

The Broadmoor Breeze



October 2021

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

President's Letter

It's another day in paradise. However, we were reminded how fragile paradise is by the devastating oil spill that began Friday, October 1st. It was devastating to the ecological resources along our coast as well as to business owners and the local economy. The final day of the largest air show in the country was canceled, and hundreds of boats out watching came back to the harbors with crude oil on their hulls. Sadly, that oil will wind up on the bottom of the harbor.

Now, for the great news -- the mystery of the leak on Bordeaux has been solved! At the board's request, the City of Huntington Beach came out once again to inspect Bordeaux and this time they found a leak in the water line going from the main to a residence. They tore up a small section of the street, repaired the pipe, and asphalted the street. We have confirmed that the lagoon is also leaking and will continue to explore how to address that situation. Preliminary contractor proposals include wet sandblasting the lagoon surface, filling the cracks and then applying a colored sealant. Repairs are also needed to the skimmers and replacement of the 18 pressure relief valves on the bottom of the lagoon. Contractors will also provide advice about improving the circulation of the water, if possible.

On the painting of the complex, we have decided on the three primary colors. We had mock-ups painted on walls near the complex entrance for you to view. The grays looked better on the color chip than on the building and were eliminated. The beiges and brown are the colors selected; however, we chose a lighter brown color than what was painted on the Tropez end building. PrimeCo, the painting contractor, is also repairing degraded woodwork on each of the buildings. They are starting on Moritz and then will proceed to Grenoble and Francois. Also, as driveway aprons are being painted and the FIRE LANE re-stripped, you will find notices of "no parking" on specific dates posted on your garage door.

A word about the first rewriting of the Covenants, Conditions, and Restrictions (CC&Rs) since the complex was built; the board has received the primary draft and corporation bylaws. Together, there are nearly 200 pages of exciting reading, mostly in legalese. Board members are writing questions and comments to the attorney in the margins. The law firm retained for this project will next produce a draft that we will post on the website and schedule community meetings to solicit your input into the process. Ultimately, there will be a final draft that will be put on a ballot for all members of the Association to approve or not. The board is committed to full transparency throughout this process. We hope to have this review and vote in the first half of 2022. In trying to save you the need to read this "thriller," we can hopefully develop a spreadsheet that will summarize the significant differences between the old and rewritten CC&Rs.

Bear with me for just a few more words. First, we are going to reduce the amount of irrigation water we are using. Second, please remember it is not your job to landscape around your residence; we have a landscape company to do that. Third, dogs must always be on a leash, and please pick up after them. Finally, these are different times, and anxieties are running higher, so let's try to be nice to each other and treat others as we would like to be treated. Like in any neighborhood, neighbors need to get along.

All the best,
Garry Brown

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Pool Heating

The heating of the swimming pool ends October 31 for the winter months. The pool will be re-heated beginning April 1 next spring.

Unleashed Dogs

It has been recently reported that a person was bitten by a loose dog on the greenbelt area behind Bordeaux Lane. The Board takes this very seriously and must strictly enforce our rule that all dog owners keep their dogs leashed. Please note that having the leash in your possession and not attached to the dog is not considered having a dog on leash.

We all deserve a safe neighborhood and unleashed dogs can be dangerous. Pets and people can be attacked by loose dogs. Owners can be injured fending off attacks. Unleashed dogs are a violation of both the City of Huntington Beach rules and the Broadmoor Huntington Harbour rules.

It takes a community to keep everyone safe, please report any homeowner in violation to Jessica at Powerstone Property Management and a Notice of Violation and a fine will be initiated. If you cannot identify the resident, send a picture and we may be able to help identify the owner. Also, please report the resident to the City of Huntington Beach Animal Control. (Contact information is on the last page of this newsletter.)



Slow Down on Grimaud Lane (and all streets in Broadmoor)!

Busy times! We are all in a rush to our next destination. Please be respectful of the car in front of you as the person may need to turn into a driveway and tailgating often actually causes people to drive slower. Also try to keep your speed below 15 mph on Grimaud and 10 mph within the complex, as there may be kids playing in the street. Thank you for your kindness and courtesy.

Tiling of Patio and Balcony Decks

For years, the association has advised homeowners not to install tiling on their patio and balcony decks. Tiling of common area entryways is prohibited. Tiling is not waterproof and masks water intrusion, dry rot and other damage to the underlying decking structure. Homeowners are responsible for repair and maintenance of their deck surfaces and any resulting damage to the decks and the common area structure below the deck surfaces caused by installation of tiling and failure to properly maintain the deck surfaces. (The association no longer allows tiling of any kind on patios, balconies and entryways.)

The photos below are from a balcony deck on Lazare on which the homeowner installed tiling about 10 years ago. The extent of damage that has been occurring without the homeowner's knowledge is apparent and the homeowner is now facing significant costs to remove the tiling, replace the balcony deck and repair the damage to the balcony sub-structure. Homeowners should have their patios and decks regularly inspected and any existing tiling should be removed immediately.



Waste of Good Money

Unfortunately, there has been some "disorderly" conduct by a small number of disgruntled residents here at Broadmoor. These individuals have decided to report items of discontent to local agencies. In some instances, they sought legal remedies before Powerstone or the Board could address or remedy their concerns. Although perfectly legal to take these actions, the Board wants to remind everyone that all legal and City complaints require Broadmoor's legal counsel

review. These are unnecessary legal fees the association could have avoided by resolving concerns directly with the homeowners.

Involving the City or other agencies to complain about issues that can be fixed or explained within Broadmoor is the problem. These issues include the lagoon drainage, the repairs to the lagoon bridges, the absence of railings at the tennis court steps, and repairing the lights in the Loft area. The Board and Powerstone are asking the community to look for solutions instead of creating more problems. If you hear a neighbor discussing litigation or bypassing our standard path to solving issues, remind them that it only costs all homeowners funds that could be used to improve our piece of Paradise.

We all look forward to seeing the association complete the projects currently in process cost-effectively and expeditiously. Please assist us in accomplishing these tasks by not complicating them or adding to our costs. The majority of members want to move forward with the spirit of cooperation rather than dividing or polarizing our wonderful community. Let's get along by focusing more on what's best for the Broadmoor community than what only works for a few.

Preparing for Painting

Residents will receive at least two notices from Primeco before work begins on each building. The first notice will be posted a week or so before Primeco begins repairing damaged wood members, making stucco repairs and removing window boxes. There is little residents must do for this stage except move items away from areas being worked on.

Prior to painting of each building, a second notice will be posted, at which time residents will be required to clear their patios and balconies and move plants away from the building surfaces. Prior to painting, ALL decorative items (including signs, plants, hangers, string lights, etc.) must be removed from all exterior walls, overhangs and railings. Limited furniture and plants may be moved to a central location on the patio and balconies if it leaves sufficient space for workers to access all stucco surfaces and railings and place ladders to access upper levels.

If a residence's exterior surface areas are not cleared of decorative items, Primeco will have to delay painting of that building until the unit is cleared. Delay penalties will be imposed on the association, which in turn will assess the offending homeowner. Painting is a project that occurs only every 12-15 years, so please cooperate by clearing all paint surfaces when scheduled.

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
Ellen Brown
Kim Hendrix
Cynthia Wityak
** Garry Brown

Parking

* Jeff Pennington
Ellen Brown
Chris Gray
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. A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to broadmoorhhnews@gmail.com.

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