

The Broadmoor Breeze



January 2017

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

President's Message:

We made it through the holidays! We have rain! The great news is that California's reservoirs are filling to capacity with each rainfall.

The Sierra snowpack is just below where it should be in normal times. With a continued wet winter, the snowpack is anticipated to reach the normal level this winter. Basically, the drought itself is mostly over. However, there are residual impacts from the drought on forests, farmlands, aquifers, and native fisheries that will take decades to completely recover. Interestingly enough, Santa Barbara is the last area in the state that is stressed with a continued water shortage. Overall, our statewide water supply is certainly going in the right direction.

The Landscape Committee could use a few additional members. Each member has a task to perform each month besides attending the meeting. Nothing difficult and doesn't have to be time consuming. The committee could use some additional help. If you are interested, please let me know. The committee met this week with the owner of Harvest Landscape to discuss and reconcile some concerns and clarify some procedures.

I have been asked to mention to residents, to please show a little more consideration when using the Peter's Landing (Starbucks) gate late at night and early morning hours. At night, loud voices carry further and all too frequently neighbors adjacent to the gate are being disturbed. Thank you.

At the December meeting the Board approved more buildings to be re-roofed. Though the re-roofing project is half done, Annette projected completion costs based on what we have spent on the roofs thus far. As I have been saying, the underlying damage to the wood and trusses has caused cost overruns. She is projecting a 5% total cost overrun from the initial budget. The Board has a

2016/2017 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

plan to cover this additional cost without increasing the monthly assessment.

Again, I want to thank board members for their tireless work and the efforts of our volunteers to maintain Broadmoor as a great place to live.

All the Best,

Garry Brown

**HAPPY
NEW YEAR!
2017**

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

Next Monthly Board Meeting is Wednesday, January 18th 7PM at Don's the Beachcomber.

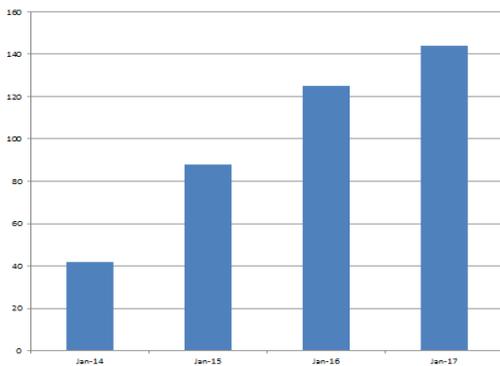
Monthly Updates

Landscape Committee

Volunteers needed, please contact Amanda at Powerstone Management if interested.

Website, Technology, & Communications Committee

Since our BroadmoorHH.com website was established in May 2013, the number of registered subscribers has grown year by year. At the start of 2017, there are 144 registered subscribers, a 13% increase in the number of subscribers from the beginning of 2016.



There were some indications that if the uptrend continued from 2015 to 2016, there would be nearly 200 subscribers who receive regular alerts from the HOA Board of Directors via email by the beginning of 2017. The new subscriber growth slowed in 2016 as seen in the above figure; however, it is still a positive growth profile. If you wish to subscribe, it



community's Website

is easy. Just go to the home page www.broadmoorhh.com, and click on the 'Alerts' link. It is as simple as that!

Maintenance Committee

Preparing for winter weather

All homeowners should make sure that their window boxes are free and clear of all debris and that the drains are not plugged. Window boxes may never be filled with rock, sand, stone or potting soil. Any plants in the window box should be in pots. Clean out the tracks on your windows and sliding glass doors so that the drainable holes are free and clean. The caulking/sealer around retrofit windows and sliding glass doors may have separated and need to be re-caulked/sealed. Check the drains on your decks, balconies and patios they should also be clear and running freely.

Reminders

Pet owners

Please be responsible and pick up your pet's excrement and dispose of it properly.

West Nile Epidemic

Dump or drain any standing water left outdoors.

Dryer Vents

It is homeowner's responsibility to clean. It is recommended to have done once a year to prevent fires. This will also improve drying efficiencies.

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Lanny Carpenter*
Ellen Orange-Brown
Garry Brown
Mike Carpenter
Catherine Lee
Betsy Parrott
Stefan Steinberg
Cynthia Wityak

Parking Committee

Jim Parrott *
Lanny Carpenter
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task For

Ellen Orange-Brown*
Garry Brown
Mike Carpenter
Chris Grey
Annette Merriam
Jim Parrott

Website, Technology, & Communications

Bill Selfridge*
Mike Carpenter
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate

(562) 592-4213

Broadmoor's Property Mgmt.

Amanda Porter,
aporter@powerstonepm.com
[949-535-4496](tel:949-535-4496)
Sylvia Mandujano,
smandujano@powerstonepm.com
[949-535-4514](tel:949-535-4514)

Cable TV

Time Warner Cable, (866) 550-3211

Huntington Beach Police Department

Front Desk/Noise Complaints: (714) 960-8811

Parking Control: (714) 960-8811, #0 (non-emergency)

HB Animal Control Services

(714) 935-6848 - M-F 8:00 AM to 5:00 M
(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 amerr38388@aol.com