

The Broadmoor Breeze



November 2019

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

President's Message

The beginning of November had us 'falling forward' yet again for Daylight savings, bringing the night time a bit sooner and signaling the start to the Holiday season.

Here at Broadmoor we started off our Holiday season with a Halloween gathering. There were several homeowners hosting our event on Martin Lane, we had a great turnout, met lots of new neighbors and made some great new friends. I want to thank everyone who came out and enjoyed the evening with us, I look forward too many more community events in the future and hope to meet even more neighbors.

In November we also celebrate our Veterans, I would like to extend a heartfelt thank you to all our Veterans and those who are currently serving our great nation, your sacrifice is appreciated.

For many of us Thanksgiving usually includes feasting, four-day weekends, football games, floats or family reunions, but it is also a day of thanks. We are reminded of the bounty of treasures that is a part of our lives. Spend a few moments giving thanks for the richness of our lives and for our wonderful families and friends. Thanksgiving gives us an enriched prospective on the abundance in our lives.

Sending you my warm wishes for a very Happy Thanksgiving, may this day be a beautiful reminder of the wonderful things in life.

Sincerely,

John Wicketts

2019/2020 Board of Directors

President	John Wicketts
Vice President	Kevin Lutke
Treasurer	Tony Sellas
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

Happy Thanksgiving 



Holiday Decorating

We are looking for volunteers to help decorate the Broadmoor entryway on Saturday, December 7th starting at 9:00 a.m. We will meet outside the entrance to the pool. This is a great way to meet your neighbors. Any and all help will be greatly appreciated.

●Monthly Updates●

High Speed Internet Service



Negotiations with Spectrum over the terms and pricing of a new high-speed internet service and cable TV contract with Spectrum is still ongoing. The board hopes to have the contract finalized by the end of November. At the October meeting, the board approved issuing a credit to all homeowners for any portion of the \$24 monthly assessment increase allocated for internet service until such service becomes effective. The association will compute that credit once internet service is established.



DO NOT FEED WILDLIFE

Duck Issue

As most residents are aware, we have a duck problem. At various times since Spring the lagoon has been host to groups of ducks numbering 75 or more at a time. The ducks like to sun along the more easily accessible areas of the concrete border of the lagoon, leaving significant amounts of their unsightly and unhealthy organic waste deposits. The board wants to avoid pressure washing the waste on the concrete areas because doing so either flushes the waste into the lagoon (thereby adding more work to then vacuum the lagoon bottom) or leaves waste residue on the sidewalks (which residents might then step in and carry into their homes).

The best method to remove the waste is to scrap it up by hand and deposit it into a trash bag. But that is a very time-consuming task, and an inefficient use of our maintenance staff and association funds. Fortunately, a few dedicated residents routinely have been scraping up and disposing of the duck waste. But that is not their responsibility nor can the association expect them to continue doing so.

Last year the board tried using reflective ribbon strung across the lagoon to deter the ducks. It appeared to work as immediately all the ducks became absent. But some residents complained that the ribbons were unsightly. This year the association has tried other alternatives, with little or no effect. So last month some residents re-hung reflective ribbons across the lagoon. Immediately a majority of the ducks left the lagoon and

did not return. A couple dozen brave ducks stubbornly refuse to be deterred.

The board is in the process of installing motion activated sprinklers in the lagoon to deter the ducks. If that system works, then the board will consider installing it down the entire length of the lagoon.

Finally, residents report seeing some neighbors feeding the ducks or leaving food for them. Please do not do this as it only compounds the problem for the association and can also attract rodents, raccoons and possums. If you see anyone feeding or leaving food, please report it to our property manager, Danielle Peterson, at Powerstone.

Landscape Committee

The Landscape Committee is currently focused on improving the condition and appearance of the trees in our beautiful community. All trees, including the multiple species of palm trees need trimming to promote healthy growth and a manicured appearance.

We recently removed trees obstructing utility lines, destroying hardscape, and some that had contracted a disease or fungus. We are currently implementing tree replacement strategies such as attractive foliage and trees with ball roots and slow growing roots that will not obstruct utility lines or damage hardscape in the coming years.

The Starbucks gate planter soil will be reconditioned and fertilized in the next few weeks, and a new irrigation system will be installed in preparation for a new design. Regarding all other areas of the community, we have established a schedule with the landscaping company to trim and upkeep plants on a weekly rotation by dividing the property into four zones. Each zone will receive monthly landscaping maintenance services.

We appreciate your patience and cooperation as we work to beautify our community.

Thank you.



Maintenance Committee

Aging decks and patios could spell trouble for owners. As a general rule, the association is responsible for maintaining the exterior of all buildings. However, under our CC&R's, it is the owner's responsibility to maintain and repair the integrity of the exclusive use decks, primarily by protecting the deck surfaces and underlying structure from water damage. If not correctly maintained, water can seep into the underlying structure that secures the deck and can lead to dry rot. Dry rot is a fungus that results when unprotected lumber is exposed to water on a continuing basis and is never allowed to dry. Decomposition can occur very fast under these conditions.

Water proofing does not last forever. Good quality water proofing materials exposed to the elements may last 10-20 years with the correct care. Tiling placed over lumber patio decks, balcony decks or entryways is not advisable. Many deck issues reported are the result of tiling being installed. Tile applied to any surface is never water proof. Grout joints are the first point of failure due to movement of the structure. Don't be misled – tile grout is NOT water proof and will allow moisture to penetrate below the tiled surface. Due to tiling's hard surface, the damage underneath goes undetected for years.

Website, Technology, & Communications Committee

Online Home Modification Application Revision

One of the more complex forms used by residents is the Home Modification Application (HMA), due to the number of process steps required. Residents who wish to make ANY exterior modifications (and certain interior modifications, such as to interior structural or bearing walls) must complete an HMA and get it approved by the Board of Directors (BoD) prior to initiating the change to their unit. The change that has been implemented to the online version of the HMA form is that the signatures of the resident submitting the online form and of the neighbors who are affected by the modification must be obtained and then given to the guard house Post Commander. The Architecture Committee members will receive email notification that a HMA has been initiated and when the signed HMA is delivered to the guard house, The Architecture Committee will use it to verify the neighbors' signatures,

confirming their agreement prior to making the committee's recommendation to the BoD. If you have questions, please send an email to the bhhwebmaster@gmail.com Thank you!!

Up Coming Social Events

57th Huntington Harbour Boat Parade



December 14 & 15, 2019

Parade: 5:15 p.m. sharp

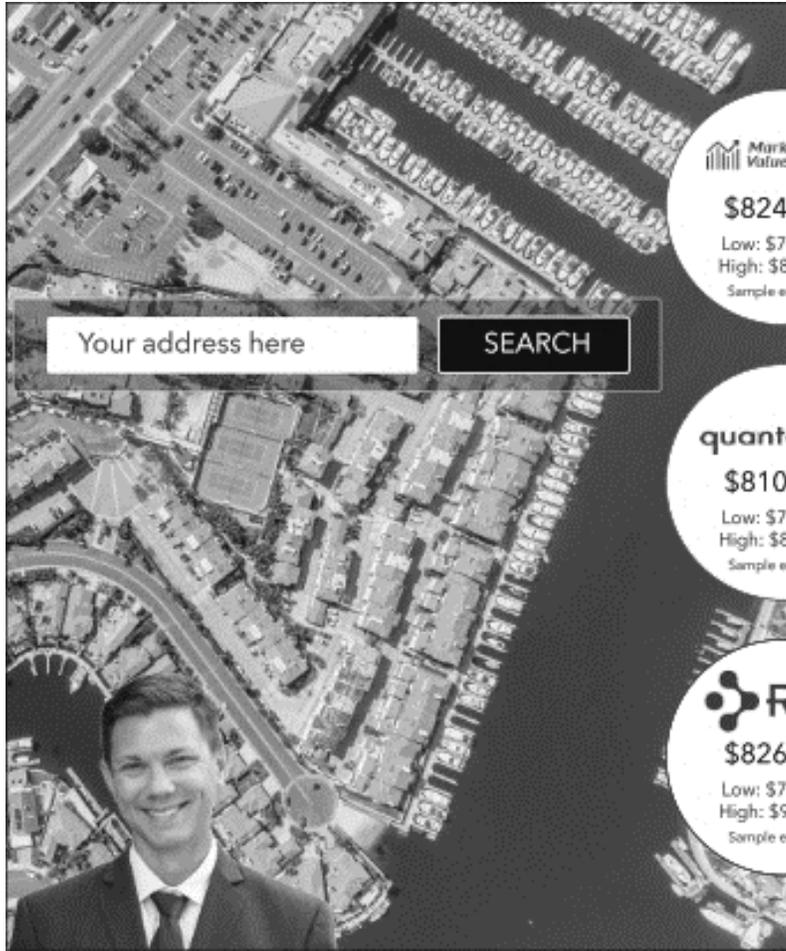
Skydiving Santa and Cool Yule Holiday Kickoff Celebration!

Saturday, November 23, 2019
12:00 PM - 3:00 PM

You're invited to witness Santa's official arrival in Surf City USA!

Straight from the North Pole, Santa and two of his elves will appear in the sky and land on the beach in front of Pacific City!

Paid Advertising



Market Trends
Value Estimate

\$824,695

Low: \$783,460
High: \$865,930

Sample estimates

quantarium

\$810,749

Low: \$752,192
High: \$871,735

Sample estimates

RPR

\$826,000

Low: \$726,880
High: \$925,120

Sample estimates

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For advertising info: broadmoorhh.com/newsletter
broadmoorhhnews@gmail.com

It is the Boards priority to stop any plumbing water leaks or drains overflowing to avoid damage to the existing structure or neighboring units.

Therefore, the Board of Directors has chosen a preferred Plumbing company service for homeowners to contact in the event of an emergency plumbing issue in Broadmoor.

You must contact Danielle at Powerstone first in the event of a plumbing issue. If you experience an emergency after hours plumbing issue you may contact

Red Star Plumbing (714) 671-8799

Please remember, if any plumbing issue is within the unit the homeowner will be responsible for the bill.

The technicians at Red Star have been directed to contact a serving board member to keep the board apprised of the situation and obtain permission to perform work if necessary.

Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

Next Monthly Board Meeting is Wednesday, November 20th 6:30PM at Calvary Chapel of the Harbour

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Fabiola Walker
Diana Boyd
Jeanne Darst
Catherine Lee
Chi Mendelson
Kelly Sellas
Tony Sellas**
Stefan Steinberg
John Wicketts**

Maintenance

Chris Gray
Tony Sellas**
John Wicketts**

Parking

*Ron Lee**
Chris Gray
Jeff Pennington
Bill Selfridge
Tony Sellas

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

*Annette Merriam
Garry Brown
Chris Gray
Ron Lee**
Tony Sellas

Website, Technology, & Communications

*Bill Selfridge
Cindy Austin
Ron Lee**
Kevin Lutke
Tony Sellas

* Chairperson

** Board liaison(s)

Other Useful Contacts

Broadmoor Front Gate

(562) 592-4213

Powerstone Property Mgmt.

Danielle Peterson
dpeterson@powerstonepm.com
(949)535-4516
Sylvia Mandujano
smandujano@powerstonepm.com
(949) 535-4514

Cable TV

Spectrum, (866) 550-3211 basic cable, 1 set top box and Showtime Premium Channel are paid by association.

Huntington Beach Police Department

Front Desk/Noise Complaint:

(714) 960-8811

Parking Control:

(714) 960-3998, #0,
(non-emergency)

HB Animal Control Services

(714) 935-6848 M-F 8:00 AM to 5:00 PM

(714) 935-7158- After hours

Association Website

www.broadmoorhh.com

Online Vehicle Pass Service

www.gatekeyresident.com

Newsletter note:

The Broadmoor Breeze Newsletter will be posted on www.BroadmoorHH.com by the 15th of each month. It will be mailed the following 1st of month along with monthly statements. If you have any suggestions or comments please email broadmoorhhnews@gmail.com