

# The Broadmoor Breeze



September 2022

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

## President's Message:

*Sunrise, sunset ... Swiftly flow the days ...*

As summer is coming to a close, we want to remind everyone that the pool heat will be turned off on September 31. Of course, the pool remains open all year and, if the weather remains warm, the pool temperature could maintain a comfortable temperature into October. The spa remains available and heated all year long, so we hope everyone continues to enjoy the sunny days we enjoy all year long.

*Swiftly fly the years ...*

On behalf of the entire Broadmoor community, the board of directors wants to thank our outgoing President Garry Brown for his long commitment to our community. Garry is stepping away from association matters due to recent health issues and to focus his energy on his business of saving the environment. Garry and his wife Ellen devoted a combined 10 years of service as board members. I'm sure both of them will keep an eye on our community and help when they see a need arise. Garry and Ellen, your service will be missed, and you have made a lasting impression on our little slice of Paradise we call Broadmoor Huntington Harbour.

*Laiden with happiness and tears ...*

We are coming in for a landing on a few big projects and it can't come soon enough for all of us. The painting of the residential buildings is near completion and they are looking amazing. The board inspects each building before and after painting, but residents may notice little things we miss. Please inspect your unit after PrimeCo finishes your building and send an email to Powerstone if you find any issue. After PrimeCo's work is done, our staff will have touch-up paint to ensure we maintain the proper look when repairs are made going forward.

The next and final phase of the Paint/Carpentry project will be the common area Entrance Archway, Pool Area,

Tennis Courts and the rest of the common area buildings. All these buildings will be painted in the lightest color – Maple Pecan – with all the common area metal railings in the medium color – 3am Latte. We are also excited to announce that the bridges over the lagoon will be finishing up as soon as month end. We've had some delays in scheduling electrical, lath and framing inspections from the City, but the contractor's work passed with full approval and it's full steam ahead. The stucco on Bridge 1 is done and ready to be painted; Bridges 2 & 3 still must be lathed, then stuccoed and painted in the next few weeks.

We also want to recognize and thank our Landscape Committee's focus on all our common area landscaping. As buildings are painted, the committee is following up on rejuvenating all our open spaces throughout the community. The committee and the board have come up with a cost effective and much needed facelift to the lagoon entrance to our community. Trees that were damaging the lagoon bulkhead were removed and the tree basins filled with pavers, the cracks in the bulkhead caused by roots have been patched, and the maintenance staff is prepping that area for a "Cool Deck" coating. New cobalt-blue ceramic pots filled with cascading succulents will be placed atop the basin pavers with new lighting. We are filling the holes with pavers and installing new lighting. These upgrades should really make the entrance POP and represent the upscale nature of our amazing community.

As the board regularly walks through the complex, it brings great pride and excitement to us as we see these major projects coming to their completion. The process was tough on all of us and the personal time devoted extensive, but the results should enhance our community for many years. Thank you to everyone for your patience and understanding. We look forward to more exciting news in the months to come.

Ben Goldberg  
Vice President

### **Litigation Disclosure**

A Broadmoor homeowner, Tony Sellas, has filed three lawsuits against the association in Orange County Superior Court. The first claim seeks \$10,000 in damages alleging fraud by the Board of Directors in the February 2022 elections, claiming that the board and/or its property manager performed the duties of the inspector of elections.

In the second lawsuit, Sellas seeks \$1,500 in damages and injunctive relief to stop the board from changing the paint colors for the buildings and garages located on Germain Circle and to paint all the buildings in the color he prefers.

The third lawsuit filed by Sellas seeks \$1,000 in damages and requests the court to terminate a license agreement entered into between the association and a homeowner which permitted that homeowner to install an air conditioner condenser. Approximately 47 units in Broadmoor have air conditioners. Tony Sellas has previously initiated pre-litigation legal proceedings demanding that the association require homeowners to remove their air conditioner condensers.

The association, its board of directors, and its legal counsel do not believe there is any merit to these claims. The board intends to vigorously defend the association against Sellas' claims. (As a footnote, the proposed restated CC&Rs will contain language specifically permitting homeowners to install air conditioners.)

### **OCPA Opt Out**

The Orange County Power Authority offers residents of Huntington Beach various levels of renewable energy for the electric power you use in your household. Under the City of HB regulations, all Broadmoor residents will automatically be switched from SCE power generation and will be enrolled in the OCPA when it launches, currently scheduled for October 2022. Residents still have a choice: (i) to remain an OCPA customer which requires no action on the resident's part or (ii) to opt out of the OCPA and return to SCE. You can opt out at <https://www.ocpower.org/residential/opt-out/>. *Please refer to any OCPA mailers and their website at [www.ocpower.org](http://www.ocpower.org) for details on time frames to opt out, if needed.* (The association has opted out for now.)

### **Earthquake Insurance**

Broadmoor's 2021-22 earthquake policy provided a \$25,000,000 limit of protection at an annual premium of \$69,000. Unfortunately, U.S. national reinsurance market premiums have skyrocketed this past year, resulting in astronomical increases in the premiums for various policies, including fire, casualty and earthquake insurance. For 2022-23, Broadmoor was presented with two options: (i) \$25,000,000 of coverage at a renewal premium of \$104,000 – a 50% increase, or (ii) \$15,000,000 limit of protection for \$63,500. After a careful review of the earthquake market conditions, the Board of Directors approved the reduced \$15 million policy limit of coverage in order to keep the premium manageable. It is important to remind everyone of the basics of the policy and steps that every association member can take to further assist in an earthquake recovery effort.

#### ***The Policy basics:***

- Coverage: The total limit of protection is \$15,000,000, which would be applied to the buildings total insured value of \$65,000,000.
- Deductible: The deductible is 20 percent of the total insured value and is apportioned among each building based on the number and square footage of units in each building. In the event of earthquake damage to some or all buildings, the applicable deductible would be divided equally among all 244 unit owners, whether or not an owner's building suffered any damage. In the event of a major loss, each unit owner's share of the deductible could be as high as \$53,000 (see Loss Assessment below) and would be presented to you in the form of a special assessment.

#### ***What Unit Owners should consider:***

Unit owners should consider purchasing additional earthquake coverage from either the California Earthquake Authority, or a similar program. Coverage options are as follows:

- Loss Assessment: Helps pay your share of certain assessments for earthquake damage or to pay the master policy deductible. As noted above, each unit's exposure for Loss Assessment could go as high as \$53,000 or more.
- Building Property: Helpful when the inside of your interior improvements are damaged.
- Personal Property: Furniture, electronics, etc. Consideration should be given to adding

coverage for breakables, such as glassware, crystal, pottery, etc.

- **Loss of Use:** Helps cover expenses associated with having to live outside your home because of earthquake damage.

Talk to your individual insurance agent, or you can go to the CEA website for useful calculators and coverage description at [www.earthquakeauthority.com](http://www.earthquakeauthority.com).

### Termite Tenting

This is a reminder that the next set of buildings will be termite tented in two phases on September 27-29 and October 11-13. Affected residents must attend one of the Prep Meetings. Notices have been placed on each unit's garage and front door and also sent by mail. Please review the following schedule:

Prep Meetings (at the pool area):  
Monday - September 12th at 6PM  
Monday, September 19th at 6PM

Phase I: September 27 – September 29  
3191-3221 Francois Dr  
3261-3291 Francois Dr  
3199-3229 Moritz Dr  
16541-16565 Tropez Ln

Phase II: October 11 – October 13  
16535-16551 Bordeaux Ln  
16590-16612 Bordeaux Ln  
3271-3301 Moritz Dr  
Garages only: 16550, 16552,  
16526 and 16528 Bordeaux

### Garage Re-roofing

The re-roofing project from 2015 through 2018 did not include the 53 stand alone garages. Those garages were built at the same time as the residential buildings and those roofs have exceeded their useful life. Using reserve funds allocated for roofing, the board has begun systematically re-roofing the stand alone garages after they are termite tented.

Twenty of those 53 garages were tented in 2021 and re-roofing of those garages has commenced. Five more garages will be tented in 2022, with re-roofing of those five to follow immediately afterwards.

### Dryer Vent Cleaning

It is homeowner's responsibility to clean their dryer vents. It is recommended that this be done at least once a year to prevent fires. The heat that dries your clothes can also ignite the lint (lint is highly flammable) and cause a house or building fire. Having clean vents will also improve dryer efficiency. Most dryers in townhouse units are in the garage so those vents can be easily cleaned. However, stacked units have dryer ducting that run up and across the inside of walls and ceilings to the outside vent, spanning up to 15 feet of ducting, which can be difficult to reach. These vents will quickly build up lint if not regularly cleaned. Home Depot sells do-it-yourself dryer vent kits or you can hire a professional duct cleaning company.

(Paid Advertisement)



SG DRE #00745605. This is not intended to be a solicitation of another broker's listing.



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*Selling Broadmoor  
Huntington Harbour  
Since 1991*

For all your real estate needs  
and questions, please  
call or text me at

**562.592.2946** or email at  
**[RobinGH@SevenGables.com](mailto:RobinGH@SevenGables.com)**

**Grimaud Street Maintenance**

Grimaud Lane is scheduled for asphalt area repairs and replacement (October 18), concrete drain channel repairs (October 24) and application of two slurry coats (November 2). During the slurry coating, R-1 and condo residents will not be able to drive on Grimaud Lane for 24 hours. All association residents will have to enter and exit the complex through the Peters Landing auto gate until the slurry coat dries.

**Considering a Modification to Common Area?**

Anytime a resident wants to modify the common area of their unit, approval of the association is required. Such modifications include replacing exterior doors and windows, replacing the garage door, modifying the electrical wiring, changing the plumbing and gas lines, resurfacing a patio or balcony deck, installing an air conditioner, and making any changes to the exterior of the building, patios and balconies. The homeowner

should submit a Home Modification Application which is then reviewed by the Architectural Advisory Committee. The committee will investigate the request and submit its recommendation for approval or disapproval to the board at the board's regular meeting held on the third Wednesday of each month. The property management company will send the applicant a letter with the board's decision.

Please be aware that the application process can take 30 days or more. The Architectural Advisory Committee meets once a month usually on the Sunday prior to the monthly board meeting. To be sure your application has been reviewed by the committee for consideration by the board, you should submit your HMA at least one week prior to the next board meeting. Applications received after the committee's meeting will be carried over to the next month for consideration.

## **BOARD OF DIRECTORS 2022/2023**

**President:**  
**Vice President:** Ben Goldberg  
**Treasurer:** Annette Merriam  
**Secretary:** Ronald Lee  
**R-1 Grimaud Director:** Jordan Armitage

## **BROADMOOR CONTACTS**

**Broadmoor website:** broadmoorhh.com  
**Front guard house:** 562.592.4213  
**Powerstone Property Management:** 949.716.3998  
**Property manager:** Michele Rossi  
mrossi@powerstonepm.com 949.535.4538  
**Maintenance issues:** Oscar Hernandez  
ohernandez@powerstonepm.com 949.508.1621  
**GateKey Vehicle Pass System:** gatekey.com/resident-login

## **MONTHLY BOARD MEETINGS**

Third Wednesday of each month at 6:00PM at Huntington Bay Club, 4121 Warner Avenue. All residents are encouraged to attend.

## **RESIDENT SERVICES CONTACTS**

**SPECTRUM COMMUNITY SOLUTIONS** (\$53 of the monthly assessment includes 300Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

**BUTIN'S PLUMBING** (for individual and common area plumbing issues): 714.670.1900

## **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 Committee (Condominiums)***

Condominium Board Members

### ***Architectural Committee (R-1 Properties)***

R-1 Board Member

### ***Architectural Advisory Committee (Condos)***

\* Chris Gray  
Barbara Blodgett  
Carlos Bosio  
Don Kujat  
Arlene Speiser

### ***Inspector of Elections***

Greg Copeland  
Carl Palazzolo (alternate)

### ***Landscape Committee***

\* Suzanne Beck-Hammoud  
Kim Hendrix  
Melanie McCarthy  
Cynthia Wityak

### ***Parking Committee***

\* Jeff Pennington  
Ellen Brown  
Chris Gray  
Bill Selfridge  
Tony Sellas

### ***Reserve Study Committee***

Chris Gray  
Stefan Steinberg  
\*\* Annette Merriam

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 the Powerstone property manager.

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