

The Broadmoor Breeze



February 2018

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

President's Message:

It is already February and once again we are squarely in the political season at Broadmoor. Please remember to vote to elect the Home Owners Association Board. It may not seem important to you, but it is critical in managing the overall living condition of the complex and protecting your home values. Please take the time to vote, then monitor throughout the year to determine, to your satisfaction, if the board is managing your assets well.

As this may be the last letter I write to you, I want to take this opportunity to convey to you a recommended course of action to protect your investment. As a homeowner at Broadmoor, you must be aware and insist these projects get done:

1) The re-roofing project must be completed. There are five more buildings to go. There are cost overruns at about 9% of the \$3.2 million project. To date, this equates to \$300,000. This is because the underlying plywood and rafters were in much worse shape than was anticipated. They have been replaced. Many of the smaller flat roofs that pooled water until it evaporated (or leaked) have been rebuilt and sloped. In addition, the significantly more expensive copper chimney caps will last many years, unlike the previous galvanized ones that were coming apart after only five years. Regardless, this project must be completed and the over-run paid, without raising an assessment.

2) The coastal location of Broadmoor makes it susceptible to termites. It is expensive to tent all the buildings and it was last done in 2008--ten years ago. It is supposed to be done every five years in a coastal locale such as ours. The reserve account is building to cover this cost, make sure it gets done in the next year or two.

3) The exteriors of the buildings must be painted to protect the structures and the aesthetics help main

2017/2018 Board of Directors

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

tain the overall value. The estimated cost is approximately \$500,000. The reserve account for this has been growing and by the time the roofs are completed, a committee or the board should be developing recommendations for color schemes and getting bids. As soon as the reserve account is close to the cost, make sure this project gets started. Though I can only imagine the host of opinions in choosing a color scheme.

My sole reason for bringing you this message is that you, the homeowner, should be mindful these improvements must be executed and funded by the HOA in the next several years. Don't depend on others to do whatever. It is easy to get distracted and put funds in other places. I urge you to insist these projects get completed.

All the best,

Garry Brown

Monthly Updates

Election ballots

The annual meeting of homeowners is scheduled for 7:00 p.m. on February 21, 2018, at Don the Beachcombers. In order to hold the annual meeting and count ballots for the election of new directors, a 50% quorum of all condominium and Grimaud homeowners is required. As of the date of this notice, the association has not received a sufficient number of ballots to meet the quorum requirement. If you have not done so yet, please return your ballot to Powerstone by mail or drop your sealed and signed ballot envelope at the front guard house. If a quorum is not achieved, the annual meeting will have to be postponed and additional costs will be incurred, which ends up costing all homeowners.

Parking Committee

Parking Decals

With hundreds of hours of the parking committee and board's volunteer time, the process of reviewing new parking pass applications, conducting garage inspections for all outside parking decals, and issuing new decals for all vehicles has been completed. Any vehicles with old decals are now subject to citation and towing. The association appreciates the efforts all residents took to comply with the parking rules. The whole purpose of this effort was to enforce the rule that vehicles be parked inside residents' garages and to free up outside guest parking spaces throughout the complex. In the next few months the board will report any improvement the recent process made in our parking situation. Please let the board know if you notice any difference the parking committee's efforts has made.

Website, Technology, & Communications Committee

Most of the residents have, at some time, contacted Powerstone Property Management to request a work order be authorized to repair or replace something in the common area. There is, however, a set of work orders that have been pre-authorized which are performed regularly by Ricardo Diaz, one of the maintenance staff members. These pre-authorized work orders are created using the form below when

our Board of Directors believes one is required to improve the maintenance of the complex.

**Broadmoor Huntington Harbour
Pre-authorized Work Order**

There are a set of pre-authorized Work Orders which establish the resources needed and their costs. Each pre-authorized Work Order has a pre-defined schedule which is printed in the maintenance office identifying the set of tasks required.

Work Order Name: A New Work Order?: TBD
 No Yes

Pre-authorized Work Orders includes a description of the work, a list of resources and their units of measure, the cost of those resources and frequency of the work to be completed.

Work Order Description:

These pre-authorized work orders are scheduled to be done daily, weekly, etc., based on the maintenance need. When performed, there is a simple form, shown below, which allows entering the date, whether or not the work order was completed, and the time required to complete them.

To be completed by the Maintenance Staff only for the date selected.

Date: Task Performed?: No Yes Maintenance Staff Hours:

February 2018						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17

This data is collected and summarized for all the pre-authorized maintenance performed for the Board of Directors' information. The table below shows the report generated for the work that has been performed.

**Broadmoor Huntington Harbour
Pre-authorized Work Order Summary**

WO Name	Frequency	Latest Update	Total Updates	Total Hrs.	Avg. Hrs.
Lagoon-chemistry	Daily	2018-02-01	568	734.90	1.29
Bathrooms-general	Daily	2018-02-01	467	86.13	0.18
Lagoon-water-level	Daily	2018-02-01	574	156.32	0.27
Lagoon-robot	Daily	2016-11-15	86	157.12	1.83
Pool Area-tablets	Daily	2017-12-18	420	173.70	0.41
Lagoon-chlorine-test	Daily	2018-02-01	461	636.01	1.38
Pool/Spa-water-samples	Daily	2017-12-14	332	246.41	0.74
Outside Lights	Daily	2018-01-31	100	82.16	0.82
Tennis Court-blow	Weekly	2018-01-29	131	95.79	0.73
Pool Area-wash	Weekly	2017-12-04	48	155.32	3.24
Dog bag dispensers	Weekly	2018-01-29	190	194.60	1.02
Traffic mirror	Weekly	2018-01-29	85	14.27	0.17
Fountain-guard house	Weekly	2018-01-29	136	25.25	0.19
Bathrooms-detail	Weekly	2018-02-01	141	163.84	1.16
Lagoon-baskets	Weekly	2018-01-29	137	147.43	1.08

Maintenance Committee

Preparing for winter weather

All homeowners should make sure that their window boxes are free and clear of all debris and that their 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 their drainable 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 drains on your decks, balconies and patios they should also be clear and running freely. Besides the balcony floor drain all waterproof balconies have an overflow drain that will be used if the floor drains are clogged. It is an inch and a half by three inch metal pipe that goes through the balcony wall. These need to be clear of debris. This drain can be seen when looking at the balcony from outside.

Pool Re-plaster

The re-plastering of the pool has been completed and the pool looks great. The association is also looking into the cost of refreshing or replacing the concrete decking around the pool, which looks worn and tired, and has severe cracks in many places. The association plans to heat the pool beginning April 1 as usual.

Holiday Lights

Now that the holidays are over, residents are reminded to take down all of their holiday lighting. In addition, residents should be aware that the association's CC&Rs and rules prohibit string lighting of any kind. That lighting must also be removed from your patios and balconies.

Interior Damage to Units

It is the association's policy that any damage to the interior of a unit, and any personal property contained therein, is the responsibility of the homeowner, even if such damage is the result of a failure of a common area such as a roof leak. In all events, the association limits its liability to \$500. Therefore, the association strongly advises homeowners to carry condominium unit owner's insurance with a deductible of no more than \$500.

Also, the Broadmoor Association earthquake insurance has a \$42,000 deductible, per homeowner. It is recommended that you add earthquake loss assessment for this amount to your personal homeowner's insurance policy.

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For advertising info: broadmoorhh.com/newsletter

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

Next Monthly Board Meeting is Wednesday, February 21st 7PM at Don's the Beachcomber

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Joie Koenders
David Price

Landscape

Diana Boyd
Ellen Orange-Brown
Garry Brown
Lanny Carpenter
Catherine Lee
Stefan Steinberg
Cynthia Wityak

Parking Committee

Lanny Carpenter
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
Annette Merriam

Website, Technology, & Communications

Bill Selfridge*
Ron Lee
Annette Merriam

* = Chairperson

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

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