



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

## MESSAGE FROM THE PRESIDENT

HI Neighbors,

The weeks leading up to our national and local elections have been tumultuous all over the country. Unfortunately, Broadmoor has not been immune to political strife even at our micro-level. The last meeting of the board of the directors was well attended, but had many disruptions and it was clear that there were numerous misconceptions about community issues and actions taken by the board of directors and property management. Much of the misinformation was attributed to non-official email and flyers

This month, I am forgoing my normal president's message to encourage you to all take the time to carefully read an article in the newsletter entitled "Real or Fake? Misinformation Being Distributed." In this article the board sets the record straight so that you have accurate information.

As always, if you have any questions about actions taken by the board or community rules, please contact Jessica Hundermark at Powerstone Property Management (jhundermark@powerstonepm.com). Responses from property management or the board are the only official sources of information and can be trusted to be accurate.

My hope is that transparent access to information removes any confusion and reduces stress in your life. Broadmoor is a great place and I hope you continue to enjoy living here as much as I do every day.

-Kevin

## COMMUNITY PERKS

### CABLE TV / INTERNET SERVICE

At the October meeting, the board approved renewal of the Spectrum cable TV and internet service contract for an additional year. The charge for 2021 will be \$47.14 per unit per month. These services are included in the monthly assessment. A comparison of the retail rates for services is shown in Figure 1.

### Wholesale & Retail Cost Comparison

This wholesale services package offers huge savings off standard retail residential rates!

Monthly Wholesale Cost vs. Retail Cost		
Services	Retail Rates	Wholesale Rates
Spectrum Internet 200/10 with WiFi	\$74.99	Included
Internet Router	Included	Included
Internet Modem	Included	Included
WiFi Activation Fee	\$9.99	Included
Spectrum TV Bronze	\$92.49	Included
Premium Channel - Showtime	\$15.00	Included
(1) HD DVR Set Top Box	\$12.99	Included
DVR Service	Incl with DVR Box	Included
Access to Free On Demand	Included	Included
Spectrum TV App Access	Included	Included
Access to PPV movies or Events	Included	Included
Music Choice	Included	Included
Free HD Channels	Included	Included
<b>TOTAL</b>	<b>\$205.46</b>	<b>\$49.14</b>

Figure 1. 2021 Spectrum cable TV/Internet

## HELPFUL REMINDERS

### SHORT TERM RENTALS

As a reminder, short term rentals (defined as less than 1 month) are not allowed in Broadmoor Huntington Harbour. This has become more important as online vacation rental services like AirBNB and VRBO have become more commonplace. If you do own a rental property, don't forget an occupancy change form must be submitted to Powerstone Property Management whenever new tenants move in.

**RESIDENT PARKING PASSES** If you are working in or cleaning out your garage or otherwise need to temporarily park a vehicle with an INSIDE decal in an outside parking space, please remember to drive the vehicle to the front gate and obtain a resident parking pass. Resident parking passes are limited to four per month.

## MISINFORMATION BEING DISTRIBUTED

**REAL OR FAKE?** In October anonymous letters and flyers were left at residents' doorsteps and on their vehicles. In addition one Broadmoor resident has been circulating unsolicited emails to other residents. Much of the information reported in such materials is incorrect or misleading and is creating confusion among our residents. The board believes it necessary to provide accurate information. [Members might wonder what possible motive these culprits have in their attempt to create strife, dissension, and division among our residents and within our community. We should all strive to maintain the harmony which has long characterized Broadmoor and makes it such a wonderful place to live.]

1. "Warning" tickets (see Figure 2) were placed on dozens of vehicles inside the complex. Residents were alarmed that their vehicles might be ticketed or towed. **FAKE:** These "tickets" are fake and should be ignored. The association does not know who placed these on the vehicles, but it is assumed it was a fellow resident.
2. An unsigned "Letter" (see Figure 3) was placed on residents' vehicles, the representations in which are mostly false and misleading. Here is the fact-check on many of the statements:
  - "The Board of Directors intend [sic] to decide tonight to impose a \$480.00 fee for Outside [sic] Parking Decals." **FALSE:** This issue was tabled at the September board meeting; it was NOT on the October meeting agenda; and the board has no current plans to consider this issue. [One board member asked that this matter be put on the November board agenda, but after the meeting requested Powerstone to withdraw the request.]
  - "If you pay Monthly HOA dues to live in Broadmoor Huntington Harbor you are paying for the upkeep and repairs to Grimaud Lane." **TRUE:** The monthly assessment paid by both the condominium homeowners and Grimaud homeowners includes a budget item for repair and maintenance of Grimaud Lane, the main thoroughfare into our complex. Grimaud homeowners contribute 8.27% toward Grimaud Lane maintenance expenses.
  - "The No Parking Signs posted on Grimaud are unofficial and fraudulent." **FALSE:** The CC&Rs grant the association the power to impose rules regarding use of the streets, including any parking restrictions. Since its inception in 1978, association rules have prohibited parking along the condominium wall-side of Grimaud.
  - "Grimaud is 40 feet wide, Parking on Both Sides is allowable according to the Huntington Beach Fire Marshal." **TRUE:** Grimaud is wide enough to allow parking on both sides of the street. Again, however, the association's rules prohibit any parking on the condominium wall-side of

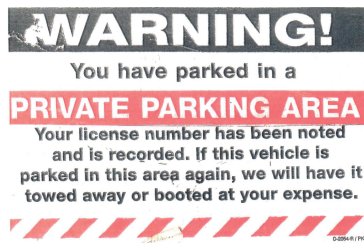


Figure 2. Fake warning notice placed on vehicles

FIGURE 3: ANONYMOUS AND MISLEADING STATEMENTS

October 21, 2020

The Board of Directors intend to decide tonight to impose a \$480.00 fee for Outside Parking Decals.

This is illegal in California according to the Davis Sterling Act Calif. Civil Code 5600 which governs condominium communities in Calif.

If you pay Monthly HOA dues to live in Broadmoor Huntington Harbor you are paying for the upkeep and repairs to Grimaud Lane.

The No Parking Signs posted on Grimaud are unofficial and fraudulent.

The Huntington Beach Fire Department Fire Prevention Bureau states that on streets 22 to 28 feet wide, No Parking signs are required along one side of the street.

Grimaud is 40 feet wide, Parking on Both Sides is allowable according to the Huntington Beach Fire Marshal.

There is a resident who lives at 16416 Grimaud, he lives next door to Robert Sebring who is the Grimaud Rep on the Broadmoor board. If you park on Grimaud he will come out and attach a large unofficial Fake decal to your vehicle. Which states in bold letters: Warning you have parked in a Private Parking Area. Your license has been noted and recorded.

Residents of Grimaud can use our Tennis Courts, Our Pool and Spa, their guests can park on Grimaud.

Broadmoor Residents cannot Park on Grimaud.

Their guests can use the Broadmoor Pool, Spa, Tennis Courts.

Their Guest can park on Grimaud for the holidays and the Boat Parade, our guests cannot.


If Broadmoor Residents who Pay for the upkeep of Grimaud cannot Park on Grimaud, Broadmoor Huntington Harbor Condominium Assoc. Should Break Away from the Grimaud Homeowners Assoc. Let them pay for their street. Why should we subsidize them?

Let your voice be Heard.

Email Jessica Hundermark at: [jhundermark@powersongpm.com](mailto:jhundermark@powersongpm.com)

Speak out at the Zoom meeting on Wednesday October 21, 2020, 6:30 p.m.

Figure 3. Anonymous misleading letter left at doors and on vehicles



Grimaud. [The parking prohibition on the wall-side is to maintain the aesthetic appearance and values of the main thoroughfare into the complex. Nobody wants Grimaud to look like a public parking street.]

-“Residents of Grimaud can use our Tennis Courts, Our Pool and Spa” and “Their guests can use the Broadmoor Pool, Spa, Tennis Courts.” **FALSE:** Neither R-1 residents nor their guests are not permitted to use the condominium recreational facilities (including pool and spa), except as a guest of a condominium resident. [One R-1 homeowner pays the association \$2,000 per year in exchange for the privilege of using one tennis court. Those funds go into the tennis court reserve account and helps defray the cost of tennis and pickleball nets and re-surfacing of the courts.]

-“[T]heir guests can park on Grimaud.” **TRUE:** R-1 homeowners’ guests may only park on the residence-side of Grimaud. That is the only available street parking for those homes.

“Broadmoor Residents cannot Park on Grimaud.” **TRUE:** The association’s rules prohibit condominium residents from parking on Grimaud, with limited exceptions.

-“Their Guest can park on Grimaud for the holidays and the Boat Parade, our guests cannot.” **FALSE:** Both condominium and R-1 residents and their guests can park on Grimaud during the holiday Boat Parade and the annual garage sale.

-“Let them pay for their street. Why should we subsidize them?” **FALSE:** Grimaud is the entry-way for all condominium residents and the Grimaud homes. All 244 condominium homeowners and all 22 Grimaud homeowners each pay .375% of the Grimaud maintenance expenses.

**3.** A resident, Tony Sellas, is sending unsolicited emails to many residents regarding the Spectrum internet and cable TV contract, termite tenting and other matters. Here are a few examples:

-“It [Spectrum cable TV/internet] is an Illegal contract . . . on 11/24/2019, Mr. Lee on his own accord knowingly signed and notarized the multi-year contract without an open public meeting, without notifying the Board and without the majority vote of the Board. Mr. Lee did not have the sole authority to sign any contract.” **FALSE:** The Spectrum internet and cable TV contract is not illegal. The board approved the Spectrum proposal at the July 17, 2019 meeting (see Board minutes). The term of the contract is for one year and expires January 26, 2021. Spectrum’s contract was reviewed and approved by a majority of board members prior to its execution. Once approved, any board member can execute the contract. The board authorized Mr. Lee to execute the contract in his capacity as Secretary. [It is common practice for homeowners associations to enter into bulk rate contracts for cable TV and internet service. Broadmoor has contracted for such services for decades, providing substantial savings to residents.]

-“The Board failed to amend the CC&Rs to define cable as a Common expense.” **MISLEADING:** The bylaws grant the board corporate powers to manage the business and affairs of the association, including providing standard goods and services to its members, including cable TV, entry guard monitors, pool service, etc., none of which are specifically defined in the CC&Rs as common expenses but are industry accepted association services.

-“The termite contract is a third party contract and it is my belief that it is actually a 6 year contract.” **FALSE:** In 2019, APM conducted a termite inspection of every unit and garage. Based on that inspection, APM determined that it was not necessary to tent the entire complex all at once and recommended a six-year phased tenting schedule, which saves money long term. Each year APM will submit a contract to tent five or six buildings, which the association can either accept or reject. Broadmoor is not currently under any termite contract nor is obligated to use APM for its termite tenting.



## UPCOMING EVENTS

**11/11/2020: Veterans day**

**11/18/2020 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.

**11/26/2020: Thanksgiving**

**11/27/2020: BLACK FRIDAY**

## 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

### **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