

The Broadmoor Breeze



February 2023

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

President's Message

*Up, Up and away in my beautiful,
my beautiful balloon . . .*

Its election time again for the Broadmoor Board of Directors. If you haven't turned in your ballot, please do so as it's important that everyone have a say on who represents our community for the next year. The deadline for submission of your ballot in person is the beginning of the annual meeting on 6:00 p.m. this Wednesday, February 15, at Calvary Chapel of the Harbour. If you can't make the meeting and want your ballot to be counted, please drop off your sealed envelope at the guard shack by 5:30 p.m.

The big rain storms seem to be dissipating and the high tides and crazy surf levels also appear to be calming down. As a result of the recent abundant amount of rain, we had a few "surprise issues" with water intrusion in some garages and units. Most of the ground water flooding occurred as a result of a unit's sump pump failure or clogged downspouts or drain lines. While ground water is not something the association can control, where feasible our maintenance staff made efforts to assist residents with their problems – our crew was able to tackle most of the items quickly and at great cost savings to residents calling in outside help. Some others experienced rain water leaks around their retrofit windows. Keep in mind that retrofit windows are merely inserts into the old original window frames and can leak if the caulking is not regularly maintained. In only one instance did we find a water leak was due to a roof issue (flashing leak), which was quickly corrected by the association's roofing company. If you experience any water intrusion issues, have any visible damage in your unit or the common area around your unit, please send an email to Powerstone so that we can determine what needs to be done to address the issue.

The Lagoon Project was delayed due to the coating manufacturer's required testing to certify that the seal and top coats were properly applied to honor its warranty. While the product application process passed inspection, there are several areas where the seal coat

did not adhere properly due to pressure from the high water table and which need to be repaired. King tides and the recent rains delayed those final repairs. Fortunately, the water table is projected to drop low enough this week so the contractor can fix those minor spots, which should be completed by the time you receive this newsletter. The completion of this project depended on several factors beyond the board's control but we can see the light at the end of the tunnel and are confident everyone will be relieved when we are able to turn the page on this much longer than expected project. The board is also addressing repair of the lagoon pumps and plans to install some decorative fountain heads at the river-rock end of the lagoon. Thank you to everyone for your patience and understanding, as this project became much larger than initially anticipated.

We have also set an April and May tentative time frame for termite fumigation of the rest of the buildings. A specific schedule by building is set forth below. If your building or garage has already been fumigated these past two years, you won't be impacted by the final phases of the fumigation. We will also be addressing all the broken tiles on the roofs that have already been fumigated and we will be completing the re-roofing of the remaining stand-alone garage as soon as the fumigation process is completed. We anticipate those roofs to be done in September/October.

Lastly, with recent clarifications on current CC&R issues and the anticipated return of the attorney assigned to our restatement effort, we hope to have the draft restated CC&Rs for everyone to review and make suggestions sometime before summer.

On behalf of the entire board, I again thank everyone for your patience and support of all the projects accomplished these past few years. The community has never been in better shape and we hope to continue that momentum (at a slower pace) in 2023 and 2024.

Ben Goldberg

Parking Committee Reminder – Guest Parking

As everyone should appreciate, we live in a community that includes a collection of features not found in other condominium associations. These include harbor access, a beach within walking distance, a lagoon water feature, adjoining commercial complex, garages, tennis and pickle ball courts. Another feature that makes Broadmoor unique is the availability of guest parking.

The developer included guest parking throughout Broadmoor at a ratio of one space for every two units. Because some residents have a need to use guest parking as supplemental resident parking, the association's rules have evolved over the years to maintain a balance of use between residents and availability for guests.

For a resident to utilize a guest parking spot on a regular basis (i.e., obtain an outside parking decal), the garage must be used for the first two cars. And all resident vehicles (including those to be parked outside the garage) must be able to fit in the garage with the garage door closed. This means that any vehicle that cannot fit

in the garage is not eligible for either an inside decal or an outside decal and must be parked outside of Broadmoor.

Previously, oversized vehicles were granted outside decals even if the unit's garage was not used for any vehicles. Some residents used their free garage space for a pool table, bar, excess storage, and one unit even had a granny flat with bathroom -- while occupying an outside guest parking place that is shared among all residents. At one point there were 159 outside decals issued for the 122 available guest parking spaces. This left few if any spots open for actual guests of residents!

Can residents temporarily use guest parking? Yes! We all have a need from time to time to have full access of our garages. The rules allow each unit four resident passes per month to park their inside vehicles in an outside parking spot. If a resident has a special need to park outside for more than four days (such as during remodeling work), a temporary extended parking pass is available from the guard house.

Termite Tenting Schedule (as of February 9, 2023)

The tentative schedule for termite tenting of all remaining buildings is as follows (please note this schedule is subject to change):

Phase I - April 11 through April 13

Building 2 - 3235-3267 Moritz
Building 19 - 16471-16497 Tropez
Building 22 - 16575-16601 Tropez
Building 35 - 16412-16432 Martin

Phase II - April 25 through April 27

Building 18 - 16433-16449 Lazare
Building 24 - Bordeaux garages
Building 26 - 16571-16585 Bordeaux
Building 27 - 16526-16552 Bordeaux
Building 29 - 16490-16516 Bordeaux
Building 30 - 16495-16511 Bordeaux
Building 34 - 16411-16425 Martin

Phase III - May 9 through May 11

Building 4 - 3181-3195 Moritz
Building 6 - Grenoble garages
Building 7 - Francois garages
Building 14 - 16361-16381 Martin
Building 17 - 16411-16431 Lazare
Building 25 - 16560-16582 Bordeaux
Pool House

Further information will be provided as soon as available.

Landscape Committee News

We want to welcome a new Landscape Committee member: Katherine Turner. Thank you for joining Kathy! We are thankful to have a replacement for Cynthia Wityak, who has retired from the committee. We deeply appreciate Cynthia's 1.7 years of service to Broadmoor as she helped us accomplish some important projects during a rough patch last year. Thank you Cynthia and we will miss you!

Moving forward into a new year, the new committee is busy completing mulching, winter pruning of most plants, filling in remaining empty patches, and redesigning some areas that are cluttered.

Completed projects:

- The Broadmoor headstone on the corner of Admiralty and PCH has new plants installed for spring
- Front gate area has new flowers in all flower beds including the 4 concrete pots near exit gate
- Mulching nearly complete
- Rose bushes and many other bushes pruned for new growth in spring

Pending projects:

- Dying grass on Martin was treated for grubs – now being reseeded for new growth
- Harvest Tree trimming crew scheduled to commence trimming/pruning of all major trees on Monday, Feb 13
- A redesign of front entrance (right side) is underway

BOARD OF DIRECTORS 2022/2023

President: Ben Goldberg
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Suzanne Beck-Hammoud
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: Ross Paulino
rpaulino@powerstonepm.com 949.508.1621
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 (\$53 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

- Pruning of all pink lady bushes wherever they are 4 + feet will be underway next month

Please continue to send concerns about anything **green** to Powerstone, attention Michele at: mrossi@powerstonepm.com. Thank you again for your cooperation with and for your confidence in the Broadmoor landscape committee.

COMMITTEES AND THEIR MEMBERS

- * Chairperson
- ** Board Liaison

Architectural Committee (Condominiums)

Condominium Board Members

Architectural Committee (R-1 Properties)

R-1 Board Member

Architectural Advisory Committee (Condos)

- * Chris Gray
- Barbara Blodgett
- Carlos Bosio
- Arlene Speiser

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

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.