

The Broadmoor Breeze



Mar 2014

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

Election results: At the annual meeting of directors, the following were elected to the 2014-15 board (in alphabetical order):

Ellen Orange-Brown

Ronald Lee

Teresa Kippert

James Parrott

Robert Sebring

The board then elected the following officers: President -- Jim Parrott; Vice-President -- Teresa Kippert; Secretary -- Ronald Lee

Pool Heat: The pool heat has been turned on as of April 1. Residents and their guests are asked to keep noise levels down as a courtesy to the neighbors whose units are adjacent to the pool area. Also, parents are reminded that children under 14 are not allowed in the hot tub at any time.

Taco Sundays: The Sunday taco cart has been a huge success. It is nice to see neighbors congregating in the front entryway tree courtyard. The hours are from 3:00 to 7:00 every Sunday and will be adjusted as daylight hours get longer into the summer. Grimaud residents are invited to attend.

Lagoon Update: In March the company that handles the cleaning of Disneyland's *Finding Nemo* attraction came out to conduct another cleaning test on the lagoon. It was successful! Based on the equipment they used, the association has decided to acquire similar type equipment which will allow our maintenance staff to remove the sediment from the bottom of the lagoon. The board expects to begin that process by the end of April. If all goes well, this will be a permanent solution to removing the sediment and debris that has accumulated in the lagoon over the last three decades.

Front Entrance Landscape: The front entrance landscaping at the guard gate has been upgraded to improve its appearance.

Landscape Irrigation Project: The first stage of the irrigation system upgrade project has begun in and around the pool recreation area. This area was selected due to damage posed from the roots of the mature trees and plants to the surrounding streets, sidewalks and pool perimeter wall. All trees and plant roots have been removed, drainage lines have been upgraded, and new irrigation lines are being installed. New plantings recommended by Harvest and the landscape committee will be planted shortly. Those plants were selected based on many factors, including drought resistance and to minimize future root damage. The new landscaping also envisions a more open, tiered planting appearance compared to the previous dense, closed-in effect from the previous hibiscus shrubs which crowded the sidewalks. As with any new landscaped area, the new plants are immature and will take some time to develop.

From an aesthetic viewpoint, no one likes removing mature trees and plants, but the board recognizes that it is important to begin addressing the issues presented by the roots of the mature trees and large plants in our complex. Every year the association has to spend thousands of dollars to grind down the uplifting sidewalks and streets, which is caused by the roots of the mature trees and plants. Rather than wait until that uplifting requires complete and costly replacement of the streets and sidewalks, the association needs to begin a systematic removal of intruding plants. Keep in mind that this complex is over 35 years old and in order to preserve the integrity and value of this community, it is necessary to begin renovating the infrastructure, which includes the irrigation systems and replacing mature plants with less intrusive ones.

The entire cost of this project will be covered by the current year's budgeted operating costs and landscape savings carried over from last year. No special assessments will be required.

Pool Security Cameras: Security video and audio cameras have been approved for installation at the pool recreation area. These cameras will be used solely to monitor violations of pool rules and to increase security for the residents from unauthorized intruders.

Maintenance Database System: The maintenance committee has obtained approval from the board to institute a new maintenance order data system for work performed by our maintenance staff. This system will track all maintenance requests and work orders issued by PowerStone, resident's reports of maintenance issues, and cost and time expended for routine tasks, in order to better schedule maintenance staff resources, establish preventive maintenance schedules and monitor costs expended.