

The Broadmoor Breeze



August 2019

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

President's Message

I hope everyone is enjoying their summer. We've had such beautiful weather, let's hope it lasts!

I would like to welcome Fabiola Walker, Jeanne Darst and Kelly Sellas to the landscape committee. I think we have an outstanding group of volunteers on the landscape committee that is very dedicated to making Broadmoor a very beautiful place to live.

Speaking of committees, please remember that we could always use some extra maintenance committee members if anyone would like to get involved.

At the last board meeting we voted to turn the upstairs area which is directly behind the jacuzzi into a social area. The area overlooks the pool and will be a nice place for people to play board games, read or just socialize with friends and neighbors. This area, now called 'The loft' has a beautiful view along with a viewing area from the bridge that crosses over Martin Lane. We will let everyone know when it officially opens along with the hours and rules.

Unfortunately, I have to bring this up again month after month due to people not obeying the speed limit. We have had people speeding and passing other vehicles on Grimaud and people speeding inside of the complex.

The association has always enforced the 10mph speed limit inside the complex and on Grimaud. Anyone who exceeds the posted speed limits will be cited and is subject to assessment of a fine. Let's all please slow down.

'Ducks in the lagoon' Some people like them and some people don't. Never the less they seem to leave a mess on the sides of the lagoon that we try and clean daily. According to the Federal Fish and Wildlife office on what could be done to move the ducks along to their next play area, the warden suggested motion activated

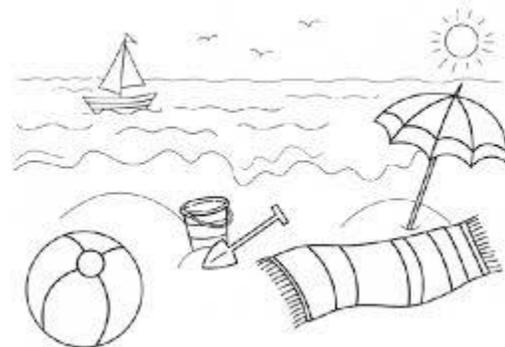
2019/2020 Board of Directors

President	John Wicketts
Vice President	Kevin Lutke
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Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

sprinkler heads, one of our board members Tony Sellas had already acquired a few of them to try help deter the ducks. Within the next couple of weeks these sprinklers will be installed and we hope it will at least thin out the crowd. Don't worry, these sprinklers will only spray water into the lagoon, you will stay dry walking along the lagoon. As well as experimenting with the sprinklers we are installing a hawk perch and a rotating reflective mechanism that we also hope will help deter duck gatherings. Please remember that ducks and migratory birds are protected by law.

Until next issue,

John Wicketts



●Monthly Updates●

Doggie Waste Bag Stations

As a courtesy to all residents, the association provides dog waste bags for residents' use. Yet despite the wide access to doggie bags, many residents constantly report the failure of dog owners to pick up their dog's waste in the common areas. That is never acceptable. Anyone observing any resident failing to pick up after their dog should report it immediately to our property manager, Danielle, at Powerstone. If possible, please provide a picture or description of the dog and the address of the offending resident.

Broadmoor's maintenance staff re-fills the doggie bag stations weekly. However, for several weeks, the staff has reported that within a couple days of refilling each station, someone has been stripping some of them of all doggie bags. This costs all unit owners. If this theft continues, the board may have to consider discontinuing providing doggie waste bags.

Landscape Committee

Landscape Zones

The landscape committee has developed a zone system for the landscape crew to follow. The complex has been broken up into 4 zones, each zone will get an entire week's worth of attention, this rotation between zones will help streamline the landscape crews work and will allow each zone to be maintained on a regular once a month basis. Over the last month the landscape committee has met once a week and each week has addressed a new zone with the landscape company. Hopefully you are seeing some of the progress that has been made in cleaning up the landscape in each zone.

Maintenance Committee

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. 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. Hair in the shower drain can

build up and clog it, clean hair off of the drain screen after each shower use. Run your garbage disposal longer to thoroughly grind up the food and run lots of hot water through the sewer lines on a regular basis to help keep the lines free and clear. Dispose of large amounts of food in your trash. In regard to your toilets, baby wipes do not break down and can cause a blockage. If a line becomes clogged, it is the homeowner whose unit the drain services who is responsible for the cost of clearing the drain line. If it is a line shared by multiple units which becomes clogged, all those homeowners share the cost. Unfortunately, such clogs usually reveal themselves when the toilets or sinks in the bottom floor unit begin to overflow!

Monthly Home Maintenance Tip

Here at Broadmoor we have a great maintenance staff that takes care of many of the maintenance needs of your building's exterior. However, there are many maintenance items related to the interior or exclusive use areas that the homeowner is responsible for. Often preventative maintenance can extend the life of systems in your home, or avoid costly unscheduled maintenance or safety issues later.

This month's maintenance tip is an easy one, but may not be obvious. Your garage door is your responsibility to maintain and not the associations. A few simple care steps can help it function and look like new longer. Cleaning the exterior is easy, just spray with water and use a soft bristled brush if you have stuck on dirt. In addition to being unsightly, dirt traps moisture and provides a place for molds and bacteria to take hold that can damage the surface finish, leading to corrosion. If you have an emergency release key for your door (right in the middle), this is a good time to lubricate with WD-40 or powdered graphite lubricant and make sure your key still works – better to find that out now before you actually need to use the key. Finally, inspect the hinges on the inside of the garage door, checking that they are lubricated with grease and the flanges are not cracking.

Progress on termite inspections

You may have noticed a number of chalk markings around the complex. These are findings marked by our termite control vendor as they complete exterior and common area inspections. In addition to marking termite damage, the inspectors are also marking areas of dry rot and other damage so that we can consider all instances for future repairs.

We expect a detailed report in the near future which will provide information on which buildings, if any, have live termites and which buildings appeared to be termite free. This information will be used to form a plan for local treatment or tenting, as needed, in the future.

Parking Committee

Parking Reminder for vehicles with Inside Decals

As a reminder, vehicles with inside decals must be parked in garages or completely on red brick aprons. Vehicles with inside decals may never park in parking spots or on greenbelts. This rule applies day and night, seven days of the week. If a vehicle with an inside decal needs to park in an outside spot for any reason, such as construction in the garage, they must get a resident parking pass from the gate guards. Vehicles with inside decals which are parked in outside spots are subject citation and fines. Residents with repeat offenses may be towed.

Website, Technology, & Communications Committee

Pool Rules Monitoring

Every year after the pool opens for the summer months, the Board of Directors request that residents who use the pool or spa report violations to the posted pool/spa rules. Since there isn't anyone volunteering to stay at the pool throughout the day to ensure that the rules are followed, we need you to help. Please, if those of you that use the pool and spa will, at your first opportunity, read the posted rules on the gate to the pool area and those posted on the wall facing the spa, it will be appreciated.

We've had a number of residents who feel enabled to disregard the posted rules; we need your help in preventing those who chose to break them. If you see someone breaking the rules, please report the day and time when the violation occurred and send an email to Danielle at Powerstone. Thank you!!

Please remember there is No Smoking in the pool area.

Pickleball

We would like to thank Annette Merriam for organizing the pickleball clinic held on Sunday August 10. The turnout was amazing! Annette is also organizing some practice time on Thursday evenings at 6PM starting Thursday August 15. If you are interested all you need to do is show up. More times and dates may be scheduled

with the professional coach if the interest is there. If you cannot make the Thursday evening practice sessions please contact broadmoorhhnews@gmail.com and we will try and set up some additional days or times to organize some practice.

Up Coming Social Events

SUNSET BEACH
Movie Night ★
Night
on the GREENBELT

FREE! **2** **THE INCREDIBLES**

Donations to the Roof Fund gratefully Accepted

Wednesday, Aug 21 at 7pm

On the Greenbelt at 12th & N.Pacific

Bring a blanket or chair & your fave beverage

an SBCA event ~ Sponsored by the Paulson family

Additional Donations to help rebuild the Patio Roof at the Sunset Beach Community Center are welcome! please make checks payable to Sunset Beach Community Association P.O. Box 215 Sunset Beach 90742

Electric Magic
Classic Rock Beachfest

JOURNEY
CAPTURED

strange days
A TRIBUTE TO THE DOORS

LED ZEP
ULTIMATE TRIBUTE TO LED ZEPPELIN

Saturday, August 24
1-5 PM

FIREHOUSE 12th & PCH

SUNSET BEACH

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2019

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

Next Monthly Board Meeting is Wednesday, August 21st 6:30PM at Calvary Chapel of the Harbour

For advertising info: broadmoorhh.com/newsletter
Or broadmoorhhnews@gmail.com

Committees and Contact Info

Architectural

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Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
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Tony Sellas
Stefan Steinberg
John Wicketts**

Maintenance

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Tony Sellas**
John Wicketts**

Parking

*Ron Lee**
Chris Gray
Bill Selfridge
Tony Sellas

Gate System

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Robert Szablak

Reserve Study Task Force

*Annette Merriam
Garry Brown
Chris Gray
Ron Lee**
Tony Sellas

Website, Technology, & Communications

*Bill Selfridge
Cindy Austin
Ron Lee**
Kevin Lutke
Tony Sellas

* **Chairperson**
** **Board liaison(s)**

Other Useful Contacts

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Powerstone Property Mgmt.
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Cable TV
Spectrum, (866) 550-3211 basic cable, 1 set top box and Showtime Premium Channel are paid by association.

Huntington Beach Police Department
Front Desk/Noise Complaint:
(714) 960-8811
Parking Control:
(714) 960-3998, #0,
(non-emergency)

HB Animal Control Services
(714) 935-6848 M-F 8:00 AM to 5:00 PM
(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 broadmoorhhnews@gmail.com