

The Broadmoor Breeze



February 2017

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

President's Message:

Thought you would appreciate a short story on the escapades of Annette Merriam, our board member. Broadmoor has six water meters for irrigations and with all the rain they have been turned off for over a month. Annette is constantly reviewing HOA expenses. She noticed two meters continued to have high expenses when no irrigations was taking place. She set out, aided by Ricardo and Carlos, workers here at Broadmoor, to find these meters. One was located at the pool building and the other at the entrance guard shack. According to the billing, the guard shack was being billed \$50 per month for water.

Thinking the guard shack couldn't possibly be consuming \$50 per month for water, Annette called the City of Huntington Beach. She discovered that guard shack has been billed FOR YEARS, as a single-family residence with full water, sewer and trash pick-up. When her call was completed, she succeeded in getting the billing cut almost in half and a \$21 credit calculated for the past three years (as far back as they can go) for a total of \$756. Every HOA needs an Annette Merriam. Thanks Annette!

The Landscape Committee has a meeting once each month and does a monthly walk through the complex. The committee is active in making constant improvements to Broadmoor. We are currently short members and soon to lose another. Please consider joining this committee, we could use a few new members. You do not have to even know the names of the plants we use here in Broadmoor.

With all the rains, we have had a healthy share of related problems throughout the complex, especially along Martin Lane and Bordeaux. Water intrusion into residences and garages is, of course, the main problem. You will find articles in this newsletter

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

more specifically detailing these issues. I do want to thank Chris Gray, our board member and maintenance chairman, for all his extra efforts to stay on top of each and every issue to resolve them.

Board elections are upon us. As you know, we need a quorum of owners to vote.

If you have not voted, please submit your ballot envelopes to the guard at the entrance gate by this Wednesday, February 15th. If there is not the required quorum, the election will carry to the March meeting. Ballots can be dropped off at the guard shack or brought to the Wednesday board meeting.

All the best,

Garry Brown



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Monthly Updates

Architectural Committee

Balcony Patios

All balcony patios on the second and third floor were originally constructed with a waterproof membrane that requires periodic maintenance. Some owners have tiled their balcony patio, but those substructures were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. The grouted area next to a wall or the building tends to crack or come away from the wall with age. Over time water seeps through cracks and settles between the tile and the underlying membrane, which eventually leads to failure of the membrane, dry-rot and water leaking into the building structure and your walls or ceiling below. In stacked units the water leaks into the unit below. This water that seeps through the tiled surface will corrode the flashing (metal around the patio surface next to the wall) that will also let water into the structure below. The owner of the exclusive use balcony patio is responsible for maintaining and repairing the balcony patio surface and any damage to the building structure caused by the failure of the waterproof membrane. Consequently, unit owners whose tiled areas are found to be leaking are responsible for any damage to the common area or to their neighbor's units.

Maintenance Committee

Water Intrusions

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, such as we experienced a couple weeks ago, the ground can become so saturated that there is no place for the rain water to drain, often resulting in water intruding into buildings.

A. **Garage Areas:** The soil in the crawl space areas underneath townhouse units are always damp, even during drought years. The recent heavy rains over-saturated those dirt areas resulting in water

puddling and seeping into many garage areas. There is nothing the association can do to prevent that water intrusion. Therefore, be careful not to store personal items directly on the garage floors.

B. **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 the 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. During the recent heavy rains, the association has received more than ten reports of rain water penetrating into expanded garage areas. The water intrusion has damaged the flooring, drywall and personal property stored in these expanded areas. In addition, covering the crawl space with concrete and flooring now allows intruding water to travel past the crawl space 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 the unit and any personal property.

C. **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. During the recent rains, several homeowners reported water leaks from their retrofitted windows. 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.

D. Insurance: The association's casualty insurance policy is "bare walls," which means that any damage to a unit is repaired back to the bare dry-wall. The policy also carries a \$10,000 deductible. If a homeowner who suffered interior water damage wanted to file an insurance claim against the association's policy, the homeowner would be responsible for the \$10,000 deductible, which is not practical. 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. We advise every homeowner carry no more than a \$500 deductible. That is the maximum amount the association will reimburse the homeowner if any damage is due to the failure of a common area element of the unit.

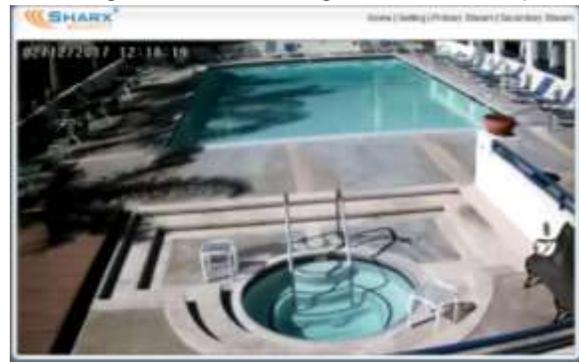
Website, Technology, & Communications Committee

Before you know it, the pool season will arrive again with the usual increased use of the pool and spa. Recently one of the two pool security cameras was replaced due to a camera failure that occurred, which prevented it from storing video of the spa area, but the other camera, which has been in constant use, has still been recording video of the pool gate, as shown below.



The new camera has a greater field of view, as seen in the figure below, and slightly more resolution, which al-

lows greater coverage of the pool area.



These cameras record video when there is motion detected in their field of view. The Board of Directors request that any resident who witnesses a violation of the pool rules, which are on the signs posted on the pool walls and on the entry gate, report it to the webmaster. The report should consist of the date and time of the violation. The webmaster's email is selfriwp@gmail.com. Thank you!

Reminders

Pet owners

Please be responsible and pick up your pet's excrement and dispose of it properly. Dogs must always be leashed when outside your residence.

West Nile Epidemic

Dump or drain any standing water left outdoors.

Dryer Vents/Ducts

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.

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

Next Monthly Board Meeting is Wednesday, February 15th 7PM at Don's the Beachcomber

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 Force

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
Sylvia Mandujano,
smandujano@powerstonepm.com
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