

**MESSAGE FROM
THE PRESIDENT** HI Neighbors,

It's finally October. That means it is officially Autumn, but continues to feel like summer with our fantastic warm weather. I continue to be delighted to live in such a wonderful community with great recreation opportunities inside and just outside our gates. Halloween is right around the corner. It might be a little different this year, but I still love seeing the decorations up and am looking forward to putting on a costume. While we have not had many trick-or-treaters in Broadmoor in the past few years, I have always enjoyed the Sunset Beach Halloween celebration on the greenbelt on the other side of PCH – this year it was announced that this will be replaced with a parade in light of current conditions. Details at: sunsetbeachca.org/calendar.

In a final bit of Fall news, the pool will be heated through the end of the month and heating will resume April. The spa will continue to be heated without changes. As a reminder, only person or members of the same household are allowed to use the spa at any time and the time limit is 15 minutes (One cycle on the jets). This is for the safety and enjoyment of everyone in the community, which is particularly important as the spread of COVID continues to rise from the pre-Labor Day lows.

I know I've mentioned this before, but one of the very positive things I've noticed in 2020 is growing sense of community in Broadmoor. I've seen many examples of neighbors helping each other out and getting to know people that they might have only seen occasionally before. To try to keep this spirit going in the future the board recently approved the formation of a social committee to plan community events. The challenge is even greater this year with the need to

keep people healthy, but some great ideas like outdoor movie night and guest food trucks have already been suggested. If you are interested in participating in the social committee, please contact Jessica at Powerstone – we need your support!

In other news, you may have noticed some changes in staffing at the gate. The board has been working with Allied Universal to improve the performance and professionalism of our gate staff. So far, we are pleased with the changes, but you can help improve the performance of the staff: If you observe any issues with the gate guards, please report it to Powerstone as soon as possible. It is most useful to have the date and time along with a description of the issue so the Allied Universal can address it directly with the guard responsible.

Finally, our next meeting of the board of directors will again be virtual in October for the safety and health of the community. I appreciate the increase in participation from the community. As we all adapt to the virtual forum it seems like we are getting a lot more participation. One small ask-it that we all keep it as civil and professional in the virtual meetings as we would in person – in the last





couple meetings we have had to mute several attendees that were speaking outside of the homeowner forum and being disruptive. The virtual meetings can easily run two to three hours and the more professionally we can run them, the shorter they will be. Please don't be that person that prioritizes your time above all others. Finally, if you miss the meeting, Jessica is keeping excellent minutes and they are posted to the website.

Wishing you good health and happiness,
-Kevin

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COMMUNITY ISSUES

UNWANTED HOUSE GUESTS Residents have reported recent evidence of rats in some locations in Broadmoor. There are 50 bait stations in our common areas and they are serviced monthly by our pest company, Animal Pest Management (APM). Here are a few reminders/tips to help keep rodents away:

- Do not leave any food, empty cans, etc., in community areas. This includes dog and cat food.
 - Remove bird feeders with seed; seeds can fall to the ground and attract rodents.
 - Rats are attracted to dog waste, so please be vigilant and pick up after your pets.
- Lastly, do not set out your own poisons traps, as dogs and cats can ingest the poison. The bait stations that our pest company supplies have a locking system to ensure safety.

If you see evidences of rodents, please call or email Jessica Hundermark at Powerstone (contact information in the Broadmoor Service Contact Info section of this newsletter). She will set up a service call to check the area reported.

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.

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WHEN WORKING ON YOUR UNIT

HOME MODIFICATION A Home Modification Application needs to be submitted in order to maintain aesthetic uniformity in the complex and preserve property values. Check the community website at broadmoorhh.com for the most recent form that can be downloaded or the front gate also has copies. No exterior modification may be made to a unit without the prior approval of the Architectural Committee and the Board of Directors. Furthermore, ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance approval from the association. If a City Permit is required, a drawing equivalent to the drawing required by Huntington Beach City



Planning Department and the copy of the City Permit should be attached to your Home Modification Application. If your proposed modification has a fee or legal deposit, this payment must accompany your application. Approved Home Modification Applications are valid for six months from the date of approval.



PAID ADVERTISING

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



UPCOMING EVENTS

10/12/2020: Indigenous Peoples Day

10/21/2020 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.

10/31/2020: **HALLOWEEN**

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