

The Broadmoor Breeze



January 2024

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

President's Message

*Raindrops on roses and whiskers on kittens
Bright copper kettles and warm woolen mittens
Brown paper packages tied up with strings
These are a few of my favorite things*

Happy New Year 2024! Another holiday season is now in the books with 2024 officially here.

Last year Broadmoor dealt with flooding issues as a result of the most rain we've seen in 30 years. The board of directors and Powerstone spent hundreds of hours and thousands of dollars to address all the requests for service and it looks like we were able to solve many of the issues for the long term. Our on-site staff and all residents need to report when you see clogged drains or any other major pooling of water. Reports should be directed to Powerstone with pictures and addresses. We have made an adjustment to our "mulching policy" to help avoid the ground drains from clogging and making a mess when the rains get intense as well. I'm happy to report that after the first few rainstorms of the current rainy season, we seem to have survived with no major flooding. "So far, so good" as I like to say.

The board is changing our pool service company, which should result in some savings to our pool and spa maintenance costs. Cost is always an important factor with decisions like this, but we will also be monitoring the level of service to ensure this important amenity remains properly maintained.

Repair of the roof tiles that were damaged during fumigation remains in progress and, weather permitting, should be wrapping up by February. We want to thank everyone for your patience with the project and the inconvenience of material storage during this final phase. While small projects will come up throughout the year, it appears that most of the major projects are over for the foreseeable future.

One remaining issue that the board will be thoroughly evaluating will be the condition of our streets. We will

look at different options and review those options and cost estimates sometime later this year.

The elections for your Board of Directors are officially underway, with the elections to be held at our annual meeting of members just before our normal February board meeting on Wednesday, February 21. Please take a few minutes when you receive your ballots in January to return them by mail to Powerstone in the envelopes provided or deposit them in the ballot box at the front guard house. We are all very busy, but your vote matters and it's important that we have your participation.

Speaking of voting and ballots, we are very close to posting the first draft of our "restated" CC&Rs. We are just waiting on a few items from our R1 representative, and a summary of the more important areas being restated or "tweaked" from the original 1977 CC&Rs. Stay tuned, we will send out a blast with the "first draft" for review when it's ready.

Gate security is everyone's responsibility, and we all need to continue to be vigilant about closing the gates behind us and be sure it actually locks. DO NOT let anyone into our community that you don't know has a legitimate reason to be here. If you are unsure, have them walk through the main gate so that our guard staff has a chance to identify any uninvited pedestrian traffic. We have a safe community, but there is a rise in crime outside our gates and locking the gates behind us will help keep us safer.

On behalf of the entire Board of Directors, I want to express our appreciation for the confidence you continue to place in us to manage our little piece of paradise, Broadmoor Huntingdon Harbour.

Ben Goldberg

O.C. Oil Spill Settlement Checks

In December each Broadmoor record title owner should have received two settlement checks – one from O.C. Oil Spill Settlement (\$496.93) and one from O.C. Oil Spill Shipping Settlement (\$591.97). These checks are the result of settlements of law suits filed regarding the 2021 oil spill in the ocean waters off Huntington Beach against Amplify Energy, whose pipeline was ruptured by anchors dragged by two shipping vessels.

The first check of \$496.92 is net after federal tax withholding of \$156.92 and is reported on the 1099-MISC which accompanied the check. In order to claim credit for that withholding, homeowners will have to report the gross amount of \$653.85 and the \$156.92 withholding on their 2023 federal tax returns. The second check of \$591.97 was not reported on a 1099-MISC filed with the IRS since it is below the \$600 threshold for reporting income. Therefore, that amount does not need to be reported on your return.

Holiday Lights and Decorations

Just a gentle reminder that all holiday lights and decorations must be taken down within one week after the holiday.

Announce Your Guests at Front Gate

The guards have been experiencing an increase in guests and vendors coming to the front guard house and not knowing the address or full name of the residents they are visiting. Please be sure you “call in” any expected guest or vendor before they arrive or schedule them in your GateKey account. If not, your guests will be delayed or possibly denied entry. Thanks for your cooperation.

Lost Mailbox Keys?

If you lose your mailbox keys, do not hire a locksmith to try to drill out the old lock. It is very expensive and difficult if not impossible to do. Instead, order a new Florence CBU mailbox lock (model no. K91910) for about \$26 on Amazon. Then when the postal deliverer is here with the panel door open, simply remove the retaining nut using a 1/2” nut driver and the retaining clip using channel lock pliers, insert the new lock, and reinstall both the retaining clip and retaining nut.

BOARD OF DIRECTORS 2023/2024

President: Ben Goldberg
Vice President: Suzanne Beck-Hammoud
Treasurer: Annette Merriam
Secretary: Ronald Lee
R-1 Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Danielle Kirby
dkirby@powerstonepm.com 949.594.1620
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$59 of the monthly assessment includes 300Mbps 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

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

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 the Powerstone property manager.

Email alerts: Always be up to date with important association information by signing up for automatic email alerts on the website.

BROADMOOR COMMITTEES

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)
Condominium Board Members

Architectural Committee (Grimaud R-1)
R-1 Board Member

Architectural Advisory Committee (Condos)
* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Architectural Advisory Committee (Grimaud R-1)
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
Peter Francis
Michael Levitt
Paul Villa

Inspector of Election
Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee
* Melanie McCarthy
Kim Hendrix
Kathy Turner
** Suzanne Beck-Hammoud

Parking Committee
* Jeff Pennington
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee
Chris Gray
Stefan Steinberg
** Annette Merriam

Social Committee
* Julie Mann
Susan Bennett
Gina Brougham
Denise Faulkner
Arlene Ferguson
Betty Schmicker
** Suzanne Beck-Hammoud