



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

MESSAGE FROM THE PRESIDENT Hi Neighbors,
It's August already and summer is in full swing – easy to tell by the lack of beach parking outside our gates and boat traffic in the harbor. The staycation seems to be a popular option for vacations this year and I can't think of a place I'd rather take a break than Broadmoor. I would like to share a little bit about the work your board members do for you and the rest of the community. I joined the board because I had a lot of ideas about projects that could be done to improve the common areas and I suspect that many of the other board members had similar aspirations. This is one of the things we do, but one of the less enjoyable tasks we have is addressing complaints from the community. There is an old adage that board members have to deal with "the 3 P's", which would be People, Pets, and Parking.

People is really about neighbor-to-neighbor disputes that the board is asked to arbitrate. In many cases, the person with the complaint has not even talked to the person causing them offense, whether it is a plant that needs trimming, loud air conditioner, or something similar. In almost all cases the offender will readily make small changes to keep a neighbor happy. If you're unsuccessful engaging directly, the board will try to help, but in many cases this could take longer and may escalate the issue.

Pets are very common here in Broadmoor and while you may love them more than anything, some might not and a little courtesy goes a long way. Keeping pets on a leash, picking up after them, and making sure they don't make too much noise is all it takes to keep everyone happy. And as a reminder pets are never allowed in the pool area - if they make contact with the water, we are required to close the pool and shock it with lots of chemicals.

Parking always seems to get people excited. This is another issue where knowing and following the rules can save you from a ticket and your neighbors from feeling left out. Parking is particularly short on weekend days when many residents use Broadmoor as their second home getaway and guests come to visit. To help maintain ample parking, inside decals may never be parked outside, even during the day. If you need to do some work in your garage please see the guard for a day pass for your vehicle with an inside decal.

So, my request to all of you, is to please help us with these issues by being courteous to your neighbors and following the rules so the board can focus their time and efforts on making this place just a little better every day. We're excited about some improvements that you might not notice at first, but should make a big difference. These include replacing aged utility doors, replacing awnings, gate repairs, lots of wood trim replacement and getting bids for repainting the complex. Finally, next meeting will again be virtual in August and I'm happy to report attendance has been great for the last couple of meetings. If you haven't joined a virtual meeting before (or have and just haven't mastered the mute button yet), here is a link to a handy guide for gotomeeting attendees: <https://support.goto.com/meeting/new-attendee-guide>. I hope to see you at the next meeting. Wishing you good health and happiness,

-Kevin



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FACILITIES UPDATES

POOL AND TENNIS COURT USE RESTRICTIONS Just a gentle reminder that, due to COVID-19, the use of the pool area and tennis courts are currently restricted to residents only. **No guests, including non-resident family members, are allowed until further notice.** This is particularly important due the changes we have made to reduce maximum capacity and ensure physical distance between users. Additionally, we ask that everyone bring sanitizer to wipe down any surfaces or equipment they use when they are done. A list of all use restrictions is posted on the pool entry gate.

HOTTUB UPDATE Re-plastering of the hot tub and required code modifications have been completed. The hot tub is currently undergoing a 30-day curing period. The hot tub will be available for use starting about August 18. During the coronavirus pandemic, hot tub use is limited to one person, or members of the same household, at a time – maximum time limit of 15 minutes when others are waiting. If violations occur, the hot tub will be shut down.

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GOOD TO KNOW (IMPORTANT COMMUNITY INFORMATION)

TERMITE TENTING POSTPONED Due to the recent significant increase in COVID-19 infections and hospitalizations the governor has increased public safety restrictions along with the potential for the return of stay-at-home mandates in the coming months. The board has determined it prudent to postpone the first phase of termite tenting until April 2021. Homeowners scheduled for tenting in 2021 will be notified in early 2021 with dates of preparatory meetings and tenting.

FEMA FLOOD ZONE MAP REVISION In 2019, FEMA revised its Special Hazard Flood Zone maps for Huntington Harbour. That revision placed the Grenoble building and the last building on Moritz near Peters Landing in the flood zone. That status resulted in Broadmoor having to obtain expensive flood insurance on those two buildings.

Disagreeing with FEMA's determination, in June the board had those two buildings surveyed and then submitted a Request for Letter of Map Amendment to FEMA requesting removal of our buildings from the flood zone. FEMA has approved our request, the two buildings have been removed from the flood zone and the association will immediately terminate the flood insurance coverage.

RESERVE STUDY CORRECTION Homeowners recently received the fiscal year 2021-22 budget. The cover letter incorrectly states that the association's reserves are 48.48% funded. The reserve study reports that Broadmoor is currently 52% funded.

PETERS LANDING NOISE Recently, Peters Landing has workers working into the late hours of the night, even past 11:00PM. A generator, compressor and machines can be heard across the complex. If this is disturbing you please call the H.B. Police desk at 714-960-8811 to report the after-hours work and ask them to send a patrol out. (Do not call the front guard house or Powerstone, since neither can do anything about the noise issue.)

NEW Homeowners who rent all or a portion of their unit are required to submit an Occupan-
RENTERS cy Change Form (OCF) each time there is a change in tenant, along with a processing
fee of \$100. The OCF form is available at the guard house or can be printed from the Broadmoor
website (https://broadmoorhh.com/docs/Forms/Occupancy_Change_form.pdf). Once an OCF is
received and processed, the tenant is added to GateKey, which allows the new tenant(s) to pick up
a pre-populated Parking Pass Application from the guard house when they move into the unit.

SPECIAL DELIVERY

IT'S A BOY! At the end of June, our property manager, Danielle Peterson, gave birth to a bounc-
ing baby boy! Baby and mom are both doing well (as is dad). Danielle will return to service on Sep-
tember 1. The board thanks Jessica Hundermark for stepping in to handle the association's needs
in Danielle's absence.



PAID ADVERTISING

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



UPCOMING EVENTS

8/19/2020 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.

8/21/2020: Senior Citizens Day

8/26/2020: Women's Equality Day 

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