

The Broadmoor Breeze



September 2016

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

President's Message:

At Broadmoor we celebrate September, as it is the beginning of our new fiscal year. We look forward to a productive year of making major progress on the re-roofing project, catching up on deferred maintenance, and upgrading the landscaping and irrigation systems in various areas of the complex.

As you enter the complex, you have noticed the first building on Lazare that has been re-roofed. This has been one of the costliest buildings. The extent of the dry rot, termite damage, and rusted metal has caused this building to be one of the most expensive in ways of "extra" charges. Broadmoor was built in phases, our roofing contractor tells us that the roofs on the last phase were installed with less quality materials and sections of the roofs were not sloped as they should have been. Slopes have now been added. It is our hope as we re-roof the complex, that we will come across roofs with less underlying damage. As I have said before, we are over the estimated budget thus far in the re-roofing project.

We have learned this year that we have a new looming maintenance issue. The two bedroom units that are along Martin Lane and Bordeaux Lane have wooden entry stairs that lead to two residents. A few of these entries have wood that has deteriorated and they must be completely rebuilt, including the support structure underneath. We are looking at bids in the range of \$25,000 to \$30,000 to rebuild each entry. Hopefully, there are only a few of these entry projects, as they have not been anticipated. The Board will be approving a bid to reconstruct an entry on Martin Lane at the September board meeting.

Another issue that I hope we can tackle this year is the growing outside parking problem. We have owners and tenants that simply have too many

2016/2017 Board of Directors

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Vice President	Chris Gray dcgray903@verizon.net
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Secretary	Ronald Lee
Grimed Rep	Robert Sebring

vehicles. Some residences have 3 to 5 vehicles. Broadmoor was not planned for the number of vehicles that want to park in the complex. There have been suggestions for an annual fee for the third, fourth or fifth vehicle parked with an outside pass.

There is good news! Summer is not over so enjoy what is left of our incredible weather. Take a walk along the beach or go downtown and see the new mall and hotel. We really live in a great place.

All the best,

Garry Brown

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

Next Monthly Board Meeting is Wednesday, September 21st 7PM at Don's the Beachcomber

Monthly Updates

Cable Television Package Upgrade

Good news for all Broadmoor residents! The association has entered into a much more favorable bulk rate cable television package with Time Warner Cable for enhanced services at a lower monthly cost.

For years Broadmoor has contracted with TWC for basic "standard" cable television signal service which provides approximately 70 channels, the cost of which is included in your monthly assessment. In order to use that signal, however, residents have to rent either a set-top cable box (with or without DVR) or a digital adapter.

Our new contract now includes the following services:

- Starter TV (20 basic broadcast stations, PBS, community access channels)
- Standard TV (70 cable channels)
- Showtime Premium Networks
- One free set top box (with or without DVR)

The new services begin October 15, 2016. If you are not already using a set-top box, you should order one from TWC since it is now free! If you choose a DVR box, keep in mind that you will have to pay an additional fee for DVR service (currently \$12.99 per month). If you are already paying for a set-top box or Showtime, the charges for those services should cease on October 15. Call TWC at 866-550-3211 if you have any questions.

Maintenance Committee

Wooden entryway and stairways

Many residents have a common area wooden entryway and stairways. The two inch thick by six inch wide top boards have a wooden support structure underneath and in some entryways these need to be replaced. Some or all of the lumber supporting the top deck boards has an excessive amount

of dry rot damage. Many of these top deck boards have been replaced because of dry rot and now the larger supporting lumber underneath needs to be replaced. This can be a costly repair depending on how much lumber needs to be replaced. The original wooden structure did not have pressure treated lumber that helps to combat dry rot. All of the repaired wooden structures will have pressure treated lumber. Currently we have received three proposals from contractors to make a repair at an entryway and stairway that is for two units.



National Security Officer Appreciation week is Sept 18-24 2016.

The security officers who strive to help maintain safe and secure workplaces, shopping malls and communities deserve our heartfelt appreciation. This is an opportunity to say thank you and recognize our security guards here at home in Broadmoor community.

Please join in and show appreciation to Michael, Joe, Christopher and Daniel for their efforts in making Broadmoor a safer and more secure community.

Website, Technology, & Communications Committee

If you have a business or a profession which provides a service, such as dentist or doctor, or have something you want to sell and don't want to wait until the annual Broadmoor garage sale, then you might want to consider advertising in the newsletter. The newsletter is sent to every owner and there are over 140 residents who have subscribed to the Broadmoor website, some of

whom are tenants who receive email notification of the latest published monthly newsletter. There are multiple advertising options and their associated price range.



you paid for by your monthly HOA fee; the August Broadmoor Breeze Newsletter has been po
 Home Resources News Meetings Contacts Documents Fill-in Forms FAQs Forums Bill P
 Newsletters Receive Automatic Email Alerts!
 Issues Current and past issues of Broadmoor Breeze
 Welcome to the Broadmoor Community's Website
 Want to know what is going on in our community? Receive an email alert any time an important notice or update
 Just click on "Alerts" above and subscribe to receive email notices. The email will also direct you to the updated

To see what those options are, click on News and then Newsletters on the broadmoorhh.com website. In the first paragraph, there is link to bring up the advertising request form.



Home Resources News Meetings Contacts Documents Fill-in Fo
 BROADMOOR BREEZE NE
 An Advertising Order can be made using an online form to advertise in the Broadmoor Breeze Broadmoor's web server as either a .jpg, .jpeg or .pdf file prior to printing a completed hard
 August 2016
 July 2016
 June 2016
 May 2016
 April 2016

On clicking on "Advertising Order", you will bring up the form which will need to be completed. You'll see that one can select a non-commercial classified ad of up to 20 words or business ads of various types. If you use business ads, it requires that you upload a picture of the ad or scan the ad and upload a pdf file. In any event, after entering your type of advertisement, you'll click on "Print Hard Copy" and send it along with your payment to PowerStone Management Co.

Advertiser:

Contact Name: Email:

Address :

City, State, Zip:

Phone number: Fax number:

Run for Issues (Select one)::

Classified: Non commercial – Residents \$15 for 20 words

Business Ads – Residents and Non Residents

Ad Size (Select one):

Deadlines are the first of the month for publication date is generally the 15th of the month
 USPS around the 25th

All Business Ads must be in electronic format.

Date: Total Amount Paid (\$):

Business Ad File(jpeg, jpg or pdf):
 No file chosen

Prepayment required – Make check payable to Broadmoor Huntington Harbour and mail the check to Powerstone Property Management, Attn: Amanda Porter, 9060 Irvine Center Drive, Suite #200, Irvine, CA 92618 along with a printed copy of this form.
 For additional information contact editor, amer38388@aol.com

Committees and Contact Info

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Website, Technology, & Communications

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Other Useful Contacts

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Broadmoor's Property Mgmt.

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Cable TV

Time Warner Cable, (866) 550-3211

Huntington Beach Police Department

Front Desk/Noise Complaints: (714) 960-8811
Parking Control: (714) 960-8811, #0 (non-emergency)

HB Animal Control Services

(714) 935-6848 - M-F 8:00 AM to 5:00 M
(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 amerr38388@aol.com