

# The Broadmoor Breeze



September 2021

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

## President's Message

What happened to the summer? It was mild and went by so fast. Since we don't have seasons here, Halloween is the next event to which to look forward. In the 20 plus years we have lived in Broadmoor, you can count the trick-or-treaters that have knocked on our door on one hand. I gave up long ago on being ready with treats. Though it would be fun.

There are lots of issues to discuss with you in this letter. First, we received the draft of the re-stated CC&Rs and Bylaws. The Board is reviewing the documents and submitting comments back to the attorney that authored them. A great deal of work by the attorney has gone into the preparation of the drafts. So much so that I believe we will schedule at least one town hall meeting with the community this fall. The Board wants to get this right and put to an election of the membership as soon as possible.

Let's talk about the complex painting and carpentry project. You might have noticed that parking spaces at the end of Bordeaux have become the staging area for the contractors. The carpentry work will precede the painting. Notices have been posted on the front doors of Tropez and Bordeaux. No, the colors have not been determined. However, from your comments, the grays are definitely out of the running. Instead, we will be looking at more browns and beiges. Also, consideration will be given to highlighting with different color shades parts of the same building. This way, not every building will be all one color. We will keep you posted.

In the dry lagoon, we have learned there is water under the concrete, which is why water is seeping up through cracks. We are waiting for the water draining into the storm drain on Bordeaux to subside, getting more expert advice, and looking at bids for work to seal and paint the bottom. One of the first jobs of the carpenters will be to repair the wood on the three bridges over the lagoon. Being dry will make their job easier. Again, this was unexpected; we are seriously looking at how to fund a significant project, as our reserve funds for the

lagoon do not come close to the amount needed for repair.

Thank you so much for being so cooperative to those who have had their building tented for termites. The tenting has gone smoothly. Our contractor has been exceptional in his organization and communications with homeowners. There are ten buildings to be tented on this contract, so thank you in advance for your cooperation. I have heard that some of you have creatively turned forced-leave into mini-vacations.

A word about landscaping, with the complex painting approaching, there will be a lot of severe trimming of plants that touch or are attached to buildings, especially around garages. The Landscape Committee is working on this with both Harvest and PrimeCo, the painting contractor.

All the best,  
Garry Brown

## Termite Fumigation

Termite tenting of all buildings will be done in phases over six-years (approximately five buildings per year). The first phase, originally scheduled for 2020, was postponed until this year due to COVID 19 restrictions. Phases 1 and 2 (10 buildings) are currently in process.

Fumigated buildings are covered by a 4-year warranty. Any inspections or treatments during that warranty period are done at no additional cost to the association. Inspections or treatments to buildings not under warranty are done at a cost \$110. If you see evidence of termites, it is important to report to Powerstone Property Management, which will have APM inspect and treat as needed.

The following is the tentative schedule for all remaining buildings (please note that this schedule is subject to change):

**2022**

3261-3291 Francois Dr  
3271-3301 Moritz Dr  
3191-3221 Francois Dr  
3199-3229 Moritz Dr  
16590-16612 Bordeaux Ln

**2023**

16571-16585 Bordeaux Ln  
16535-16551 Bordeaux Ln  
16490-16516 Bordeaux Ln  
16526-16552 Bordeaux Ln  
16495-16511 Bordeaux Ln  
Bordeaux Lane Garages

**2024**

16433-16449 Lazare Ln  
16362-16381 Martin Ln  
16412-16432 Martin Ln  
16411-16425 Martin Ln  
16411-16431 Lazare Ln  
16396-16402 Martin Ln

**2025**

16471-16497 Tropez Ln  
16541-16565 Tropez Ln  
16575-16601 Tropez Ln  
3181-3195 Moritz Dr

**2026**

3235-3267 Moritz Dr  
16560-16582 Bordeaux Ln  
Pool House  
Grenoble Drive Garages  
Francois Drive Garages

**Painting of Complex**

Notices were placed on each resident's garage door announcing the start of the painting project. PrimeCo will commence work on each building by replacing damaged wood members, removing window boxes which show damage or are compromising the integrity of the building, repairing stucco issues, and replacing damaged vents, followed by pressure washing and painting. Residents in each building will receive further advance notice at least a week before work begins on your building. At that time, please follow directions for removal of all items on or near the building surfaces. Patio and balcony walls and railings will be painted, but patio and balcony deck surfaces will not be repaired or painted as that is each homeowner's responsibility.

**In- home water leaks**

All faucets, toilets, dishwashers and water heaters have water supply lines. Where these water lines come out of the wall there is a shut off valve. From the valve there is a braided stainless steel flexible supply line. This flexible line should be checked periodically for any signs of wear or corrosion. If signs of wear or corrosion are evident, the line should be replaced. The life of these braided lines can vary from different manufacturers, usually 10 to 20 years.

## **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 COMMUNITY SOLUTIONS** (\$53 of the monthly assessment includes 200Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): (855) 895-5302

**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

## **COMMITTEES AND THEIR MEMBERS**

\* Chairperson  
\*\* Board Liaison

### ***Architectural***

\* Chris Gray  
Barbara Blodgett  
Don Kujat  
David Price

### ***Landscape***

\* Suzanne Beck-Hammoud  
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.