

The Broadmoor Breeze



March 2016

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

President's Message

First, I want to thank the individual members of the Board of Directors of the Broadmoor HOA for agreeing to serve an additional term on the board. Last year we collaborated well with each other and got a lot done. I hope this year will be as fruitful.

I want to give you a final report on what happened with the dog park. Originally the board's plan was to return the children's playground adjacent to the tennis courts back to exclusive use for children. And at the far end of the greenbelt by the corner of PCH & Admiralty, the board proposed to fence in a large area for use as a dog park. Our HOA attorney advised us that we should not allow any exceptions to the rule contained in the CC& R's that dogs must be on a leash at all times. The exposure to liability is too great. Therefore, upon reconsideration, the board determined that the association cannot establish a dog park anywhere in the complex. The area by the tennis courts will revert to a children's play area and dogs will be prohibited from that enclosure. No playground equipment is being contemplated.

Re-roofing of the buildings will re-commence shortly starting with two buildings already approved by the board. At the March meeting, the board will consider approving several more buildings. While the board desires to keep on schedule to have all the roofs done in approximately three years, we are mindful of our responsibility to carefully review each bid from Lang Roofing to make sure we are getting the best pricing in order to stay within our budget for this project.

While I realize that nothing will ever meet everyone's desires, when I walk around the complex and talk to residents, most everyone seems to be pleased with the improvements in our landscaping.

2015/2016 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

The Landscaping Committee is doing a great job in overseeing the maintenance of our grounds and plantings, despite the challenges of reduced watering. The committee holds regular monthly meetings, and conducts monthly inspection walks with our Harvest Landscape supervisor. This is a very active committee and the results show well throughout the complex.

Have a great month!

All the best,

Garry Brown

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

Next Monthly Board Meeting is Wednesday, March 16th 7PM at Don's the Beachcomber

Monthly Updates

Landscape Committee

-Our annual tree trimming has been completed.

-Irrigation and lighting restoration is taking place on North end of Tropez. In the process, bushes and trees have been removed. We will be planning the replanting soon after these projects are completed.

-Due to Level II water restrictions our current watering schedule is only 1 day each week. This does not apply to areas where drip irrigation has been installed.

-The lawns will continue to suffer during the hot summer months with our current water restrictions.

-The lawns will be sprayed to control weeds in March. Harvest will post notices 24 hours before the lawn is sprayed.

-Notices will be distributed requesting homeowners to maintain personal plants in common area and to remove or maintain other items.

-We will continue to replace older or unsuitable plants and trees as we update the irrigation and lighting in each area of the complex.

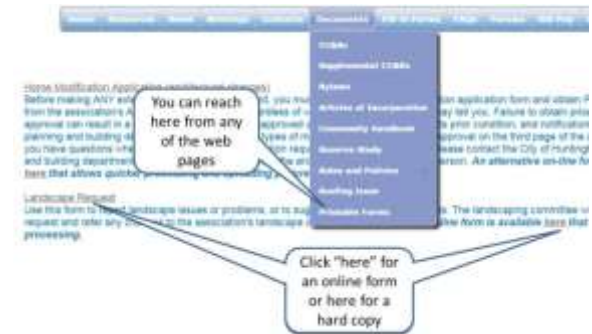
Please notify Powerstone of any Landscape issues or questions.

Website, Technology, & Communications Committee

If you are walking along the lagoon, you will likely come to a sign posted, telling of the beautification of our community. Residents are encouraged to make suggestions or comments to correct or improve our community. There



is an online form which is available for this purpose. Just fill in the form and submit



it to either the guard house, if a hard copy form, or an online form, which is sent automatically to the Landscape Committee. The committee upon receipt of the request, after making their recommendation, presents it to the

Board of Directors where a disposition is made. In either case, you'll be notified of the board's decision.

Maintenance Committee

Our guard house will be getting a much needed renovation. This will be starting March 21st and should take approximately three weeks. The work will be done only during the day. The daytime guard will be stationed outside (beyond the gate inside our property). The entry gate will be left open during this time. To the extent possible, all guest vehicles entering the complex will be recorded, but during construction it may be impossible for the guards to contact residents for permission to allow guests to enter. We ask for your patience during this construction phase and we're sorry for any inconvenience you or your guests may experience.

Pool Heater

The heater for the pool is scheduled to be turned on March 26th

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Catherine Lee *
Ellen Brown
Garry Brown
Lanny Carpenter
Mike Carpenter
Betsy Parrott
Stefan Steinberg
Vivian Valenzuela
Cynthia Wityak

Parking Committee

Jim Parrott *
Lanny Carpenter
Mike Carpenter
Chris Gray
Ron Lee
Bill Selfridge
Stefan Steinberg
Edith Wilmoth
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Brown*
Garry Brown
Mike Carpenter
Jim Parrott
Annette Merriam
Scot Vivian

Maintenance Committee

Mike Carpenter*
Carlos Bosio
Hector Cano
Chris Gray
Bob Holtz

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