

MESSAGE FROM THE PRESIDENT

Hi Neighbors,
I hope this month's letter finds you all healthy and happy. I also hope that you had a great 4th of July – even without parades and big fireworks shows it seems like many people were able to have a good day celebrating at home. We walked the complex and talked to many neighbors over drinks (from a socially acceptable distance) and still got great pyrotechnics show between the Los Alamitos base and the massive amount of “backyard shows”. Also, thanks for not setting the complex on fire with any of your own fireworks.

Just to get it out of the way, COVID is still foremost in many of our minds - the statistics can be overwhelming and media coverage exhausting. So, I'm sure you know all the things to do to help minimize the spread, but don't forget to take care of the body and mind – exercise and sunlight are healthy and we live in one of the best places for those two things. In addition to caring for the body, don't forget about mental health – isolation (particularly for those that live alone) and stress are real concerns so don't forget to take time to relax and connect with others. I've been to more than a few Zoom birthday parties lately, and while the cake experience isn't what it could be, it has been fantastic (re)connecting with friends and family.

In terms of recreation and relaxation in our community, the tennis courts and pool are open, with some additional use guidelines to keep you safe. Specifically, the board would like to remind everyone that at this time, the pool and tennis courts are for the use of residents only. No guests are allowed, including non-resident family members. Please abide by these rules and help keep the facilities open.

I also wanted to spend a few words on what good things have been going on around the complex. The landscaping continues to look as good as ever with improvements being made near the gate to Peter's Landing closest to Starbucks. The multiple issues plaguing the lagoon have been tracked down and the water is looking clean and clear again. The monthly board of directors' meetings held via video conferencing (so we can all stay distant) and are going as smoothly as we could have hoped with good attendance by homeowners – I suspect the ease of calling in from home has increased participation. But great ideas just don't come from the board – we rely on you, the community, to help us identify issues and opportunities to make improvements – if you have a great idea, please come to a board meeting and share or shoot a note over to Danielle at Powerstone.

In closing, I want to say I couldn't be happier to live in our community with some many great residents. At a time when the world feels big and scary, it's great to have a small community with so many nice people next door.

Have fun and stay safe

-Kevin





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WHAT'S GOING ON IN THE BROADMOOR COMMUNITY

COVID POOL SAFETY RULES Currently the pool is available for resident use only. Please review the use restrictions at the pool gate and on the association's website (www.broadmoorhh.com) prior to entering the pool area. Here are some of the use restrictions:

- **RESIDENT USE ONLY – ABSOLUTELY NO GUESTS** (including non-resident family members)
- **MAXIMUM CAPACITY IS 16 PERSONS** (do not enter if pool area is already occupied by 16 persons)
- Pool area use limited to 60 minutes when others are waiting
- Swim only with resident family members and maintain at least six feet distance from other users
- Wash your hands with soap and water before entering and after leaving the pool area
- Do not enter the pool area if you are experiencing symptoms of illness including a fever of 100 F or above, sore throat, runny nose, chills, sneezing, coughing, abdominal pain or diarrhea
- Bring 70% (or greater) isopropyl alcohol spray to wipe down pool chairs, bathroom and pool gate handles, before and after use (chemicals in hand sanitizers can damage chair fabrics)
- Pool reserved for lap swimming only from 7:00AM to 10:00AM daily
- Do not move lounge chairs from individually assigned pads
- No parties or gatherings in pool area at any time

TERMITE TENTING PHASE I Earlier this year the association scheduled the first phase of termite tenting for May 2020. After the governor's mandatory shelter-in-place orders in March, the association postponed the first phase of tenting until August, when it was expected that shelter restrictions would be lifted and better public safety practices would be in place.

The following buildings are scheduled to be tented from August 18 to 20:

- 16445-16471 Germain Circle
- 16452-16482 Germain Circle
- 16452-16478 Bordeaux Lane
- 16505-16531 Tropez Lane
- 3212-3236 Anne Circle

Affected residents should have received a letter from Animal Pest Control with times and dates of the mandatory preparation meetings. You must attend one of the scheduled meetings, where all questions will be answered. If you did not receive notification from APM or have any questions, please contact Louisa at APM at 909-591-9551.

All plants will need to be removed from your home, patio and balconies. You can place them in nearby grass common areas during the tenting.

The association understands that termite tenting under the best of circumstances is an inconvenience but a necessity for the maintenance and integrity of our buildings. Please begin making arrangements with close friends, family or local hotels for accommodations for two nights.



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THE COMMUNITY NEEDS YOUR HELP

ENTRY GATE MONITORS One reason many chose to live in Broadmoor is the presence of the 24-hour entry gate personnel. A staffed main entry gate helps prevent unauthorized persons gaining access to our complex or unexpected visitors showing up at your door. Allied Universal Security Systems is one of the largest operating expenses in our annual budget and the board wants to monitor the guards' performance to be sure the association is receiving good value and service for the money.

The board is asking residents to email our property manager, Danielle Peterson, to report any problem or issue anyone has with a guard (and to relate when you have received excellent service). When reporting a matter, please include the name of the guard, the date and time of the incident, and a detailed description of what transpired. Allied will be notified promptly of any problems so that corrective action can be immediately taken.

Remember -- the guards are tasked only to admit guests and vendors for whom they have received the resident's authorization. When your guest arrives, the guard must be able to reach you by phone, or you must pre-authorize your guest by calling the front guard house or by adding your guest as a permanent or temporary guest on GateKey. Without authorization, your guest must be

MAINTENANCE STAFF In addition to regularly scheduled and emergent maintenance issues, the maintenance crew has been busy with exterior termite repairs and the replacement of old mailboxes. Once the installations of the mailboxes are complete, the staff will build decorative pergolas above each mailbox, which will be a nice visual upgrade to the community.

While we encourage a friendly smile or a simple "hi," please do not interrupt their work to talk. Additionally, please do not give any direction to the maintenance team (or other association contractors), as it can create confusion, lead to rework and additional expenses that we all pay for as a community. If you have questions or maintenance concerns, please contact Powerstone.

DRYER VENT CLEANING It is homeowner's responsibility to clean their dryer vents. It is recommended that this be done at least once a year. Build-up of lint in vents can impede the airflow, resulting in longer drying times, shorter dryer life and higher utility bills. More importantly, the build-up of lint can be a fire hazard.

In many stacked units, the dryer vent is located in a closet and runs up through a crawl space about 15 feet long to the exterior wall of the unit. Over time that duct can become completely clogged with lint. There are vent cleaning instructions and videos online. Additionally, there are a number of inexpensive kits sold if you don't have the required tools or there are professional services that will do this for you.

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PAID ADVERTISING

For advertising info visit broadmoorhh.com/newsletter
or email broadmoorhhnews@gmail.com



UPCOMING EVENTS

7/4/2020: Independence Day 

7/15/2020 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

Architectural:

*Chris Gray

Barbara Blodgett

Don Kujat

David Price

Landscape:

Diana Boyd

Jeanne Darst

Chi Mendelson

Tony Sellas

Stefan Steinberg

Marie Teach

Parking:

*Jeff Pennington

Chris Gray

Ronald Lee

Bill Selfridge

Tony Sellas

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