

The Broadmoor Breeze



March 2019

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

President's Message

I hope everyone is surviving the rain and cold weather that we are having this winter. They tell us we need the rain but I'm ready for a break, I miss our beautiful spring and summer weather.

The annual elections are over and we would like to welcome two new board members to our team. Congratulations to Tony Sellas, our new Treasurer and Kevin Lutke our new Vice President. We look forward to a great year ahead with this powerhouse team!

The board would like to extend a heartfelt thank you to Garry Brown and Annette Merriam for all their time, effort and countless donated hours spent maintaining this complex. Their accomplishments during the past years on the board were many!

The month of March brings us a bit of extra daylight with daylight savings 'spring forward' on the 10th, the luck of the Irish on St. Patrick's Day on the 17th and the first day of spring on the 20th. Enjoy all your celebrations with family and friends as we sneak closer and closer to summer.

Bye for now,

John Wicketts

2019/2020 Board of Directors

President	John Wicketts
Vice President	Kevin Lutke
Treasurer	Tony Sellas
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

●Monthly Updates●

Architectural Committee

Outside Closet doors

Closets that have doors opening from the outside walls, located at the end of buildings, have either gas meters, electrical meters, electrical breaker boxes or hookups for your optional soft water bottle systems in them. These closets may have to be entered by service personal or our maintenance employees. Storing items in these closets or putting locks on the doors is prohibited. Any closet doors on exclusive use patios/balconies are the responsibility of the homeowner to maintain and replace. The recent rains have damaged many closet doors so much so that they need to be removed and replaced. We have a contractor that replaces these old doors with new, more durable fiberglass doors.

Landscape Committee

REMINDER:

Homeowners, please remove any pots that accumulate standing water outside your home in order to avoid providing a breeding ground for mosquitos, especially with Zika virus in our area and warm weather around the corner.

Please forward any homeowner requests for landscape issues that need attention to:

dromero@powerstonepm.com

Rainwater Saturation

Broadmoor was built over 40 years ago on landfill over marshlands. Being at sea level and right near the beach, our complexes grounds have a very high water table, especially during high tides. Most rain water in the complex simply drains into the soil and eventually percolates down into the water table. Around all buildings are also drains which connect to storm drains, which lead directly out to the ocean.

This season's rains have been the heaviest in over a decade. The constant rain has left our grounds so saturated, that digging down just five inches finds standing water in the soil. In other words, our soil has been almost 100% saturated to the surface. When the grounds are that saturated, the water has nowhere to go until the water table slowly lowers. As a result, many residents experienced saturated water seeping through the cinder block foundations into their crawl spaces and garages. There is little the association can do to relieve this issue. Fortunately, we do not typically have such a rainy season and residents normally don't experience these issues. But for now we all must just be sure to keep storage in our garages lifted up on blocks in case any rain water seeps in.

Gate System Committee

Our front entrance gate received a fresh coat of paint recently, thank you for your patience in dealing with the temporary alternate entrance for a few hours, everything is back to normal and looking good.

Front entry Post Commander

Allied Universal, Broadmoor's parking services vendor, has assigned a new post commander. Daniel is on shift Monday thru Friday, 6:00 a.m. to 2:00 p.m. Residents can contact Daniel to obtain parking pass applications (he can print an application with your current information already completed at your request), Home Modification Applications, and other forms at the front gate. He also will help coordinate requests for replacement fobs.

Website, Technology, & Communications Committee

We have set up a FACEBOOK page for all residents of our complex to help keep our community updated about happenings around the complex, to stay in touch with each other throughout the month between board meetings and to post for events that we will be planning. Please go sign up!

Log on to FACEBOOK and search for:

Broadmoor Huntington Harbor resident group

You'll know you're there when you see the Broadmoor sign. Please join us to keep in touch!

Also don't forget to please make sure you have subscribed to our website:

www.broadmoorhh.com

to receive email alerts from the board.

Maintenance Committee

Maintenance Staff

The record rains have created lots of maintenance problems recently. Addressing those urgent matters has put a lot of strain on our maintenance staff and has pushed other maintenance tasks behind schedule. Please be patient if a maintenance request you have submitted has not yet been addressed. The association has hired an additional employee to help address the maintenance backlog. His name is Gregg. Please say hello and introduce yourself to him. And remember -- all maintenance requests must be directed to our managers, Danielle or Sylvia, at Powerstone. Our maintenance workers are not allowed to address any issue directly with residents.

Monthly Home Maintenance Tip

Here at Broadmoor we have a great maintenance staff that takes care of many of the maintenance needs of your building's exterior. However, there are many maintenance items related to the interior or exclusive use areas that the homeowner is responsible for. Often preventative maintenance can extend the life of systems in your home, or avoid costly unscheduled maintenance or safety issues later.

This month's maintenance tip relates to extending the life of your water heater. Nearly all manufacturers recommend draining your hot water heater at least once per year to remove sediment buildup that may speed up corrosion and leaking. This is particularly important in southern California, where we have "hard water" or an abundance of minerals that can build up in your hot water system. Sediment build up also occurs with tankless or on demand hot water heaters and they require flushing as well. Flushing your hot water heater is a relatively easy task (just check youtube for a number of do-it-yourself videos) or contact your plumber if you don't feel comfortable doing it yourself. A little preventive maintenance may prevent or delay a messy water leak from a failed water heater in the future.

Parking Committee

Reminder on temporary resident parking passes:

Recently there have been a number of vehicles with inside parking decals found in outside spots. As a reminder, vehicles with inside decals may never be parked in outside parking spots and must be parked in resident's garages or on resident's apron. If you need to park a vehicle with an inside decal outside for some reason, like home improvement work or a garage project, please get a temporary outside pass from the guard. This pass will be good until the next day and will allow you to complete your project. The association's parking rules limit resident passes to four per month.

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

Next Monthly Board Meeting is Wednesday, March 20th 6:30PM at Calvary Chapel of the Harbour

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
Diana Boyd
Garry Brown
Stefan Steinberg

Maintenance

Chris Gray
Tony Sellas
John Wicketts

Parking

*Ron Lee
Chris Gray
Bill Selfridge
Tony Sellas
Bill Wong

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

Garry Brown
Chris Gray
Annette Merriam

Website, Technology, & Communications

*Bill Selfridge
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt.
Danielle Romero
dromero@powerstonepm.com
(949) 535-4516
Sylvia Mandujano
smandujano@powerstonepm.com
(949) 535-4514

Cable TV
Time Warner Cable, (866) 550-3211

Huntington Beach Police Department
Front Desk/Noise Complaint:
(714) 960-8811
Parking Control:
(714) 960-3998, #0,
(non-emergency)

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.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 broadmoorhhnews@gmail.com