

The Broadmoor Breeze



December 2021

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

President's Message

We are wrapping up 2021, which seemed to feature a mixed bag of encouraging and uplifting news with alarming events and discouraging forecasts. Nevertheless, it appears COVID-19 will be the new normal. So what are we to do? Appreciate what we have and where we can live. Most importantly, we appreciate our families, friends, and neighbors. On behalf of the Board of Directors, I wish you the happiest of holidays.

Yea! The painting has commenced (the garages on Grenoble). The board spent hours considering colors, talking to homeowners, and the painting contractor. We abandoned the darker brown color for a lighter scheme of colors. Each building will be painted one color. There are three shades of color that various buildings will be painted. For example, the stand-alone garages will be painted the darkest shade, and all the common areas will be painted the lightest shade. Our sincere hope is that you will appreciate the new updated look of the complex. I hope you are relieved to know that so much of the degraded woodwork, such as the lagoon bridges, stairs, entryways, and railing to homes, are being restored.

Additional milestone projects for Broadmoor will be on the agenda at the beginning of the New Year:

1. The lagoon repair, which will include filling the cracks and applying a sealant coating on the entire bottom, will commence as soon as we approve a contract for the work.
2. The CC&Rs have been a work in progress. We hope to have a draft of the rewritten Bylaws and CC&Rs posted to the Broadmoor website in January or early February.
3. We will schedule at least one and possibly two Town Hall meetings for members of the Association to hear from the attorneys guiding this process and for you to express your opinions and provide input.

Keep in mind both the lagoon restoration and rewriting of the CC&Rs are firsts since Broadmoor was constructed in the 1970s.

I want to say a few words to make you aware of the dedication this board has in serving the best interests of Broadmoor. The projects I have discussed are monumental and expensive. These projects will enhance and protect your investment in Broadmoor. Implementing and accomplishing them has taken courage and teamwork from each board member. It is far easier to kick the can down the road, accomplish little, and suffer no criticism from those that may disagree. This board continues to make difficult decisions when required and, in my opinion, deserves your respect. Disagreements with decisions made by the board are healthy and usually result in better decisions. However, the only goal of the board is to improve Broadmoor so that you feel proud to live here.

Happy Holidays!
Garry Brown

Building Paint and Wood Work Project

Window Boxes: After the re-roofing project in 2015-2018, the current wood work renovation and paint project is the largest capital expenditure in Broadmoor's history. It is the most significant wood work repair and restoration undertaking since the complex was built in 1978 through 1980, with replacement of all exterior wood members identified as termite damaged, dry-rotted or failing. As can be seen from the tarped windows and stucco repaired areas (and as more fully reported in the November newsletter), many of the window boxes have been causing severe structural damage due to water intrusion into the interior of buildings. As a result, all of the window boxes are being systematically removed, the dry-rot damage addressed and repaired, and the openings sealed with new building paper and stucco to eliminate this as a source of any further future damage to the buildings.

Paint Colors: The board has revised the colors for the building paint project. The darkest color is being replaced by a new lighter color (which is a shade between the existing “white” and “toga”). This lightest color will be the most prevalent color in the complex, as it will be used on all common areas including the lagoon bridges, pool and tennis court walls, and all of the arches. 13 of the residential buildings will be painted the lightest color (Maple Pecan), 13 buildings in the medium shade (3am Latte), and five buildings and most of the stand-alone garages in the medium dark color (Country Dweller). Sample color swatches are located on the Germain building wall facing the pool parking area.

Paint Start: After almost two years of the board’s efforts throughout the vendor selection process, determination of the scope of work, contract negotiations, and several months of wood work repairs, the painting of the complex finally commenced December 8 with the standalone garages on Grenoble, Francois and Moritz. Take a walk and look at the new fresh colors.

The building painting schedule has been revised to work around the boat parade on December 11 and 12. After the boat parade, Primeco will begin painting the buildings on Moritz.

Paint Schedule and Schematic: The website’s main page has thumbnail links to the building painting schedule and the revised complex paint schematic. The schedule is subject to change due to weather and other factors. Website updates will be posted as available.

Gutters: When the bougainvillea plants were cut back from all buildings to allow access to the stucco surfaces, it was discovered that gutter downspouts were not installed in many locations hidden by the plants. Broadmoor’s maintenance staff has been working hard to install missing downspouts, replace damaged ones, re-secure any loose members, and install diverters where needed, racing to get ahead of the painting.

Common Area Holiday Decorations

Holiday decorations will be minimal this year due to no resident volunteers. As positive as decorating for the holiday can be, not one person from our community stepped up to volunteer to spread the joy.

2022 Outside Parking Decals

2021 “outside” parking decals expire December 31, 2021. If you haven’t renewed your outside decal, please submit a new Parking Pass Application and the required outside vehicle fee. The post commander Alfredo can print a pre-populated PPA for you Monday through Friday between 6:00AM and 2:00PM. “Inside” parking decals remain valid and do not need to be renewed. Please allow two weeks for processing of applications once submitted.

Delivering Items to the Front Guard House

The main gate entry monitors are only authorized to receive the following items from residents:

Post Commander (Monday thru Friday from 6:00AM to 2:00PM):

- Tennis court keys and pedestrian gate fobs from selling owners (request a receipt)
- Home Modification Applications (must be logged in by the post commander)
- Checks for replacement fobs or non-returned decals

All guards and shifts:

- Parking Pass Applications (including requests for extended parking passes)
- Correspondence for board members
- Lost and found items
- Ballots (place in sealed ballot box)

Packages or deliveries for residents **cannot** be accepted by the entry monitors.

Preparing for Winter Weather

Here are some tips to winterize your home:

- Clean out the tracks on your windows and sliding glass doors so that their drain holes are free of any debris. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed. This is the responsibility of the homeowner.
- Check the outside weather seal on your front door. The seal is a metal strip (which is adjustable using a screwdriver) with a piece of rubber connected to it. When the front door is closed, the rubber will seal against the door, which helps prevent drafts and loss of heat.
- Check the flue of your chimney. Make sure it is closed, because a draft can come through if it not closed all the way.

- Check the drains on your decks, balconies and patios. They should also be clear and running freely. In addition to the balcony floor drain, all waterproof balconies have an overflow drain (scupper) that will prevent the overflow of water if the drains are clogged. Typically, the scupper is a 2" x 4" metal pipe that can be seen coming protruding through the front of the balcony wall. These need to be clear of debris.
- Check the condition of your forced air heater filter located at the bottom of the furnace. If it is dirty and needs to be replaced, there is a model number and size on the filter. New filters can be found at any home improvement store.

Water Intrusion Issues

Broadmoor is built on landfill. As a result the water table is extremely close to ground level, even during drought years. Heavy rain and high tides can raise the level of the water table. During extreme heavy rains, the ground can become so saturated that there is no place for the rain water to drain, often resulting in water intruding into buildings.

Garage Areas: The soil in the crawl space areas underneath townhouse units are always damp, even during drought years. Heavy rains can over-saturate those dirt areas resulting in water puddling and seeping into many garage areas. There is nothing the association can do to prevent this water intrusion. Therefore, be careful not to store personal items directly on the garage floors.

Expanded Garages: One of Broadmoor's two-bedroom models (along Bordeaux, Germain, Martin, Francois and Anne) was designed with an extended storage area at the back of each garage. Beyond that storage area is a foundation wall and then a dirt or concrete slurry-coated crawl space area under the front patio and front entry stairs of the unit. Dozens of homeowners have broken through that foundational wall and have expanded their garages into that crawl space area. Many of those expanded areas have been finished with drywall, hardwood flooring, baseboards, etc., and are used for offices and storage. Most of these common area modifications have been done without association approval or City building permits.

These crawl space areas were originally designed as a buffer to absorb rainwater from the patio deck above and any ground water from the exterior of the patio wall from seeping into the garages. Homeowners may experience water penetration into these expanded garage areas, damaging flooring, drywall and personal property stored in these expanded areas. In addition, covering the crawl space with concrete and flooring can allow intruding water to travel past the crawl space and into the main garage areas.

Since the expanded garage area is a homeowner modification to the common area, the homeowner is solely responsible for any damage to that portion of the unit and any personal property.

Windows: The CC&Rs place responsibility for all windows on the individual homeowners. A large percentage of homes have replaced original single-pane windows with double-paned retrofit windows. Homeowners need to be aware that retrofit windows are simply inserted over the frame of the old window and then sealed with caulking. If the original window frame has deteriorated or leaks, the retrofitted window may also leak. If you experience such leaks, you should have your window installer come out to re-caulk the windows and around the seams where the stucco meets the window casing. With original windows and flashing now over 40 years old, homeowners may wish to consider installing "new construction" windows rather than retrofit windows.

Insurance: The association's carries a "bare walls" casualty insurance policy, which means that any covered damage to a unit is repaired back to the bare drywall. A homeowner's personal property is not covered. The policy also carries a \$10,000 deductible. If a homeowner who suffers interior water damage wants to file an insurance claim against the association's policy, the homeowner is responsible for the \$10,000 deductible. The best way for all homeowners to protect against damage to the interior of their unit and their personal property is to carry condominium unit owners insurance. Such insurance usually includes coverage for the association deductible.

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

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

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

COMMITTEES AND THEIR MEMBERS

* Chairperson
** Board Liaison

Architectural

* Chris Gray
Don Kujat
David Price

Landscape

* Suzanne Beck-Hammoud
Ellen Brown
Kim Hendrix
Cynthia Wityak
** Garry Brown

Parking

* Jeff Pennington
Ellen Brown
Chris Gray
Bill Selfridge
Tony Sellas

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.