

# The Broadmoor Breeze



November 2012

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

## CONTACTING YOUR MANAGER

It has been reported to Villageway that some owners have had problems calling me on my cell phone. If you are calling from a blocked number my cell phone will not record the number or the person calling. I have contacted AT&T and there is nothing they can do. If you are calling me from a blocked number you must remove your blocked number prior to calling me.

*Becky Seifert*

## YOUR 2012/2013 BOARD OF DIRECTORS

<b><u>President:</u></b>	Jim Parrott
<b><u>Vice President:</u></b>	Carlos Bosio
<b><u>Secretary:</u></b>	Ron Lee
<b><u>Treasurer:</u></b>	Ellen Orange-Brown
<b><u>Grimaud Rep:</u></b>	Robert Sebring

## HIGHLIGHTS FROM THE OCTOBER BOARD MEETING

### Administrative

Committee appointments were denied at this time as it requires three (3) members to form a Committee. There was only one volunteer for each Committee.

The Board approved the Minutes of September 11, 2012, and redacted version is included with this Newsletter.

The Board approved (as did the maintenance crew) their job description.

### Facilities

Batteries for the cherry picker were approved.

Chimney shrouds (caps) will be fabricated by October 23rd and installed by the end of the month.

Association approved the purchase of a golf cart for the maintenance crew.

Paving tabled until November awaiting additional proposals.

Gate bumper pad quote tabled until November for additional quote.

Board will continue efforts to contact Peter's Landing regarding security exit gate.

Board denied request from owner for reimbursement for a new electrical panel

Board approved reimbursement request from owner for damages to vehicle when front gate closed prematurely.

Keyless Entry proposals tabled until November.

Parking Committee will address the size of the Fire Lane signs at a later date.

### Architectural

Application for window replacement was approved for owner on Martin.

### Book Sharing

The Board would like to acknowledge the hard work by someone who started up the Book Exchange and for the donation of a book shelf. "Give a book, take a book" is located at the pool near the bathrooms. Please join in and donate a book. If a title strikes your fancy, take a book.

### Committees

The Board has received three (3) requests from owners to be on various committees. The problem is a Committee can only be appointed by the Board of three (3) owner volunteers. If anyone is interested in being a part of a Committee continue to send in your request to our property manager at [Seifert@villageway.com](mailto:Seifert@villageway.com).

### NEW LANDSCAPE TEAM

The Broadmoor Board and Garden Committee would like to introduce Harvest Landscape Enterprises to the community as our full service landscape maintenance provider. This OC based enterprise brings 27 years of experience and a team of trained landscape professionals that fit comfortably within our budget. With a family commitment and guaranteed attention to detail, the Harvest team will elevate the Broadmoor gardens to a level befitting a multimillion dollar waterfront property. The community is encouraged to learn more about Harvest through an informational introduction brochure available at the guard gate house.

### MONTHLY RESERVE ALLOCATIONS

In October a check was written in the amount of \$103,000.00 transferring excess operating funds into the reserves. As we had limited time in which to make this transfer, the operating account is lower than normal. As a result, the monthly reserve allocations for October and November will not be made until December 2012 or January 2013. The purpose of this announcement is to notify all owners that the monthly reserve allocations will be made, just not in October or November 2012.

### COMMITTEE ROSTER

Architectural: Chris Gray, 3299 Moritz — Chair

Events & Recreation: Don Kujat, 3251 Moritz — Chair

Landscape: Susan Conrad, 3211 Moritz; Michael Carpenter, 3267 Moritz; Ellen Orange Brown, 16485 Tropez

Maintenance: Chris Gray, 3299 Moritz; Carlos Bosio, 16416 Martin — Chair

Parking: Carlos Bosio, 16416 Martin; Jim Parrott, 16477 Tropez; Edith Wilmoth, 16585 Bordeaux; William Wong, 3201 Anne Circle

Grimaud Architectural: Ron M. Sarabi, 16532 Grimaud, Karyn Abbott Stone, 16462 Grimaud, Robert Sebring, 16402 Grimaud, Lloyd Fields, 16582 Grimaud, Laurence Clark, 16592 Grimaud

### DAYLIGHT SAVING TIME ENDS

Daylight Saving Time ends on Sunday November 4th. Remember to turn your clock back one (1) hour before retiring for the night on Saturday.



### Broadmoor Is Managed By:

Villageway Management, Inc.

P.O. Box 4708, Irvine, CA 92616

949-450-1515 or 877-450-6468 (including emergency or after-hours)

Property Manager: Becky Seifert, seifert@villageway.com

Customer Service: Marie Wigler, wigler@villageway.com

Assessment/Billing: 949-585-0141

Gatehouse: 562-592-4213