

The Broadmoor Breeze



January 2014

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

Awnings: 37 new awnings have replaced awnings that have deteriorated with age. The new awnings are made with stainless steel frames (the old ones were plain steel which rust and erode faster). The association's reserves had no funds for these replacements but the board was able to cover that expense from operational savings. Consequently, no special assessment was necessary to cover this cost. However, with little awning reserves, the board does not expect any further replacements in the near future until that reserve account can be built up. Further, the maintenance committee has prepared a schedule to clean existing awnings (when the maintenance staff can fit that work in). Periodic cleaning will help maintain the life of the canvas fabric.

Storm drains: The many storm drains located throughout the community have been cleared of the build up of dirt and debris.

Grenoble walk-way guard rail : The guard railing along the waterfront walk-way facing Peters Landing Marina has eroded at its base and was becoming a potential hazard. This railing has been repaired by welding and installing several new metal posts into the cement walkway.

Grimaud beach gangway: The gangway leading down to the dock at the end of Grimaud was old and splintering. A new gangway has been built and installed.

Moritz seawall repaired: Over time, the seawall along Moritz shows its age as small gaps and holes appear in the seawall. Dozens of these holes have been repaired in an attempt to maintain its structural integrity

Paco's Injury: As many of you know, our maintenance supervisor, Francisco Herrera (Paco) was injured January 2 when the ladder he was standing on slipped on the wet tiled entryway of a unit. Paco fell about six feet to the deck, landing on his back and fracturing a disc. We all wish him a speedy recovery. If any members of our community wish to send Paco a card, please drop it off at the guard shack and the association will send them to him.

Lagoon update: The lagoon water is now clear again, the algae seems to be under control, and the color has a pleasant aqua tint. However, the issue of the calcium and organic sediment still remains and the association continues to investigate alternatives for remedying that issue. The company who cleans the "Finding Nemo" ride at Disneyland will be out here to conduct another system trial to clean the lagoon in mid-February (their equipment and personnel are currently scheduled at Disneyland until February 7).

Parking rules: The association adopted new parking rules, a copy of which is available under the "Documents" tab. The parking committee will be meeting in the near future to prepare procedural guidelines for implementing and enforcing the new rules.

Appreciation Dinner: Over 28 people volunteer their time to serve on seven association committees. These people devote many hours each year to help maintain the quality of our community. An appreciation dinner will be held by the association to recognize the those volunteers and a few select important business representatives. The dinner will be held at Don the Beachcomber so that we can give some business back to Don's as thanks for allowing us to use their facilities rent free each month for our meetings. The dinner will be a three-course meal for \$25 per person (including tip and tax). Alcoholic beverages are at the guest's own expense. It is estimated that this dinner will cost approximately \$3.24 per unit and will paid from operating fund surpluses