

The Broadmoor Breeze



March 2015

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

President's Message

By Garry Brown

As a member of the "new" board, I want to say thank you for supporting us and we hope to represent your best interests in managing and facing the challenges ahead this coming year. I believe our common goal is to ensure that Broadmoor is a well-managed and maintained community where it is not only a great place to live but also where our investment is protected. I also want to sincerely thank the previous board members for their demonstrated commitment to improve our community.

The 800-pound gorilla in the room is the condition of our roofs. The recent February 21 Town Hall meeting hosted for homeowners clearly showed we have no choice but to replace the roofs. It is no longer an option to spot repair leaks. The immediate job of the board is to develop a funding plan and schedule a replacement program for all the Broadmoor roofs. Current reserves will pay for two buildings—that leaves 30 buildings unfunded. Unfortunately, all possible options lead to homeowners having to pay more than current monthly assessments to cover the projected \$3.3 million cost to re-roof. We will be discussing options in detail at the March 18th board meeting. We have videos showing the actual condition of the roofs that were recently replaced. Please take the time to review the handouts, videos, and other information on the website (Broadmoorhh.com)--click on the thumbnail "ROOFING ISSUE". I think you will find the videos very revealing!

In additions to the roofs, there are a whole host of items that need attention and they cannot be ignored. We are diligently working to develop and integrate the Reserve Study with an implementation

2015/2016 Board of Directors

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plan and a time-schedule plan. These three documents will serve together to list all the items that need maintenance, repair or replacement, and their related cost estimates. Finally, we will develop a time-schedule plan for getting the work done and determining who completes each job, our employees or outside contractors. As we develop these plans over the next 60-90 days, we will look to you for input. Our goal is to develop an overall plan that is both transparent to homeowners and one that gets implemented.

As I said earlier, we all have the common goal to ensure Broadmoor is a well-managed and maintained community where it is not only a great place to live but also where our investment is protected. We are in this together. Please get involved on a committee, attend the board meetings, or let us know what constructive ideas you have.

WE WILL COMMUNICATE WITH YOU!

Monthly Updates

Architectural Committee

All homeowners should be aware of the responsibilities of the association and individual homeowners with regard to exterior modifications of common areas by homeowners and restrictions imposed by governing documents. This general summary is being provided as a policy guide and homeowners should refer to all governing documents for specific rules and restrictions. Under the Covenants, Conditions and Restrictions, all buildings and structures are deemed common area and are the responsibility of the association to maintain and repair, unless otherwise provided. The CC&Rs place responsibility on individual owners for maintenance, repair and replacement of their unit=s windows, doors, garage doors, private balcony and patio decks, electrical wiring, and plumbing and sewer systems contained within the walls of their unit and underneath the foundation slab. In order to maintain aesthetic uniformity in the complex and preserve property values, no exterior modification may be made to a unit without the prior approval of the architectural committee and the board of directors. That restriction includes but is not limited to: replacement of windows, doors, garage doors, and patio decks; the installation or replacement of screen or security doors, exterior light fixtures, satellite antennae, and air conditioning units; the tiling of decks, patios, balconies and stairways; and the installation or placement of any electrical or plumbing cable, pipe or conduit on the exterior of a unit, any interior modification of walls such as removing walls or adding doorways. **In other words, residents may not do anything that alters or affects the exterior of their unit or the common area without first obtaining association approval.** Over the past 35 years, many exterior modifications to the common area have been made by homeowners, some of which were approved and some of which were done without the association's knowledge or approval. Failure of a homeowner to obtain prior association approval can result in the imposition of a fine and removal of the modification and return of the common area exterior to its original design, all at the unit owner's expense. Homeowners are notified that even if association approval is obtained, a unit's owner (and its successors) is forever responsible for all costs to maintain, repair or replace any exterior modification, the cost to repair any damage the modification causes to the common area, any

Architectural Committee (Cont'd)

damages caused to any unit, and any legal costs incurred by the association to enforce its rights. If a modification causes damage to the common area, the association will conduct and monitor repairs to its standards and impose a special assessment on the unit owner for reimbursement to the associations for costs incurred to remedy the problem.

Landscape Committee

The Broadmoor Landscape Committee assists the Board of Directors in planning, surveying, maintaining and improving our landscape in consultation with Harvest Landscape Enterprises, Inc. Each month, the Committee and Harvest survey areas that need attention and recommend an appropriate planting plan to the Board. We receive proposals from Harvest and review these at the monthly Landscape Committee meeting. The Board of Directors issues final approval for all landscaping activities.

Our February walk-through resulted in plans for new plants on Anne Circle, Lazare Lane & Martin Lane. We are also surveying all four Broadmoor irrigation controller areas. We are planning to upgrade the irrigation system which covers Tropez, Grimaud, Admiralty and the Lagoon areas.

Some of our trees were trimmed in January and we are scheduled to complete the tree trimming in March. The lawn has suffered as a result of the drought and we have plans to reseed and fertilize to improve the quality of the lawn.

Feel free to e-mail Powerstone Property Mgmt any comments or suggestions

Gate System

According to our reserve study the auto gates have reached the end of their useful life. Numerous gate operating issues have been reported in the latter part of 2014. Contractor assessments have been collected regarding the health of the system and estimate of cost to update to current technology. Proposals will be in front of the board for review in the upcoming HOA board meeting.

Website, Technology, & Communications

Every resident should know what is going on in our community. You can receive an email alert any time an important notice or update is posted on the website. Just click on "Alerts" and subscribe to receive email notices. The email will also direct you to the updated topic on the web site.



The website is located at <http://broadmoorhh.com>

Lagoon Update

Longtime owners have commented that the lagoon water always had a pleasant bluish hue. This was created by sunlight reflecting off the white calcium deposits at the bottom of the lagoon, the same deposits that had built up for 30 years and masked the tons of toxic material that had accumulated. Since the deposits were removed last summer, we all notice that periodically the water turns slightly greenish. Part of that greenish color is due to the permanent copper sulfate stains on the lagoon's concrete bottom.

Another reason for the green hue are the organic particles (dirt and bird droppings) which increase levels of phosphates which stimulate the growth of algae. Unlike a pool, the lagoon lacks any filtering system to remove the dirt, organic particles and phosphates from the water. The first week of March enzymes and clarifiers were introduced into the water. These environmentally safe products will reduce phosphate levels over time and should help reduce the algae over the next several weeks. If phosphate levels stabilize, the water clarity should improve and a more even water color should be achieved.

Roofing Update

Re-roofing project on building 11 Lazare Lane is underway. The work should take approximately 3 weeks to complete. This will be the second building to be re-roofed. This building was selected due to the number of repetitive leak calls from homeowners. Homeowners that were unable to attend the town hall meeting are encouraged to look at The Broadmoor website to learn more about the status of the Broadmoor roofing system.

Home Modification Application Online

Residents interested in doing home improvements have had to obtain a Home Modification Application either from the guard gate or a printed one from the BroadmoorHH website. After completing the first section, it is returned, with any supporting material, to the guard gate. It hasn't always been easy, however, to find out what's happening with the application once submitted. That has changed with the following enhancement. Using the online form, you can complete the first section and print a hardcopy for your records. It will be automatically submitted to the committee, along with any pictures (jpg) and documents (pdf) which can be uploaded. You will be sent an email with the information submitted and an application identifier. Using the identifier, you can track the progress of your request through the recommendation, board disposition, inspection and final approval process clicking the "Quick Status" button.

Maintenance Update

The cracks and leaks in the rock-fountain section at the beginning of the lagoon have been repaired with an epoxy filler and sealant. Hopefully this repair will suffice for the near future. The fountains should be returned to service shortly.

Many of the entire sections of the ground lighting (10 to 15 lights) for our walkways are failing due to age, corrosion, and the fact that the wiring was originally run under the dirt without protective conduit. As funds and manpower permit, the maintenance staff will be installing new LED low-voltage, energy-efficient, lighting. The first project will be in front of one of the buildings on Tropez. Temporary solar lights have been installed where needed until the new lighting system is completed.

Committees and Contact Info

Architectural

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Bob Giovanni
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Landscape

Catherine Lee *
Ellen Brown
Gerry Brown
Lanny Carpenter
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Chris Gray
Ron Lee
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Gate System

Ronald Lee *
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Reserve Study Task Force

Ellen Brown *
Mike Carpenter
Jim Parrott
Annette Merriam
Scott Vivian

Maintenance Committee

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Carlos Bosio
Hector Cano
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Website, Technology, & Communications

Bill Selfridge *
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• = Chairperson

Other Useful Contacts

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Cable TV

Time Warner Cable, (866) 550-321

Huntington Beach Police Department

Front Desk/Noise Complaints
(714) 840-5222

HB Animal Control Services
(714) 935-6848 - M-F 8:00 AM to 5:00 PM
(714) 935-7158 - After hours

Association Website

www.broadmoorHH.com

Online Vehicle Pass Service

www.dwellinglivequest.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