

The Broadmoor Breeze



March 2023

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

President's Message

*Little darlin', it's been a long, cold, lonely winter
Little darlin', it feels like years since it's been here
Here comes the sun, doo-doo-doo-doo
Here comes the sun, and I say
It's alright . . .*

There's good news and bad news: The good news – Broadmoor has seen more rain in the last few months than we have the last few years; the bad news – several residents have reported incidents of rain water intrusion due to the inundation. The great news – our staff has done a great job helping to mitigate this sudden influx of rain accumulation; the bad news – ground water intrusion is an issue that can't easily be resolved (see *Ground Water Intrusion* article below). Most issues with interior leaks were the result of failed retrofit window caulking and some residents are still working on final solutions, but overall the community common areas have survived "storm watch 2023."

There is a lot of activity planned in the next few months. Our biggest and most recent accomplishment is the re-fill of the Lagoon. We are working on a few remaining maintenance items and some small improvements to ensure we can all enjoy this beautiful water feature.

Fumigation tenting is scheduled for all remaining buildings that weren't treated in 2021 and 2022. Roof tiles broken during the last tenting and those that will inevitably be broken during this year's tenting will be replaced. And the last of the stand-alone garages will be re-roofed after the fumigation is completed.

St. Patrick's day is the unofficial kick off to spring. Beales BBQ has an open invitation to all Broadmoor neighbors starting at 6 p.m. on March 17th. Don't forget to wear your Kilt and Green ... Erin Go Braugh.

On April 1, the pool heater will be turned on for the start of this year's swimming season. It was suggested at our last meeting that we have a reception party to

celebrate the bridges being replaced, buildings repainted and the lagoon being restored. If anyone is willing to form a "social event" committee, please reach out to me at councilman@aol.com. The timing of this event could be anytime after mid-May. This would be a great way to welcome new neighbors as well as connect with those who have been here for years.

Our little slice of paradise has never looked better and we look forward to all the fun and accomplishments we are scheduled to achieve in 2023. Thanks again for your patience and all the kind words the Board has received while we work to keep our Paradise headed in the right direction.

Ben Goldberg

Election Results

Here are the results of the February 2023 election for the board of directors:

- R-1 Grimaud Representative – Jordan Armitage (12 votes from R-1 members)
- Suzanne Beck-Hammoud – 140 votes
- Ben Goldberg – 122 votes
- Ronald Lee – 150 votes
- Annette Merriam – 142 votes
- Tony Sellas – 48 votes

Thank you to all members who participated in this important voting process. Congratulations to the new 2023 directors. These volunteer board members work tirelessly on behalf of all Broadmoor residents.

Fumigation Schedule (updated as of March 7, 2023)

Fenn Termite & Pest Control will conduct the 2023 termite tenting project. All remaining buildings not fumigated in 2021 or 2022 will be tented in three phases between April 11 and May 11. It is vital that each resident attend one of the three prep meetings

held at the pool area (please bring a chair), during which Fenn will provide detailed instructions on how to prepare your unit for termite tenting and answer any questions you may have. Fumigation bags for your household consumables will be handed out at that meeting. Anyone who can't attend one of the prep meetings must contact Sarah at Fenn Termite at 714-736-9000 ext 113 or saraha@fennpest.com.

The following 2023 termite tenting schedule has been revised. Two buildings on Martin, which are connected by a bridge, must be tented at the same time. Please check the list below for your scheduled dates of fumigation. The dates for the mandatory prep meetings have also been added below.

Phase I - April 11 through April 13

3235-3267 Moritz
16471-16497 Tropez
16575-16601 Tropez
16412-16432 Martin
16411-16425 Martin

Phase II - April 25 through April 27

16433-16449 Lazare
Bordeaux garages
16571-16585 Bordeaux
16526-16552 Bordeaux
16490-16516 Bordeaux
16495-16511 Bordeaux

Phase III - May 9 through May 11

3181-3195 Moritz
Grenoble garages
Francois garages
16411-16431 Lazare
16361-16381 Martin
16560-16582 Bordeaux
Pool House

Prep Meetings:

Tuesday, March 28 at 6:00 p.m.
Tuesday, April 4 at 6:00 p.m.
Tuesday, April 18 at 6:00 p.m.

A letter with further detailed information will be mailed by the association to all affected residents.

Pool Heat

The traditional pool season starts with the heating of the pool beginning April 1 and runs until October 31.

Ground Water Intrusion

During the recent heavy rains, several residents experienced ground water seeping into their garages and crawlspaces. This was the result of many days of heavy, continuous rains which left the ground soil fully saturated and unable to absorb any more water.

Broadmoor is built on landfill composed of clay, dirt and silt dredged when the harbor channels were created in the 1960s. The makeup of this soil becomes easily saturated and the proximity to the harbor waterways results in a high water table underneath our complex. During normal rains, the ground is able to absorb and filter the rain water runoff. But when the ground becomes saturated during unusually heavy storms, the rain water has no place to go, builds up and begins to seep upward into garages. Unfortunately, there is little the association can do to divert excess water away from saturated ground areas around the buildings.

For those rare times when there is an inundation of rain, residents are advised to keep stored items away from direct contact with garage floors.

Landscape Committee News

The landscape committee is doing an excellent job ensuring Harvest is pruning, fertilizing, mulching, and cleaning up all common area planters. They are also busy planning a few bigger projects this year, which include irrigation audits/prep for new drip systems as well as adding more small trees where stumps were removed.

REMINDER TO ALL RESIDENTS: Please continue to remove empty pots, dying plants, faded plastic pots, or any other personal items from common areas near your unit. Your compliance with this helps the landscape committee fill in those areas with healthy greenery or flowers and is much appreciated ☺

Completed projects last month:

- Phase 1 of tree pruning
- Lagoon pink lady shrub pruning
- Mulching most areas completed

Pending projects:

- Phase 2 of tree trimming – melaleuca trees on Anne and Martin
- Other shrub pruning throughout Broadmoor still in progress

- Repositioning of front entrance Robellini pots in progress
- Repurposing existing plants - replanting in needed areas that are bare
- Reseeding wall parking area near Calico gate
- Fertilizing where needed

BOARD OF DIRECTORS 2023/2024

President: Ben Goldberg
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Suzanne Beck-Hammoud
R-1 Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Ross Paulino
rpaulino@powerstonepm.com 949.508.1621
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$53 of the monthly assessment includes 300Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

HUNTINGTON BEACH POLICE

Front desk/noise complaints: 714.960.8811
Parking control (non-emergency): 714.960.3998 ext #0

REPUBLIC SERVICES (trash and recycling):

Monday to Friday 7:30A – 5:00P: 714.847.3581

ORANGE COUNTY ANIMAL CONTROL

Monday to Friday 8:00A – 5:00P: 714.935.6848
After hours: 714.935.7158

Please continue to send concerns about anything **green** to Powerstone, attention Michele at: mrossi@powerstonepm.com.

COMMITTEES AND THEIR MEMBERS

- * Chairperson
- ** Board Liaison

Architectural Committee (Condominiums)

Condominium Board Members

Architectural Committee (R-1 Properties)

R-1 Board Member

Architectural Advisory Committee (Condos)

- * Chris Gray
- Barbara Blodgett
- Carlos Bosio
- Arlene Speiser

Inspector of Election

Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee

- * Melanie McCarthy
- Kim Hendrix
- Kathy Turner
- ** Suzanne Beck-Hammoud

Parking Committee

- * Jeff Pennington
- Chris Gray
- Bill Selfridge
- Tony Sellas

Reserve Study Committee

- Chris Gray
- Stefan Steinberg
- ** Annette Merriam

The **Broadmoor Breeze Newsletter** is posted by the 15th of each month on the association's website www.broadmoorhh.com. A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to the Powerstone property manager.

Email alerts: Always be up to date with important association information by signing up for automatic email alerts on the website.