walkways. If you don't like a tree in the common area, you cannot kill it by drilling holes in it, then hope we remove it. You cannot take it upon yourself to put plants the common area as you did in your front yard. We have a landscape committee. And, please, don't just park anywhere; "Fire Lane" is not an invitation to park.

It is my hope through the newsletter that you feel you have a better idea of what is going on at Broadmoor. You also have a transparent board that is interested in your opinions and participation. Thank you.

All the best,

Garry Brown

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

Next Monthly Board Meeting is Wednesday, July 20th 7PM at Don's the Beachcomber

Monthly Updates

SUPERIOR COURT CONFIRMS CC&Rs REGARDING INTERNAL PLUMBING LEAKS

Earlier this year, a homeowner in a ground floor stacked unit suffered a plumbing leak originating underneath the slab foundation of her unit. The association concluded that such plumbing leak is homeowner responsibility, as with all internal plumbing issues. The board therefore denied the homeowner's request to fix the leak and pay for the extensive damages to the interior of the unit. The homeowner sued Broadmoor in the Superior Court of Orange County, claiming that under its CC&Rs, Broadmoor is responsible for leaks under slab foundations. After a hearing, the court ruled in favor of Broadmoor, confirming that the CC&Rs place responsibility on homeowners for such internal plumbing leaks.

All homeowners should be aware that Section 24 of Article VIII of the CC&Rs provides that homeowners are responsible for maintenance and repair "of the plumbing, electrical and heating systems servicing [the] Unit and located within or underneath the outside perimeter of the exterior bearing walls of [the] Unit." This language means that each of us is financially responsible for the utility systems servicing our unit located **within and below** the stucco walls of our unit. An easy way to understand this is: Once a utility line enters the exterior wall of your unit (or enters below an exterior wall), it becomes your responsibility to repair and maintain.

For example: In a townhouse the unit owner is responsible for all utility systems, pipes, lines, vents, conduits, etc., located within the exterior stucco walls and throughout the crawl space under the living areas. For stacked units, each unit owner is responsible for the utility lines, pipes, conduits, etc., which run not only through the walls of their own unit, but also any such lines which run through the walls of a unit below in order to reach their upper unit. For lines shared by multiple units, those unit owners would share the cost of any repair or maintenance.

Damage from failure of a utility system can be expensive. While damages from an internal utility system failure may be covered under the association's master casualty insurance policy, that policy carries a \$10,000 deductible. Any unit owner making a claim under the master policy would have to cover

that deductible. Therefore, the best way for all homeowners to protect against damage from a utility system failure is to obtain their own condominium unit owners insurance policy. In addition, if a common area element for which the association is responsible to maintain (such as the roofs) fails and damage occurs within a unit, the association limits any reimbursement for such damage to \$500. Therefore, the association suggests each homeowner carry a \$500 deductible on their homeowner's insurance policy. That policy should also carry enough building property coverage to replace all cabinets, flooring, fixtures and upgrades, since the association's master policy is "bare walls," meaning it only covers restoring the interior of a unit to the dry wall.

Website, Technology, & Communications Committee

Probably all residents have, at one time or another, had to complete a Parking Pass Application; however, you probably don't know where the information you provide is managed.

BROADMOOR HUNTINGTON HARBOUR PARKING PASS APPLICATION		
(This form will be returned if incomplete)		
Broadmoor address:	Date:	
Resident's last name:	First name:	
Resident's last name:	First name:	
Home: ()	Cell: ()	Work: ()
Please check all applicable boxes:		
<input type="checkbox"/> New owner <input type="checkbox"/> Current owner <input type="checkbox"/> Tenant – Landlord's name and phone number <input type="checkbox"/> Prior to issuing decals to a new tenant, landlord must submit an Occupancy Change Form with fee payment <input type="checkbox"/> Additional resident moving into property. Provide additional resident's name(s) AND indicate relationship to existing resident (Spouse, Child, Other Family Member, Roommate, Care Giver, Property Owner, or Tenant) <input type="checkbox"/> New vehicle replacing previous? If so, which vehicle has been replaced? <input type="checkbox"/> Additional vehicle being added (verification of presence of all registered vehicles required) <input type="checkbox"/> If vehicle is does not fit in the garage, note reason <input type="checkbox"/> OUTSIDE decal fee (up to \$480 per calendar year)(Currently, no fee for outside decals is being charged.) 		
Email address:		
Note: To receive an outside decal, you must schedule an inspection with association representatives, who will verify vehicle registration documents, garage and oversize vehicle dimensions, and that the first two registered vehicles are parked in assigned garage spaces. Please complete the reverse side to schedule an appointment.		
ALL VEHICLES PRESENT AT THIS ADDRESS MUST BE LISTED ON THIS FORM, INCLUDING ANY NEW VEHICLE PURCHASED SINCE LAST APPLICATION WILL BE RETURNED. YOU MUST TWO (2) VEHICLES MUST BE PARKED IN YOUR GARAGE (OR APRON) AND WILL RECEIVE "INSIDE" DECALS.		
VEHICLE #1 DECAL #	INSIDE DECAL	OUTSIDE DECAL (circle one)
REGISTERED DRIVER'S NAME:	STATE:	
VEHICLE LICENSE #:	YEAR:	COLOR:
VEHICLE MAKE:	MODEL:	
VEHICLE #2 DECAL #	INSIDE DECAL	OUTSIDE DECAL (circle one)
REGISTERED DRIVER'S NAME:		

Sometime ago the current Board of Directors authorized switching from using DwellingLive software to a more capable and less costly system called GateKey. From the items on the application, there are several areas in GateKey in which the information is entered to be stored in the GateKey database. For example, the phone

number and email addresses are placed in "Contacts".

The information listed on the application that identifies people residing at the residence with the owner or a tenant would identify their relationship to the resident, and that information is placed on the "Additional Residents" page.

The vehicle information is taken from the application's vehicle section and is entered into the "Vehicle" webpage.

As can be seen on the left, there are additional categories of information that are managed by GateKey, but the areas mentioned here are the primary sources captured from the parking pass application.

Landscape Committee

With relaxed conservation regulations, Broadmoor is now back to automated irrigation three days per week. Please feel free to water thirsty plants surrounding your home. The Committee would like to stress that residents cannot mount, stick, or plant your personal property in the common areas. This includes putting plants on walkways, sticking metal decorations in the ground, or planting anything in the common areas. Please, if you have an issue or need something done, please call Powerstone

(APorter@powerstonepm.com). We would appreciate it if you would not disrupt the maintenance/gardening staff with your personal issues as these conversations are costing us less productivity at the end of the day. Really we are very nice and you are welcome to attend a meeting.

Maintenance Committee

SAND FOULING HOT TUB PLUMBING

The past several months, someone has been coming back from the beach (usually in the early mornings so it might be a surfer) and going straight into the hot tub, bringing lots of beach sand with them. The sand has fouled the plumbing and blocked some filter lines, which required extensive flushing and cleaning. The day after repairs, the hot tub had sand in it again.

Everyone should shower off using the outside shower by the bathroom before entering the pool or spa, especially if you are returning from the beach. If you see someone bringing sand into the pool area, please report it to management.

Skylights

While you may not pay any attention normally, during the re-roofing project many homeowners noticed how scratched, pitted and cloudy many of our skylights are. The re-roofing special assessment did not include funds to re-roof the free-standing garages nor replace the skylights. To do so would have added another \$500,000 to \$750,000 to the cost of the project, an expense the board felt could be deferred to future years. Therefore, skylights are not being replaced unless they are structurally unsound. During the roofing project, each skylight is removed, the skylight curb on which it rests is rebuilt and waterproofed and then the old skylight is re-installed.

The original skylights are Velux double-paned with a gas injected between the panes. After decades of sun, heat and the elements, the seal between the panes is very brittle. During the removal and replacement of a skylight, the seal can be broken, which may allow moisture to condense between the panes during certain weather conditions. This moisture does not jeopardize the integrity of the skylight.

If enough homeowners wish to have new skylights installed, the board will consider conducting another special assessment. The estimated cost of such

special assessment is about \$1800 per unit to replace all the skylights in the complex with new ones.

Some homeowners who want the esthetic look of a new skylight have requested them at their own cost. This is allowed. The homeowner cost of new skylight is \$970 and can be installed by Lang Roofing at any time, even after a building has been re-roofed. Further, homeowners can request architectural approval to install a mechanical opening skylight. For these, the association requires that a Home Modification Application be submitted and approved, a city permit be obtained, and the homeowner enter into a Maintenance Covenant Agreement taking responsibility for the maintenance and repair of the mechanical skylight.

Pool Hours and Use

With the summer season upon us, residents and their friends will be enjoying the use of our community pool. Please keep in mind some basic rules and courtesies:

Sunday thru Thursday -7:00 AM to 10:00PM
Friday and Saturday -7:00 AM to 11:00PM.

- Shower off before entering the pool.
- Do not track beach sand into the pool area.
- Keep noise levels low as a courtesy to all residents using the pool area and residents who live near the pool.
- Children tend to get excited. Parents, it is your responsibility to monitor your child's behavior and discourage shouting and screaming.
- Residents must accompany their guests at all times.
- Children under 14 years of age are prohibited from the hot tub at all times.

Additional Reminders

Pet owners

Please be responsible and pick up your pet's excrement and dispose of it properly.

West Nile Epidemic

Dump or drain any standing water left outdoors.

Dryer Vents

It is homeowner's responsibility to clean. It is recommended to have done once a year to prevent fires. This will also improve drying efficiencies.

Committees and Contact Info**Architectural**

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Catherine Lee *
Ellen Brown
Garry Brown
Lanny Carpenter
Mike Carpenter
Betsy Parrott
Stefan Steinberg
Cynthia Wityak

Parking Committee

Jim Parrott *
Lanny Carpenter
Chris Gray
Ron Lee
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Brown*
Garry Brown
Mike Carpenter
Jim Parrott
Annette Merriam

Maintenance Committee

Mike Carpenter*
Carlos Bosio
Hector Cano
Chris Gray
Bob Holtz

Website, Technology, & Communications

Bill Selfridge*
Mike Carpenter
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Broadmoor's Property Mgmt.
Amanda Porter,
apoter@powerstonepm.com
949-535-4496
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

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