

The Broadmoor Breeze



November 2021

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

President Letter

Well, it is that time of the year when we sneak up on the holidays, diverting from the same old to celebrating time off, family & friends, great food, and hopefully, appreciating what we have. Also, it now gets dark at 5:00 p.m. (sorry for the downer).

As you can readily see almost anywhere in Broadmoor, there is a significant amount of construction and activity. Soon the painting will commence. Therefore, rather than the usual few sentences explaining these activities, we provide you with greater detail this month in the articles below. If you have questions, please email our property manager, Jessica Hundermark, at Powerstone.

Just a word about "respect." The board is working in overdrive to manage all that is currently taking place in Broadmoor. The restoration of wood on each unit, preparation and painting of the complex, trimming to get plants away from the buildings, the lagoon and lagoon bridges, getting back to a tree trimming schedule, finishing out the pergolas, and the financial planning required. The list goes on. These projects are for the benefit of the homeowners -- to modernize, beautify, and most importantly, protect and enhance your investment. Yet, with all this effort, what the board hears loudest and frequently is criticism from a small group of homeowners. Admittedly, sometimes it is well deserved. However residents of may agree, disagree or have a different perspective, there is no reason why we cannot be respectful of each other. We can respectfully disagree. Ultimately, if you can do it better and are willing to invest a large amount of time, please consider running for the board. Self-nominations for the board are due by November 29th.

All the best,

Garry Brown

Community Holiday Decorations

A person to take charge and multiple volunteers are needed to assist with holiday decorations at the front entrance areas. Decorations usually go up on the first Saturday of December and come down on the first Saturday after New Years. If you are interested in assisting, please email your name and phone number to our property manager, Jessica Hundermark, at Powerstone.

Window Box Removal

The window boxes are 43 years old and most look shabby and are in poor condition. Most all have some dry rot damage and many are pulling away from the walls, creating a gap in the stucco surface. During the building-wide termite inspection in 2019, the termite company identified the window boxes as a significant source of termite intrusion into the buildings. Based on the termite report, the maintenance staff began replacing window boxes that could be salvaged and completely removing those where internal building damage was found. That exercise turned out to be very expensive and time consuming. But more importantly, the staff found that most window boxes are causing (and will eventually exacerbate) internal structural damage to the buildings, primarily at the base of the window framing to which the window boxes were supported. The structural damage found is the result of water intrusion, termites and dry rot. Window boxes causing more extensive building structural damage were sent out to bid and the removal of the boxes and building repairs were awarded to outside vendors. The average cost of these repairs is running about \$7,000 to \$11,000 each.

As a result of these findings, the board included removal of window boxes with structural damage in the Primeco painting and wood work contract. As this project has progressed, the contractor is finding that almost all window boxes are causing some degree of internal building damage, resulting in change orders for additional repairs. Due to the sizable number of window boxes in the community and the enormous future projected damage repair costs the window boxes present, the board now believes it prudent to remove

all the window boxes from the buildings now rather than leave any of them in place to cause further future damage. The board will review these findings and make a decision on complete window box removal at the November board meeting.

Photo: The photo below is an example of the internal structural damage window boxes are causing: In the left box, two studs are completely rotted away at the bottom. The right box shows that the sill plate is totally decayed, the sheer wall has crumbled and structural studs are rotted at the bottom. To correct this damage, entire sections of stucco must be removed, new studs inserted from sill plate to the headers, new sheer wall installed, new paper, new wire and then the area restuccoed.



Project Updates

Paint Project: Wood repairs have begun and will continue to progress from building to building. Painting is tentatively scheduled to commence right after Thanksgiving, starting with the Moritz buildings. Residents will receive notice a week prior to painting of their building. At that time, furniture, plants, string lights and other items must be cleared away from the building walls, parapets and railings, and all decorative items must be completely removed from all exterior walls. Anything affixed to railings must be removed. Adequate room must be made available on patios and balconies for the painters to erect ladders.

The association recommends that, if possible, everything be removed from entryways, patios and

balconies. Perhaps store those items in your garage during the painting process and request an extended parking pass to park your vehicles outside during that time. Neither the association nor the painting contractor is responsible for damage to any personal items left in these areas. Homeowners will be responsible for any penalties and costs incurred by the association due to any delay caused by a unit's failure to clear their personal items.

Pergolas: Last year, 11 pergolas throughout the complex were removed due to termite and dry rot damage. Nine of the 11 were designated for replacement by the maintenance staff when time between regular maintenance tasks allowed. Of those nine, seven have been completed.

Mailboxes: The last of 14 new CBU mailboxes has been installed with only one shade cover left to be built. The new box will be put in service once the USPS installs the master lock, at which time the old box will be removed.

Lagoon: The association is still exploring contractor proposals for repair of the lagoon. At least five companies have inspected the cracks in the lagoon. Two contractors have withdrawn from interest, stating the project is too large and difficult for them to address.

Lagoon Bridges: Dry rot damage has been found all six sets of stair on the three bridges. Those six stairways will all be replaced. Further dry rot has been discovered in the supporting walls of all three bridges, which will involve demolition and rebuilding of a portion of each

bridge. Both sides of the middle bridge will likely need replacement.

Standalone Garages: Two of the 53 standalone garages were recently re-roofed. These two garages had an usually large number of broken tiles. Since the cost to re-roof was about three times the cost to replace the broken tiles, the board determined re-roofing was a wiser use of association funds. But more importantly, it provided the board with a comprehensive inspection of the condition of the garage roofs. The plywood decking on these two garages was found to be in good condition with only one plywood sheet needing replacement. However, the underlayment (waterproof membrane), which is the main water protection of the roof, has severely deteriorated and has exceeded its useful life.

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

Boat Parade

During the boat parade, guest parking can be tight in the complex. Residents are reminded that at no time may vehicles park in the fire lanes. Residents should direct their guests to park on the grass along Tropez, where parking is usually available. Parking on the wall side of Grimaud is also permitted during the boat parade by both R-1 and condominium guests. Please be sure your guests obtain a parking pass from the front guard house. To speed issuance of parking passes, homeowners are encouraged to provide a list of guests to the guard house prior to their arrival.

COMMITTEES AND THEIR MEMBERS

* Chairperson
** Board Liaison

Architectural

* Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

* Suzanne Beck-Hammoud
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.