

The Broadmoor Breeze



October 2022

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

President's Message

"Nobody on the road, Nobody on the beach

I feel it in the air, The summer's out of reach" (The Boys of Summer by Don Henley)

As we flip the calendar to October, we look towards longer nights, shorter days, and the Holidays with family and friends here at Broadmoor Huntington Harbour. As this newsletter goes to print, we can see the sun beginning to set on the major renovation projects undertaken by the board this year. Thanks to all residents for their continued patience and support while the board tended to these incredibly difficult tasks.

We would like to welcome Suzanne Beck-Hammoud, whom the directors have appointed to fill the recent vacancy on the board. Suzanne has been serving as the landscape committee chair and will likely take over as board liaison for that committee. We look forward to the fresh perspective she will bring to the various issues we face as a board.

By month's end PrimeCo should be wrapping up all painting and carpentry work on the residential and common area buildings as well as the lagoon bridges. Unfortunately, a new issue has popped up -- a recent inspection reveals significant dry rot to the wood framing and damage to the support beams of the arch at the Grenoble auto exit gate. Such damage presents a risk of collapse. Emergency repairs are underway and the gate is closed until further notice.

The last three buildings in the 2022 phase of termite tenting were completed this week. To determine how the board proceeds for the next phase in 2023, the board will evaluate how smoothly the tenting process went with the current contractor as compared to the fumigation company used last year.

In addition, the re-roofing of 23 stand-alone garages that were termite tented last year (18) and this year (5) are currently underway. It is important to note that for the eight garages on Germain/Bordeaux about 33% of

the wood sheeting has extensive termite and dry-rot damage, requiring replacement of over 41 plywood sheets. This reaffirms the decision to address the stand-alone garages this year instead of deferring such maintenance any longer. (Twenty-eight more garages remain to be re-roofed after they are tented.)

The landscape committee has been working with the board to make some delayed improvements while we waited for the painting to be complete. You may notice some new plants and flowers being restored to areas that were recently impacted by the PrimeCo project. And our maintenance staff is enhancing the lagoon bulkhead at the entrance area by patching the cracks and coating that platform area with a deck coating that will make our entrance really pop. The project will also include new beautiful cobalt blue pots with Ponytail palms which will be lighted at night as you enter our wonderful community.

As announced at our last meeting, the CC&R restatement has been delayed as a result of the consulting attorney assigned to our project taking maternity leave of absence earlier than planned. We anticipate her return in February at which time the restatement effort will continue.

We will be finishing up one more project on November 3, 2022 (as detailed in the *Grimaud Slurry Coat* article below) when Grimaud will be closed to all vehicular traffic for 24 hours. Otherwise, the board expects everything to be wrapped up in time for Thanksgiving, with nothing major scheduled for the next few months.

Best regards,
Benjamin Goldberg

Pool Heating (correction)

The pool heat will continue through October 31, the regularly scheduled end of the pool heating season. Heating will resume in the spring on April 1, 2023. (The September newsletter erroneously stated pool heating would end on September 30.)

Grimaud Slurry Seal Coat

Beginning October 18, asphalt and concrete repairs will commence on Grimaud Lane. Auto travel on Grimaud should not be affected by these repairs. However, ***on November 3, Grimaud will be closed to all vehicular and pedestrian traffic for 24 hours***, while the two slurry seal coats are applied. During that day, all residents and their guests must enter and exit the complex through the Peters Landing auto exit gate at the end of Grenoble Lane. The front entry guard will be posted at the Grenoble exit gate on November 3; therefore, the front entry guard house phone will be unmonitored during that 24 hour period. Please try to avoid scheduling any deliveries and contractor activity on November 3rd.

Mice Prevention – Exterior and Interior Tips

In the past month, residents on both Tropez and Lazare Lanes have reported mice activity in their garages and crawl spaces. Fenn Termite + Pest Control, the association's pest control company, has come out and identified some areas where mice might access buildings through exterior vents or gaps around plumbing lines. Our maintenance staff will be inspecting those buildings to replace any damaged vents or missing screening and sealing any open holes. In addition, Fenn has relocated some of the bait stations closer to the buildings on Tropez Lane. Please inspect around your unit and report any open holes around pipes, missing screens, etc., to our property manager, Michele Rossi.

Fenn also suggests the following interior prevention tips:

- Mice stay near food source; please take the time to make sure you are not unintentionally inviting unwanted guests.
- Do not leave dog or human food in the garage (if necessary – store in a metal container). Without food mice will not survive.
- Do not leave food in vehicles parked in the garage.
- Keep trash in sealed lid containers.
- Clean out clutter in garages and crawl spaces – mice like clutter to nest in. Keep crawl spaces ventilated and dry.
- Eliminate bird feeders in the common areas.
- Pick up dog waste. Dog feces attract rodents.

Landscape Committee News

We have an awesome landscape team that truly cares about Broadmoor! With painting behind us, the LC is inspired and engaged in various projects throughout Broadmoor. Monthly walking tours with Harvest have revealed many areas in need of "beautification." All homeowners benefit from this as it protects our property values. Hence, the LC is actively addressing bald areas near garages, front planters, dead bougainvillea stumps, and unsightly common areas around all units.

According to our BHH Community Handbook (page 18), residents should maintain greenery on balconies, decks, & steps in an attractive manner and clean condition at all times. With this in mind, you may have received a "NOTICE TO BROADMOOR RESIDENTS" recently. The intent is simply to enlist your cooperation in (1) beautifying our community and (2) freeing common areas of personal items that impede a professional, uniform look to the surrounding landscape design. Where noted, please remove personal items from common areas immediately, so that Harvest and the committee can add appropriate greenery ASAP. We truly appreciate those who have already done this – thank you very much! As residents clean up these areas, we will immediately prepare to enhance them.

***** During October and November, residents may mark "trash" on any plants/pots you want discarded, place curbside near your unit, and our maintenance crew will dispose of these for you. *****

Completed projects:

We are very excited about a new design for the lagoon bulkhead near the front entrance. That area is being prepped for six cobalt-blue pots to reside with beautiful Ponytail palms. These will be placed in the spots where the old trees were. Colored spotlights will highlight the palms at night. Several of the beige concrete pots are being strategically placed in areas needing color – such as the four pots with white Mandevillas by the main exit gate near the guard shack. Front entrance flowers were changed and dying bushes near the fountain removed. A few plants around the community were removed, salvaged, and replanted in empty areas where they can thrive. We try to reuse **healthy plants** whenever possible.

Pending projects:

- Fill empty concrete pots with plants and flowers matching the section greenery on Moritz & Francois
- Fill in garage planters on Anne, Germain, Moritz, Francois
- Continue installation of wiring to support Bougainvilleas over garages
- Harvest will begin mulching by sections this month
- Broadmoor headstone area on PCH and Admiralty is being replanted and cleaned up

Please send your suggestions and concerns about anything **green** to our Powerstone property manager, Michele Rossi at: mrossi@powerstonepm.com.

Thank you again for your cooperation with and for your confidence in this committee.

Deck Repairs

Under the association's CC&Rs, each homeowner is responsible for the maintenance and repair of their patio and balcony deck surfaces, including the deck drains. Any damage to the deck's supporting

substructure due to failure to maintain the deck surface is also the responsibility of the homeowner.

Homeowners are advised to have their deck surfaces and deck drains regularly inspected. After 45 years, the vast majority of homeowners have replaced their decks and have had new waterproof deck systems installed. If you have an original deck surface, you are overdue for a new waterproof system.

In the past, many unit owners installed tiling on their decks and entryways. This is not recommended since tile grout is not waterproof and tiles can mask and hide destruction to the deck underlayment due to moisture intrusion. The following photos show recently discovered damage to one unit's front and back balcony decks as a result of installation of tile 15 years ago. Over time, rain water seeped through the grout, compromising the waterproof membrane. Once past the membrane, the resulting dry rot severely damaged the majority of the cantilevered deck joists supporting both balconies. To effect repairs, the homeowner's contractor had to open up the unit's interior ceilings to replace the rotted cantilevered joists. The homeowner's entire cost of repairs exceeded \$44,000. Please be sure to have your decks inspected regularly.





BOARD OF DIRECTORS 2022/2023

President: Ben Goldberg
Treasurer: Annette Merriam
Secretary: Ronald Lee
R-1 Grimaud Director: Jordan Armitage
Director at Large: Suzanne Beck-Hammoud

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
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. 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.