

# The Broadmoor Breeze



March 2020

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

## **President's Message**

Neighbors,

We had a fantastic annual meeting of the members on the 19th of February, with great attendance from the community. I encourage all of you to attend at least one meeting this year, especially if you have never been to one. The board of directors appreciates your feedback on community issues and opportunities for improvement, and diverse representation of the community ensures all perspectives are considered.

At the annual meeting the votes were tallied and the new board of directors was selected. Thanks to all of you who voted and ensured that we had a quorum. This year we have Annette Merriam returning to the board after taking a year off - We're thrilled to have her back and look forward to working with her as the association treasurer. John Wicketts is your new VP after swapping the president's position with me for this year. Ron Lee remains our longest serving board member and secretary. Robert Sebring rounds out the board as our fifth member at large and represents the homes on Grimaud.

I'd like to give a big thank you to Tony Sellas for serving for the last year on the board as last year's treasurer – we look forward to Tony's continuing contributions in the community as an active member of several committees.

If you're interested in being more involved with the management of our community, but might not have the time or want the commitment of serving on the board, joining a committee is a great way to contribute. Please volunteer – contact any board member or Powerstone for more information on how to get involved.

## **2019/2020 Board of Directors**

<b>President</b>	Kevin Lutke
<b>Vice President</b>	John Wicketts
<b>Treasurer</b>	Annette Merriam
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

The new board is already hard at work with a number of projects in work for this spring that you should be seeing soon. These include a replastering of the spa, starting tenting for termite treatment, replacement of exterior wood trim and planters on some buildings and also quite a bit of tree trimming.

I look forward to seeing you at a meeting, down at hot tub or anywhere else our paths may cross.

-Kevin



## ●Monthly Updates●

### Termite Tenting

At the March meeting, the board will review a proposal to begin termite tenting of the complex. If approved the following buildings will be tented on May 19-21, 2020:

- 16445-16471 Germain Circle
- 16452-16478 Bordeaux Lane
- 16452-16482 Germain Circle
- 16505-16531 Tropez Lane
- 3212-3236 Anne Circle

Residents of those buildings will be sent notices with dates of the mandatory meetings in April they must attend. The remaining buildings and stand alone garages will be tented in phases over the next six years. Here is the projected schedule:

- May 2021: 3202-3206 Anne; 3191-3213 Anne; 3231-3255 Francois; 3231-3245 Anne; 16329-16351 Grenoble
- May 2022: 3261-3291 Francois; 3281-3301 Moritz; 3191-3221 Francois; 3199-3209 Moritz; 16590-16612 Bordeaux
- May 2023: 16571-16585 Bordeaux; Bordeaux Garages; 16535-16551 Bordeaux; 16490-16516 Bordeaux; 16526-16552 Bordeaux; 16495-16511 Bordeaux
- May 2024: 16433-16449 Lazare; 16361-16381 Martin; 16361-16381 Martin; 16361-16381 Martin; 16411-16425 Martin; 16411-16431 Lazare; 16396-16402 Martin
- May 2025: 16471-16497 Tropez; 16541-16565 Tropez; 16575-16601 Tropez; 3181-3195 Moritz
- May 2026: 3235-3267 Moritz; 16560-16582 Bordeaux; Pool House; Grenoble Garages; Francois Garages

### Internet and Cable Service

Effective January 27, 2020, the association's bulk contract with Spectrum provides all residents with high-speed internet (200Mbps) and cable TV service. Included in that package are:

- One HD or DVR cable TV set-top box and remote
- DVR service
- Showtime premium channels
- Internet modem
- Internet router

Residents should be sure to check their February and March billing statements from Spectrum to be sure they are not being charged for any of the above services. If you were charged for internet after January 27, call Spectrum community solutions billing (833-697-7328)

and ask for a prorated refund. If you were charged \$9.99 for an installation fee, call and ask them to waive that fee.

If you connect your computer directly to your modem using an Ethernet cable, you should automatically get 200+ Mbps internet service. If you use your router to connect your devices through wi-fi, be sure to log on to your router's 5G band. (Spectrum's router has dual bands - one 2G and one 5G. Logging on to the 5G band should give you 200Mbps. Using the 2G alternate band provides slower speeds for older devices.)

## **Architectural Committee**

### Architectural Committee

All Home Modification Applications are reviewed by the Architectural Committee. They then investigate the request and recommend to approve or not to approve. The Committee submits its recommendation to the Board of Directors at their monthly meeting, generally held on the third Wednesday of the month. After the Board meeting our management company will send the applicant a letter of the Board's decision. The process with the Architectural Committee takes a few days. Please submit your Application at least two days before the Board Meeting.

## **Maintenance Committee**

### Utility Closets

Closets that have doors opening from the outside, located at the end of buildings, have gas meters, electrical meters, and electrical breaker boxes or hookups for your optional soft water systems in them. These closets may have to be entered by service personal or our maintenance employees. These utility closets and doors are maintained by the association. 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. Some units have their water heater with a door that opens to the outside. This door is the homeowner's responsibility to maintain and replace.

## ***Upcoming Events***

Welcome ALL Broadmoor Residents!

SPRING...  
INTO  
ACTION!!!



Are you ready for an ADVANCED PICKLEBALL CLINIC!

YOUR pickleball courts will be host to another fun...

• **ADVANCED** •

### **Pickleball Clinic!**

Where: Broadmoor PICKLEBALL Courts

When: APRIL 8, 2020 (Wednesday)

Time: 4pm - 5pm (Introductory Referee Clinic)

Time: 5:30pm - 6:30pm (Advanced Pickleball Clinic)

Cost: FREE

What to Bring: Chair, Water & A Snack to Share

Certified Pickleball Instructor: Diana Abruscato, IPTPA

## ***Paid Advertising***

For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)

[broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)

STEVEN FREBERG  
AVERAGES

**13%**

HIGHER

Selling prices  
than the market average\*

**34%**

FASTER

For days on the market  
than the market average\*

For homes sold in Broadmoor HH  
12 months prior to 12/30/19\*



**STEVEN FREBERG**

REALTOR & ATTORNEY

(818) 652-5087 - [Steven@StevenFreberg.com](mailto:Steven@StevenFreberg.com)

Proven success  
selling homes in  
Broadmoor

IF YOU'RE READY TO SELL  
YOUR HOME, I CAN HELP

**FIRSTTEAM**  
REAL ESTATE

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

Next Monthly Board Meeting is Wednesday, March 18th 6:30PM at Calvary Chapel of the Harbour

#### Committees and Contact Info

##### Architectural

\*Chris Gray  
Barbara Blodgett  
Don Kujat  
David Price

##### Landscape

Diana Boyd  
Jeanne Darst  
Chi Mendelson  
Kelly Sellas  
Stefan Steinberg  
Maria Teach  
John Wicketts\*\*

##### Maintenance

Chris Gray  
John Wicketts\*\*

##### Parking

\*Ron Lee\*\*  
Chris Gray  
Jeff Pennington  
Bill Selfridge  
Tony Sellas

##### Reserve Study Task Force

Chris Gray  
Ron Lee\*\*  
Tony Sellas

##### Website, Technology, & Communications

\*Bill Selfridge  
Cindy Austin  
Ron Lee\*\*  
Kevin Lutke

\* Chairperson

\*\* Board liaison(s)

#### Other Useful Contacts

**Broadmoor Front Gate**  
(562) 592-4213

##### Powerstone Property Mgmt.

Danielle Peterson  
[dpeterson@powerstonepm.com](mailto:dpeterson@powerstonepm.com)  
(949)535-4516  
Sylvia Mandujano  
[smandujano@powerstonepm.com](mailto:smandujano@powerstonepm.com)  
(949) 535-4514

**Common Area Plumbing Issues and Emergencies**  
**Red Star Plumbing**  
714-671-8799

##### Internet and Cable TV Services

Monthly Resident Association Dues includes:  
Spectrum Internet and Basic Cable, including 1 set box and Showtime  
Spectrum Customer Service Phone (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](http://www.broadmoorhh.com)

##### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)

#### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [broadmoorhhnews@gmail.com](mailto:broadmoorhhnews@gmail.com)