

# The Broadmoor Breeze



September 2019

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

## President's Message

It may not seem like it but Autumn is already upon us as the Autumnal Equinox is September 23. Of course, it seems like Mother Nature has not had enough of summer yet and has decided to keep our hot weather going for a bit longer, which I for one am grateful for, I am enjoying our beautiful weather and I hope you are too.

Everything in our community is moving along rather smoothly these days. Our board is working hard at getting the complex running like a well-oiled machine and so far, it is coming together very nicely. I hope you have seen some improvements and will continue to see more as the days go by. That being said, please remember that volunteers are always welcomed and encouraged to participate in all aspects of our little society.

It looks like the construction at Peters Landing is nearing completion and I for one am very excited to see what new adventures the complex will bring to the area. We have so many great events happening near us, make sure you check out the new section of the newsletter that highlights some of the events happening near us. If you have an event coming up and want to see it in the newsletter please contact the editor at the email address on the last page.

It looks like we have had quite a few people enjoying our new Pickleball courts, we are very pleased to see our community coming together and enjoying our complex amenities. We are always working on new areas to entice even more socialization and hope that you all enjoy them.

I hope you all have a wonderful end to your summer!

See you in the fall!

John Wicketts

## 2019/2020 Board of Directors

<b>President</b>	John Wicketts
<b>Vice President</b>	Kevin Lutke
<b>Treasurer</b>	Tony Sellas
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring



## ●Monthly Updates●

### High Speed Internet (and cable TV service)

For decades, the association's monthly assessment has included cable TV service to all residents under a bulk rate contract with the sole cable company servicing our area. A bulk rate contract provides standard cable TV service at a substantial discount over what residents would otherwise have to pay for individual cable TV service. (The association currently pays \$26.52 per unit per month, plus fees and taxes, for Spectrum's Variety Pass TV service, a free cable/DVR set-top box, and Show-time.)

Recently the board approved adding bulk rate internet from Spectrum. The internet package will provide 100/10 Mbps speeds plus a free Wi-Fi modem for an additional cost of about \$24 per unit per month including taxes. Monthly assessments were increased effective September 1, 2019 by \$24 per month to cover the cost of internet service. (Spectrum's regular cost of 100/10 Mbps speeds is \$64.99 per month and a modem is \$5 per month so the bulk internet rate should save all users a substantial amount of money each month.) The new package will also include DVR service free, which is otherwise a \$12.99 monthly charge.

The board received Spectrum's contract in late August and is currently negotiating some minor changes in the terms of their proposed contract. Once the contract is executed, Spectrum will contact all residents with instructions for switching their individual internet service to the bulk contract service and how to switch out any current equipment, if necessary. Spectrum advises that it will take up to 60 days after the contract is executed before the new services will go into effect.

## **Maintenance Committee**

### 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 easy to overlook: checking the filters in heating and cooling systems. When dirty they can reduce airflow and result in your heating or cooling system working harder to provide the desired temperature, leading to additional energy bills and more wear and tear. For those who have air conditioning, it's likely that you've been running them a bit lately so it's a good time to pull that air filter out and clean or replace it as necessary. The same goes for the filter in your heating system - cleaning it now will ensure it is ready for those cooler fall nights around the corner

### Pool area video cameras

There are two video cameras mounted across from the spa to monitor the pool area. These cameras may be recording video and audio at any time and recordings are used in conjunction with the key fob log to identify persons violating rules. A few of the more common complaints the board must address are violations to the following rules: 1) smoking is not allowed anywhere in the pool area, including the spa. 2) Children under 14 are never permitted in the spa. 3) Pets are not allowed anywhere in the pool area. Additionally, residents are responsible for making sure their guests are accompanied at all times and follow all pool area rules.

## **Parking Committee**

### Parking Reminder for guest vehicles

As a reminder, all vehicles in the complex must have a parking decal or guest pass. Lately, security and parking have noticed an increase in the number of vehicles, presumably guests, which do not have passes displayed. Residents are responsible for their guests and their vehicles, and may be cited and fined if their guests are not displaying a valid pass. Recently, cars have been reported entering through the Peter's Landing gate – if you observe this, please call the guardhouse immediately at (562) 592-4213. Additionally, vehicles not displaying valid passes may be towed.

## Website, Technology, & Communications Committee

### Parking Pass Applications

Every resident will have to prepare a parking pass application at some point, most likely to obtain an inside or outside decal. The application states that all vehicles at your address must be listed on the form. In addition, to the vehicle information, you need to supply your contact information. To save you time completing the application, you are encouraged to stop by at the guard house and ask the Post Commander to provide you a preprinted parking pass application with the latest information contained in the BroadmoorHH databases. The Post Commander will ask for your address and supply you with a form containing the latest information available in GateKey, the Home Owners Association's online vehicle pass service. If you are going to have tenants occupying your unit, then after submitting an Occupancy Change Form (OCF) (<https://broadmoorhh.com/occupancy.php>), the information on the OCF and that in the aforementioned databases will be incorporated into an updated parking pass application. Even if you sell your unit, when the escrow is closed by Powerstone property management, the new owners can request the Post Commander to provide them with a preprinted parking pass application. If you have any questions, please, send an email to the bhhwebmaster@gmail.com Thank you!!

### Up Coming Social Events



**SATURDAY, SEPTEMBER 21, 2019**  
10:00 AM TO 5:00 PM



## **Paid Advertising**



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**ROBIN GRAY-HITE**  
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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, September 18th 6:30PM at Calvary Chapel of the Harbour

For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)  
Or [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)

### **Committees and Contact Info**

#### **Architectural**

\*Chris Gray  
Barbara Blodgett  
Don Kujat  
David Price

#### **Landscape**

\*Catherine Lee  
Diana Boyd  
Tony Sellas  
Stefan Steinberg  
John Wicketts\*\*

#### **Maintenance**

Chris Gray  
Tony Sellas\*\*  
John Wicketts\*\*

#### **Parking**

\*Ron Lee\*\*  
Chris Gray  
Bill Selfridge  
Tony Sellas

#### **Gate System**

\*Ronald Lee  
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**

**Broadmoor Front Gate**  
(562) 592-4213

**Powerstone Property Mgmt.**  
Danielle Peterson  
[dpeterson@powerstonepm.com](mailto:dpeterson@powerstonepm.com)  
(949)535-4516  
Sylvia Mandujano  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
(949) 535-4514

**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](http://www.broadmoorhh.com)

**Online Vehicle Pass Service**  
[www.gatekeyresident.com](http://www.gatekeyresident.com)

Newsletter note:  
The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)