

The Broadmoor Breeze



July 2021

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

President's Message

I hope you enjoyed the 4th of July weekend, which puts the start of summer into high gear. Otherwise, you might have thought you were on the set of an epic war movie. If the racket of explosions on the 4th were not enough, there was one explosion that literally shook the complex on the previous day. The blast set off car alarms and animals of all kinds. And yet, on the 4th, with war zone acoustics, some families enjoyed sparklers, fountains, and Piccolo Pete's. All, of course, illegal in Huntington Beach.

Please take the time to read this month's newsletter. There is pertinent information regarding the lagoon challenge, the schedule for termite tenting, and an introduction to Ben Goldberg, our newest board member, filling the vacancy we had on the board. Welcome, Ben!

At our July board meeting, we hope to approve the hiring of a painting contractor to paint the complex. In addition to painting, contractors today all have a carpentry division to perform woodwork repairs along with the painting. We are taking advantage of this and will be repairing/replacing the degraded woodwork in all buildings. This woodwork includes entryways, steps, railings, and all other woodwork on the exterior common area of each building. Woodwork repairs will not be performed on your exclusive use patios and balconies.

About the Color, though we will be approving a painting contractor in July, we will have possibly up to 60 days more to choose the colors. We have been meeting with a color specialist from Vista Paint, who will supply all the paint. We have reviewed numerous colors and color combinations. There will be two or three colors—a base color and two compatible shades. Not all buildings will be painted the same; different shades will be attractive and not drastic. When we get close to deciding on the final shades, we will have some building walls painted with the colors we are considering for the community to see. The contractor will take 45-60 days to set up, the carpentry will commence first, and then the painters

will arrive. The entire project will take 90 to 120 days to complete.

This project is validation for maintaining reserves so we can afford projects like this, which will be around \$800,000. We have been saving for approximately ten years to have the funds now when we need them. You will be receiving in the mail the new budget for FY 2021-2022. Would you please take the time to read the cover letter from the board and review the documents? The letter explains how the board was able to adopt a \$6 monthly maintenance fee increase. We are talking about your money, so see how we are trying to enhance the complex and protect your investment.

Have a great summer at Broadmoor,
Garry Brown

New Board Member – Ben Goldberg

At a special meeting held on July 1, 2021, the board filled the vacant position with Ben Goldberg. Ben is a financial advisor and has decades of experience serving on a homeowners association board and as a Long Beach commissioner for Parks and Recreation and the Marine Advisory board. As a Broadmoor volunteer, Ben has assisted in securing the flood insurance premium refund and recently participated in the 2021 Reserve Study review.

Change in Monthly Board Meeting Times

The monthly board meeting times have been moved up one-half hour. Commencing with the July meeting, general sessions will be held on the third Wednesday of every month at 6:00PM at Calvary Chapel of the Harbour, Peter's Landing Marina, 16450 Pacific Coast Hwy #100, Huntington Beach. Executive sessions will be held at 4:30PM at Calvary Chapel. Member attendance is by invitation or summons only.

Water Leak on Bordeaux; Potential Lagoon Leak

For the past year the board has been trying to identify the source of a water leak in front 16516-16528 Bordeaux Lane. The City of HB has inspected and tested its water supply lines and the fire hydrant several times and concludes a city line is not causing the problem.

Individual homeowners' water supply and landscape irrigation lines have been eliminated as potential sources of the leak. The board is now investigating whether the 43-year old lagoon is leaking and, if so, the location of the leak in the lagoon. The board is slowing lowering the lagoon's water level in an attempt to isolate the leak. The board also may use color dyes in the water, which will eventually dissipate. During this process, all pumps in the lagoon have been turned off. Once a lagoon leak is confirmed, the board will pursue advice and recommendations from specialists in water features.

Termite Tenting

A reminder that the first phase of termite tenting is scheduled for August and September as follows:

Tenting: Tuesday, August 31, 2021 to Thursday, September 2, 2021:

- 16452-16478 Bordeaux Lane
- 16445-16471 Germain Circle
- 16452-16482 Germain Circle

Prep meetings: Wednesday, August 11, 2021 @ 6:30PM and Saturday, August 14, 2021 @ 9:30AM.

Tenting: Wednesday, September 8, 2021 to Friday, September 10, 2021:

- 3212-3236 Anne Circle
- 3202-3206 Anne Circle
- 16505-16531 Tropez Lane

Prep meetings: Wednesday, August 11, 2021 @ 6:30PM and Saturday, August 14, 2021 @ 9:30AM.

Tenting: Tuesday, September 14, 2021 to Thursday, September 16, 2021:

- 3191-3213 Anne Circle
- 3231-3245 Anne Circle
- 3231-3255 Francois Drive

Prep meetings: Wednesday, August 18, 2021 @ 6:30PM and Saturday, August 21, 2021 @ 9:30AM.

Tenting: Tuesday, September 21, 2021 to Thursday, September 24, 2021:

- 16329-16351 Grenoble Lane

Prep meetings: Wednesday, August 18th, 2021 @ 6:30pm and Saturday, August 21, 2021 @ 9:30AM.

Prep meetings will be held at the concrete patio area next to the tennis courts. The termite company APM will provide scheduled residents will further details, instructions and information.

Spectrum Cable/Internet Service

Broadmoor's bulk contract with Spectrum provides all residents with 200 Mbps high-speed internet and cable TV service. This package includes: one standard HD cable box or one HD DVR cable set-top box, DVR service, Showtime Premium Channels and internet modem and router. Both internet and cable are included in our monthly assessment at the current rate of \$53.07 per unit.

Oil Leaks from Vehicles with Outside Decals in Guest Parking

Oil presents an environmental hazard as well as unsightly look to our "guest" parking pads. Owners with outside parking decals, please check your vehicle periodically for fluid leaks. It is the individual homeowner's responsibility to clean up leaks immediately. If the offending vehicle cannot be traced to a homeowner, then all homeowners end up paying the extra expense for the cleaning of oil leaks in "guest" parking. Home Depot or Lowes have products that is environmentally safe for cleaning oil spills.

Dog Waste Pick-Up; Dogs Must Be on Leash Outside the Resident's Unit

Please be considerate and pick up and dispose of your dog's waste, and make sure your hired dog walkers follow this rule as well. Owners of the pets are ultimately responsible. Dogs must always be on leash while outside the resident's unit. A fine will be imposed by the Board for infractions of these rules.

Ad Hoc Committee Members Needed

Volunteers needed to form an ad hoc committee to research new house number plaques. Our current plaques are "dated" and it is difficult to find replacements for tiles that are broken or damaged. If we could find a suitable and cost effective replacement, this would coincide with the upcoming painting project. This project would require internet research, meeting with vendors and presenting samples and costs to the board. If interested, please email board member Annette Merriam at amerr38388@aol.com.

Condominium Homeowner's Insurance

The association carries a "Bare Walls" insurance policy. This covers the interior of the unit up to and including the finished dry wall. It is the homeowner's responsibility to carry an individual (HO-6) insurance policy for coverage beyond the finished dry wall. Please consult your insurance agent for recommendations on adequate homeowners' insurance coverage.

Condominium Earthquake Insurance

Since 2017, the association has carried \$25 million of earthquake insurance coverage. This covers about 44% of the \$57 million estimated insurable value of the buildings. The policy has a 20% deductible and does not cover repairs to the interior of your unit or your personal property. It is recommended that homeowners obtain interior building property, personal property, and association loss assessment deductible coverage through the California Earthquake Authority (CEA).

The cost of earthquake insurance fluctuates but is increasing. Our premiums have been as follows: Annual coverage commencing September 1, 2017 - \$40,082 (\$164 per unit per year); September 1, 2108 - \$38,176 (\$156 per unit per year); September 1, 2019 - \$47,822 (\$196 per unit per year); and September 1, 2020 - \$52,641 (\$218 per unit per year).

Plumbing Issues

Your neighbors in Broadmoor encourage you to be cautious with respect to plumbing, especially the stacked units throughout our complex and on Moritz

and Grenoble. The other morning three plumbing trucks were called into our complex by residents, all to address clogged drain lines. Please use your garbage disposal with caution. Several food items do not break down completely when put through the garbage disposal and can cause a sewer line blockage. Grease, when mixed with cold water will stick to the walls of the sewer pipe. Over time grease gets hard and it will build up and cause a blockage. Fibrous foods do not break down completely when put through your disposal. Scrape off food from plates into your trash. Hair in the shower drain can build up and clog it. Clean hair off of the drain screen after each shower use. Let a cup of bleach stand in your drain then run hot water through the sewer lines on a regular basis to help keep the lines free and clear. In regard to your toilets, baby wipes and dental floss do not break down and can cause a blockage.

BOARD OF DIRECTORS 2021/2022

President: Garry Brown
Vice President: Ronald Lee
Treasurer: Annette Merriam
Director: Ben Goldberg
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 (\$53 of the monthly assessment includes 200Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 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

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

Chris Gray
Stefan Steinberg
** Annette Merriam

Monthly board meetings are held on the third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour. All residents are encouraged to attend.

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.

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