

The Broadmoor Breeze



March 2017

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

President's Message:

The drought is over in all of California; the state reservoir system is full and Broadmoor has not needed to irrigate in three months. Broadmoor is at the lowest water use in recent history! The weather is spring-like and life is good.

Several weeks ago the HOA Board met with the owner of Peter's Landing. He has recently moved to an on-site office in the recently renovated building at Peter's Landing. His family also owns the hotel on the corner of PCH and Second Street in Long Beach. The meeting was productive and very positive. The good news is that he has dropped the idea of rezoning and building high-density residential housing over commercial units on the ground floor. He now realizes the multiple-year, expensive, and difficult battle he would have in obtaining approvals for that land use.

He is looking for ideas for new businesses and applications for the property. He sought our ideas and suggestions for business that would be compatible. His commercial zoning is very limited in what types of businesses can operate there. He suggested he might seek our support at some point if he needs to go to the City to request expanding the uses allowed. For example, he has been approached for an urgent care center but his current zoning does not permit that use.

I thought his story regarding Starbucks was interesting. He actually built the building at his expense to their specifications. Starbucks wanted a five-year lease with two five-year options, which he granted. They were not sure if the venture would be successful at this location, so they got him to agree that after the first two years, Starbucks could cancel the lease with no penalties. All the risk was on him. This is now one of the highest grossing Starbucks

2017/2018 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

in the region. In our conversation, he told us he is looking for two more anchor tenants like Starbucks.

One last thing, the Board met with our maintenance staff and one of the outcomes was the printing of business cards for James and Ricardo to provide to residents. The cards contain the contact information for PowerStone, our property manager, to initiate any work order. Stopping our maintenance staff to ask them to repair something does not initiate repairs. Residents that want to report a needed repair or get action must call or email PowerStone. The guards at the gate and our Harvest Landscape crew also have the new cards as telling them about a problem does not initiate a work order. Call PowerStone!

There are a growing handful of residents that continue to donate their time to make Broadmoor a better community in which to live. Besides the Board, there are the various committees that diligently work on our behalf. In addition, there are individuals that help us by keeping a watchful eye on anything out of ordinary at the pool or anywhere else in the complex. To all—Thank You!

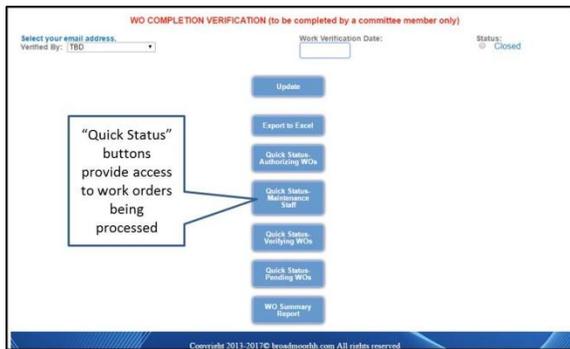
All the best,

Garry Brown

Monthly Updates

Website, Technology, & Communications Committee

Residents are likely unaware of the software support provided to perform maintenance of our community. One of those software tools is the use of work orders which are created when a resident calls PowerStone requesting that some corrective action be performed by the maintenance staff. There are now well over a thousand special work orders that have been processed using this system. Below is a figure showing a set of buttons which aid the maintenance staff, HOA board and committee members' direct access to current open work orders.



One such "Quick Status" button is used by the maintenance staff to determine what current authorized work orders need to be completed. The figure below shows the resident requested special work orders needing to be completed.

Work Order	Status	Priority	Days since Authorization	Type	Description
1338	Open	No	10	Exterior/Stu	Inspect stucco breaking around the upper floor windows at 3247 FRANCOIS
1341	Open	No	9	Other	Inspect garage at 16508 BORDEAUX LANE
1343	Open	No	8	Other	Repair the drywall around the skylight at 3228 ANNE CIRCLE
1345	Open	No	8	Other	Repair the drywall around the skylight at 16445 LADARE LANE
1346	Open	No	8	Other	Repair the drywall around the skylight at 16440 LADARE LANE
1347	Open	No	8	Other	Repair the drywall around the skylight at 16439 LADARE LANE
1348	Open	No	8	Other	Repair the drywall around the skylight at 16402 BORDEAUX LANE
1350	Open	No	8	Other	Repair the drywall around the skylight at 3247 FRANCOIS DRIVE
1352	Open	Yes	8	Other	Inspect window boxes at 16379 MARTIN LANE

In addition to the resident-requested or special work orders, the maintenance staff also performs regularly pre-authorized work orders. The figure below shows some of these scheduled work orders. There are eight daily, eight weekly, one bi-weekly, nine monthly, one quarterly and three annually

scheduled tasks which are to be completed.

WO Name	Frequency	Latest Update	Total Updates	Total Hrs	Avg. Hrs.
Lagoon_Chemicals	Daily	2017-03-09	407	543.71	1.34
Bathrooms-general	Daily	2017-03-09	303	57.79	0.19
Lagoon_water_level	Daily	2017-03-08	410	128.93	0.31
Lagoon_robot	Daily	2016-11-15	86	107.12	1.83
Pool_Area_fabrics	Daily	2017-03-09	282	115.15	0.41
Lagoon_chlorine_test	Daily	2017-03-09	301	375.82	1.25
Pool/Spa_water_samples	Daily	2017-03-09	195	143.52	0.74
Outside_Lights	Daily	2017-03-08	57	49.66	0.87
Tennis_Court_Mow	Weekly	2017-03-06	87	62.79	0.72
Pool_Area_wash	Weekly	2016-10-17	37	142.52	3.85
Doq_bag_dispensers	Weekly	2017-03-06	145	148.76	1.03
Traffic_mirror	Weekly	2017-03-06	42	6.21	0.15
Fountain_guard_house	Weekly	2017-03-06	92	17.19	0.19

These work orders, along with the resident-requested work, keeps our maintenance staff busy throughout the year.

Maintenance Committee

Garage Doors

The repair, maintenance and replacement of your garage door is the responsibility of the homeowner. This is stated in the Broadmoor Huntington Harbour CC&R's and the Community Handbook (page 25 under homeowner responsibility). We encourage the homeowners to keep the outside of the garage doors clean.

One of the next large projects will be to paint all the buildings in our complex. At this time, all garage doors will also be painted. This painting project is being looked at to start sometime after the roof replacement has been completed.

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

Next Monthly Board Meeting is Wednesday, March 15th 7PM at Don's the Beachcomber

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Ellen Orange-Brown
Garry Brown
Catherine Lee
Betsy Parrott
Stefan Steinberg
Cynthia Wityak

Parking Committee

Jim Parrott *
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
Annette Merriam
Jim Parrott

Website, Technology, & Communications

Bill Selfridge*
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](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

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