

MESSAGE FROM THE PRESIDENT

Hi Neighbors,

Although Labor Day typically signifies the end of summer, the weather is still warm (maybe too warm) and the sun is shining, so I will try to keep this month's note short so you can get back to enjoying my favorite part of the year (summer).

Also, with the end of summer comes every kid's least favorite part of the year – back to school. For many children this year, that means a return to virtual learning from home. And that means recess is here in Broadmoor (and we know proctor parents also need a break). So, as a reminder, please keep your speed down when driving and go slow around the corners – there may be kids out there and when you don't expect them. Parents in the community thank you for your consideration. It's also good to see that the pool and tennis courts are getting good use and most people are following the temporary restrictions and additional use requirements in place for your health and safety. The hot tub has been reopened and has been resurfaced and has new lighting and better stairs and seating – thanks for your patience as we let the new surface coating cure before heating. Also, in recreation upgrades news, we have all the regulatory approvals to open the loft area above the pool bathrooms, as soon local guidance says we can have large social gatherings again. The Loft is equipped with a custom bar overlooking the pool area (built by our maintenance staff) and nice table and chair set.

We also have number of other larger projects in work. We have started receiving bids for several of them including repainting the entire complex, the re-roofing of 53 detached garages, and a mechanical arm for the main automobile entry gate that would allow the gate to stay open and automatically open for residents. This month we expect some awnings and utility doors to be replaced as part of our rolling maintenance list. Projects still on the "to-do" list include replacement of the bridges over the lagoon and number of pergolas around the complex.

Finally, next meeting will again be virtual in September. As always, there are plenty of topics planned for the agenda, and we understand that some residents may have strong feelings on certain issues. While the board relies on the community to bring concerns to our attention, even better than a complaint is a proposed solution – solutions are easier to act on and are more likely to get results. Your board and committees are composed of your neighbors that volunteer their free time, so the more complete your proposed solution, the easier (and usually faster) it is to implement. I hope to see you (virtually) at the meeting – bring your ideas.

Wishing you good health and happiness,

-Kevin

PS At the time I'm writing this, California and the West have to worry

Bolsa Chica our first efforts. Con- have a tough job and long

wildfires are causing considerable damage all over California and impacting many people. While we don't typically about wildfires in Huntington Beach (even though the wetlands were on fire earlier this year), many of responders are contributing to the response sider thanking a fire fighter if you see one, they fire season still ahead of them.



**A Special Thank You
to Our Firefighters**

COMMUNITY ISSUES

UNWANTED We all love the ducks. The problem is they leave poop in and around the lagoon.

LAGOON QUESTS If not maintained, it is unsightly, attracts flies and smells. Annually, Broadmoor spends a total of approximately \$32,000 to maintain the lagoon. This is \$131 per unit per year. This cost includes water, chemicals, supplies and labor. The lagoon has eight circulating pumps, which provide limited circulation, but unlike the swimming pool there is no filter system, so the lagoon must be manually cleaned (estimated cost of installing filter system \$500,000). The surrounding perimeter concrete borders are cleaned periodically. The association has tried several bird deterrents, including reflective streamers, which seem to be the most effective. However, the board does not have a consensus whether to continue to use streamers. Some residents find the scare tape visually unsightly and want nature to take its course. Others regularly complain about the presence of the duck poop. Letting nature take its course requires spending extra money and labor to not only clean the inside of the lagoon once a month (estimated cost \$10,000 per year), but also to clean the perimeter concrete at least three times a week (estimated cost \$18,000 per year). Even with the reflective tape, the perimeter concrete needs to be cleaned frequently (estimated cost \$6,000 per year).

This issue is on the September board meeting agenda; please submit your comments to help the board make a decision. And please attend board meeting or email Jessica Hundermark at jhundermark@powerstonepm.com if you wish to provide further input.



PLUMBING Your neighbors in Broadmoor encourage you to be considerate with respect to plumbing, especially in the stacked units throughout our complex on Moritz and Grenoble which share common drain lines. Please use your garbage disposal with caution. Many food items, especially fibrous foods, do not break down completely when put through the garbage disposal and can cause a sewer line blockage. Scrape off food from plates into your trash rather than rinsing them down the sink. 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. Hair in the shower drain can build up and clog it; clean hair off of the drain screen after each shower use. Baby wipes do not break down and should never be disposed of in toilets. To help keep your drain lines free and clear, regularly let a cup of bleach stand in your drain for 20 minutes, then run hot water through the sewer lines.

WHEN WORKING ON YOUR UNIT

GARAGE POWER Every building has a separate electrical circuits which run through all the garages in that building. This circuit is used primarily for the garage door openers and is separate from each unit's electrical panel. If the circuit breaker supplying power to a garage is tripped, the breaker can be reset at the electrical panel located in the utility closet at the end of each building. These circuits are typically equipped with a 20-amp fuse, sized for a single garage door opener and garage ceiling lights, but not much else. Residents plugging additional equipment into this circuit can overload the



circuit and is likely to trip the breaker. When that happens, the unit's garage doors opener will become inoperable. In some buildings, multiple units share a single circuit and breaker - in that case an electrical fault, such as overloading by one unit, may cause several unit's garage doors to be inoperable. Finally, please be aware that if you close all the breakers in your home, the common building circuit in your garage is still hot and may pose a hazard to anyone performing electrical work in the garage.

CONSTRUCTION HOURS Construction work on units is permitted Monday through Saturday between 7:00AM and 6:00PM. No construction work is allowed on the following holidays: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving and Christmas.

PERSONNEL CHANGE

PROPERTY MANAGER CHANGE Danielle Peterson, our property manager for the past few years, has decided to remain a full-time stay at home mother. We wish Danielle and her family all the best and thank her for her service to Broadmoor. For the past three months, Jessica Hundermark has ably filled in for Danielle. We are happy to announce that Jessica has agreed to take over as our property manager. Jessica can be reached at jhundermark@powerstonepm.com or at 949-372-4031.

FOR SALE

LOUNGE CHAIRS The pool lounge chaises which were recently replaced by newer furniture are available to residents for \$25 each on a first come, first sold basis. If you are interested in purchasing any chaises, please contact Jessica Hundermark at Powerstone with your name and contact number. An association representative will arrange to meet you to select the chairs you want.



PAID ADVERTISING

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



UPCOMING EVENTS

9/7/2020: Labor Day

9/16/2020 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.

9/25/2020: Native American 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.:

Jessica Hundermark

Phone: (949) 372-4031

Email: jhundermark@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