



# The Broadmoor Breeze



August 2021

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

## President's Letter

I hope you are enjoying our wonderful mild summer at Broadmoor by the Sea. Well, the majority of Californians list water supply, drought, and climate change as their three biggest environmental concerns. But, as I have said before, we are fortunate to live where we do. Due to investments in technology and facilities, water storage, and conservation, the regional water district general managers agree that we have water resources for at least the next couple of drought years, then available options beyond that. So there is no panic over the drought in the local water world.

Good news! As advertised at the last board meeting, we approved a contract with a painting contractor. The job will entail preparing the surfaces (filling the cracks) and painting the complex, and repairing degraded woodwork on each building. The first thing you will notice will be some "mock-ups" of potential color schemes painted on one or two highly visible walls in the complex. This is to provide you the opportunity to give the Board your input before it makes a decision. Though we have contracted painting, we have not chosen a color scheme yet.

You might have noticed the declining water level of the lagoon. We are concerned there is a leak. Not surprising when you see all the cracks. We are getting bids for sealing the entire bottom with a blue-colored sealant. On the positive side, we are saving chlorine. On the negative, this may be very expensive and could exceed current reserves earmarked for the lagoon. (By the way, maintenance continues to maintain the chlorine level in the dwindling lagoon water to prevent algae and mosquitoes.)

The Board is taking the plunge to update the Broadmoor Handbook, which has not been done since 2010. The handbook is usually the first document new residents review. It provides a basic overview of the rules and regulations by subject matter and tells you where to find more in-depth information.

One example of the rewrite is regarding the homeowner placed planter pots in the common area. Current rules completely prohibit the placement of any planter pots in the common area. As you can see, enforcement is going well as there are hundreds of pots in the common area today. Our challenge is to rewrite the rules governing pots. Some pots are very tastefully done, well maintained, and add to the aesthetics of the area. Others do not. Rather than prohibit all pots, a possible solution would be to allow only ceramic decorative ones that are well maintained and limit the number to each residence. By this example, it is obvious this project will take some time.

Finally, enclosed is an article regarding the monthly maintenance fee increase of \$6 per month, which begins September 1. Would you please read to get more details?

All the best & Enjoy your Summer!

Garry Brown

## Association Updates and Information

### Monthly Assessment Increase September 1, 2021

Every homeowner was recently mailed the annual budget and reserve study packet. The operating budget and reserve study requires a \$17.44 per month increase in the monthly assessment (\$6.00 per month increase in the operating budget and a \$11.44 per month increase in reserve contributions). However, the board is utilizing \$33,502 of operating surplus as a one-time offset to cover the increased reserve contribution for the 2021-22 fiscal year. As a result, monthly assessments will increase only \$6 per month from \$517 to \$523 beginning September 1, 2021. Be sure to adjust any automatic bill payments or account debits.

### **Paved Paradise and Put Up a Parking Lot (at Broadmoor)**

As we slowly emerge from this past 12 months of change to our lives, we can all agree how lucky we are to live in our slice of Paradise known as Broadmoor Huntington Harbour. We have the best weather, location and access to many luxuries many only dream to have. With all that said, we have an important issue that is a continuing concern of all boards. That issue involves our Streets and Guest Parking spaces and how to address the fair distribution of maintenance costs for the wear and tear caused by resident vehicles entering, leaving and parking in our complex. Besides the obvious lifting, sinking and cracked areas in our roads, we have parking spots being "soiled" by car leaks not to mention the cost to maintain the gate motors and additional guard patrol time to monitor all the resident cars. Our streets are in poor condition and need to be repaired or replaced and the board is investigating options to replace the old concrete streets with pavers.

Every unit (regardless of size) has two dedicated parking spaces in the unit's garage; many units have a driveway skirt that allows for additional resident parking. The CC&Rs state that condominium residents are to park in their garages and not in guest parking. However, to accommodate residents who have more than two vehicles, past boards adopted rules allowing residents to park up to two additional cars in guest parking. The problem is that approximately 50 units have more than two vehicles and are utilizing more than 67% of the 122 available guest parking spaces. These 20% of residents are receiving an additional benefit of "common area" resources that 100% of unit owners pay for through our monthly dues. All homeowners are subsidizing the additional maintenance and operational costs attributable to those 50 residents. To address this "inequity" in 2013 a rule was adopted allowing the board to assess a \$480 annual fee for every outside parking decal. That fee has never been implemented in part because no plans for upgrading the streets were in place.

Unfortunately, the time has come to "pay the piper" so to speak and the board will consider implementing the fee for outside parking decals. The question is obvious – Is it fair that residents who have additional vehicles and permanently take up most of the "guest parking" shift the entire financial burden attributable to their excess vehicles to all homeowners? The board plans to put this on

the September meeting agenda for consideration. If approved, the outside decal fee will likely go into effect January 1, 2022. While objections from residents affected by the proposed fee are expected, the board seeks feedback from all residents. This is our community to enjoy equally but in this particular situation a reallocation of financial burdens seems appropriate. The funds collected from these fees will be applied to the costs of street and parking space maintenance, repairs and replacement, and other related burdens caused by the extra outside vehicles such as auto gate repairs, patrol services, entry software fees, etc.

### **Internet and Cable TV**

Your monthly assessment includes a \$53 charge for high-speed internet (200 Mbps) and cable TV services. This package includes a free modem and router, cable set-top or DVR box, DVR service, Select Bronze 360+ channel line-up, and Showtime premium channels. These services and equipment cost over \$205 if individually contracted by homeowners, so homeowners enjoy a substantial monthly savings.

### **Airbnb, VRBO and Other Short-Term Rentals Are Prohibited**

A reminder to homeowners and residents that short-term rentals of whole homes or rooms in Broadmoor are prohibited by the CC&Rs. A short-term rental is defined as a rental for less than 30 days. Also be aware that Broadmoor units are not eligible for permits under the City of H.B. ordinance governing short-term rentals. The City actively monitors short-term rental activity to determine compliance with the law. Those found to be violating the city law may be subject to fines and other legal actions.

If you believe a short-term rental is operating in our community, please contact the City of Huntington Beach Short-Term Rental Hotline at 714-375-5175.

### **Balcony Patios**

All balcony patios on the second and third floor were originally constructed with a waterproof membrane that requires periodic maintenance. Some owners have tiled their balcony patio, but those substructures were never designed or intended for overlaying of tiles. Tiling is not a waterproof system and the grout is porous. The grouted area next to a wall or the building tends to crack or come away from the wall with age. Over time water seeps through cracks and settles between the tile and the underlying membrane,

which eventually leads to failure of the membrane, dry-rot and water leaking into the building structure and your walls or ceiling below. In stacked units the water leaks into the unit below. This water that seeps through the tiled surface will corrode the flashing (metal around the patio surface next to the wall) that will also let water into the structure below. The drains and drain system are part of the balcony patio and any leaks may also let water into the

## **BOARD OF DIRECTORS 2021/2022**

**President:** Garry Brown  
**Vice President:** Ronald Lee  
**Treasurer:** Annette Merriam  
**Secretary:** 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

structure below. Unit owners are responsible for maintaining and repairing the balcony patio surface and any damage to the building structure caused by the failure of the waterproof membrane, its flashing or drains. Consequently, unit owners whose patio and balcony areas are found to be leaking are responsible for any damage to the common area or to their neighbor's units.

## **COMMITTEES AND THEIR MEMBERS**

\* Chairperson  
\*\* Board Liaison

### **Architectural**

\* Chris Gray  
Barbara Blodgett  
Don Kujat  
David Price

### **Landscape**

\* Suzanne Beck-Hammoud  
Andrea Eliassen  
Kim Hendrix  
Cynthia Wityak  
\*\* 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](http://www.broadmoorhh.com). A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com).

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