

The Broadmoor Breeze



April 2016

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

President's Message:

I attended a public scoping meeting hosted by the U.S. Navy, as they want public input on their plans to re-construct and change the location of the ammunition pier and waterfront facilities at the Naval Weapons Station Seal Beach. Currently there are three proposed alternative options, all of which include building a separate private pleasure boat ingress and egress to Anaheim Bay.

The proposed options include, the private boat entrance being closer to the PCH Bridge; upon leaving the harbor and going under the PCH Bridge, there would be the private boat entrance on the left, outside of the south jetty. One of the options has the entrance just inside the south jetty. Private pleasure boats would no longer go near navy ships. This proposed reconstruction includes the construction of a second ship dock, accommodates larger Navy vessels, and would allow more than one Navy vessel at a time into the Weapon Station.

I will keep you posted on the progress of the Navy's proposal. There is currently an open public comment period until April 18th to submit comments on the three options. There will also be later opportunities to submit public comments after a final option is selected.

I need to change the subject here. I am concluding that April must have many full moons. I say this because Broadmoor homeowner behavior has been a little abnormal. We have seen such examples as 1) A home owner climbing up on a three story roof on a weekend, while the roof is in process of being re-roofed, and cutting a hole and installing a third skylight—all without any approval, 2) A homeowner purchased trees of his own choosing and planted them in the common area, and 3) a homeowner is openly defying the Board to enforce the CC&R pro-

2015/2016 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
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hibition on parking RVs inside the Broadmoor complex.

The worst part of being a Board member is having to enforce the CC&Rs and regulations that are contrary to what some homeowners want to do. Some homeowners must realize that this is not the old R-1 neighborhood. It is a community with rules and regulations so we can all get along. In a community like ours, homeowners give up some of the rights they used to enjoy before buying into Broadmoor, such as; you cannot do whatever you want in the common areas.

Hence, the new illegal skylight will be removed (the roof is common area). The trees will be removed, and the RV will most likely be towed out of the complex.

As an HOA Board member, the hardest job is having to discipline your neighbors. None of us enjoy this so the best we can do is our job.... and hope for fewer full moons.

All the Best,

Garry Brown

Monthly Updates

Architectural Committee

Satellite TV dish

If you are going to install a satellite T.V. dish on the roof, a Home Modification Application is necessary before it is done. The roof is a common area of our complex and the dish installer could break the roof tiles. When we know the time of the installation, we will be able to check the roof for cracked or broken tiles. We would like the dish put in a place that it is not very noticeable from the street or walkway below, usually next to the fireplace chimney, never into the roof tiles. The wires should be secured to the wall preferably next to the rain gutter downspout or where two walls come together in a corner configuration.

Landscape Committee

Automated Irrigation is limited to one day a week, but we are not restricted for hand watering landscaping. So, please feel free to hand water any thirsty plants around your home.

Irrigation renovation and replanting is an ongoing project. We are targeting areas where irrigation overspray and overgrown plants have caused damage to buildings, water waste and safety issues. Plants will be chosen with consideration of water and maintenance needs, root intrusion, leaf debris, appearance, shade and privacy.

No Homeowner has the right to do their own planting in common areas. Harvest Landscape Company works with the Landscape Committee and the Board of Directors to handle all Landscape projects. The proper procedure is to e-mail or call Powerstone and make a landscaping request. Our landscaping has considerations that the homeowner may not be aware of such as ongoing irrigation projects and root intrusion from improper planting, etc.

The Lawns will soon be treated with herbicide. Harvest will post notices in advance.

Homeowner observations and comments on any landscaping or maintenance issues may be sent to Powerstone at aporter@powerstonepm.com.

Gate System Committee

PARKING PASS APPLICATIONS

Each year the association processes hundreds of parking pass applications for the over 500 vehicles in our complex. To speed up the handling of your application and issuance of a new decal, please be sure your application is completed in full and list ALL of your vehicles, including vehicles which already have a decal. Incomplete applications will be returned.

Also remember that you must return the old decal from any car that is sold or otherwise removed from your records. Non-returned decals are subject to a fee of \$100.00 each. Use a razor blade or other sharp-edged instrument to scrape the decal off your windshield and then attach to a piece of paper. Staple this paper to your new application or, if you are moving away from Broadmoor, give the decals to the Post Commander at the guard shack. (The guards are not allowed to remove the decals from your vehicles.)

Decals may NEVER be removed from one vehicle and placed on another. Fines will be imposed for any such violations. If a decal is stolen, the Board may request that the vehicle owner file a police report and provide a copy to the Board.

New tenants cannot receive parking decals until their landlord submits an Occupancy Change Form listing the new tenant's name and submits the accompanying \$100 processing fee. Non-returned decals from the former tenant will delay processing of your new tenant's application for decals.

Maintenance Committee

Exclusive use balcony patio

As the buildings age, one particular problem that has impacted the private exclusive use balcony patios, are the owners tiling the surface of these areas. All balcony patios on the second and third floor were originally constructed with a waterproof membrane that requires periodic maintenance. Some owners have tiled their balcony patio, but those substructures were never designed or intended for overlaying of tiles. Tile is not a waterproof system and the grout is porous. The grouted area next to a wall or the building tends to crack or come away from the wall with age. Over time water seeps through cracks and settles between the tile and the

underlying membrane, which eventually leads to failure of the membrane, dry-rot and water leaking into the building structure and your walls or ceiling below. In stacked units the water leaks into the unit below. This water that seeps through the tiled surface will corrode the flashing (metal around the patio surface next to the wall) that will also let water into the structure below. The owner of the exclusive use balcony patio is responsible for maintaining and repairing the surface and any damage to the building structure caused by the failure of the waterproof membrane. Consequently, unit owners whose tiled areas are found to be leaking are responsible for any damage to the common area or to their neighbor's units.

GARAGE DOORS

Just a friendly reminder that the garage doors are the property of each unit owner. As such, each owner is responsible for maintaining them. Due to Broadmoor's location near the ocean, the salt air speeds up rusting and corrosion of the metal panels. Dirt that accumulates on the garage doors also promotes rusting. The association recommends residents use a garden hose to rinse off the dirt from their garage doors once a month.

CHILDREN'S PLAY AREA -- DOGS PROHIBITED

Based on the association's attorney's advice, dogs and other pets are no longer permitted in the Children's Play Area located adjacent to the tennis courts. The play area has been temporarily closed to allow renovation of the grass and to allow nature to dissipate any contamination from dog waste.

This action will assure parents that their children have a grass area in which to play, free from exposure to pet excrements. Any violation by dog owners will be subject to immediate fine.

Reminders

Condominium Unit Owner's Insurance

The association strongly recommends that each homeowner carry condominium unit-owner's insurance with "building property" replacement coverage in a sufficient amount to replace the entire interior of your unit including any upgrades. Without such coverage, you leave a huge void in your insurance protection.

Pets

No pets are permitted to remain unattended while outside. Dogs must be leashed at all times when outside of the resident's unit. All pet owners are responsible for picking up their pet's excrement and disposing of it properly.

Pets must not be left unattended on patios or balconies.

It has been reported that a tan cat with bells on its collar, has been wandering throughout the complex and going into garages. Not only is it unsanitary for it to use our landscaping as a litter box, it's also unsafe. It could get run over by a car, attacked by coyote or locked in someone's garage.

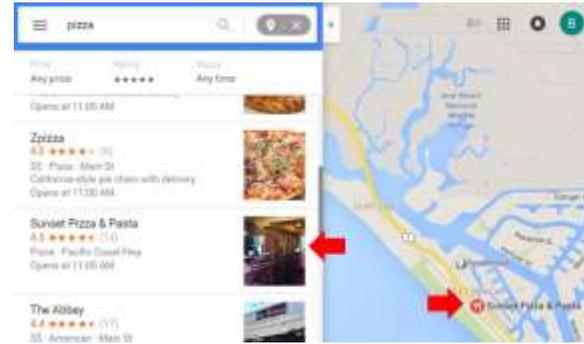


Annual Garage Sale Scheduled for ...

Saturday, May 14th

Website, Technology, & Communications Committee

For residents who don't have smart phones but still use personal computers, the new Google Maps provide a useful application. We've incorporated it under the navigation menu options as "Maps". It allows you to get directions from Broadmoor to any other destination. The additional option is if you want to find a type of business or amusement.



The businesses appear on the map, and you can see the relative distance from Broadmoor. By clicking on the name of the business, you can get directions and other information, such as being able to contact the business to place an order.

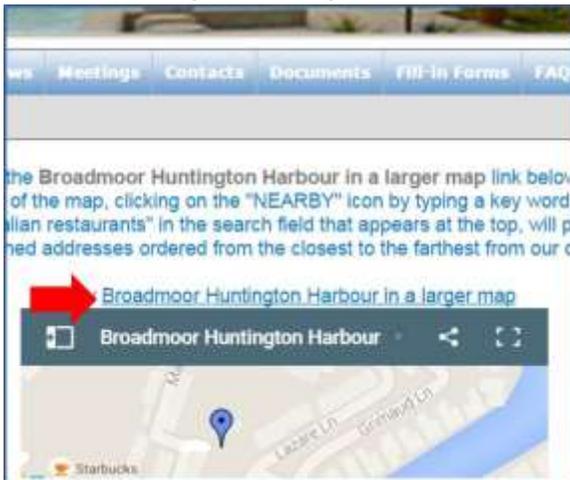
Advertising space available in Monthly Broadmoor Breeze. Personal or Business

See website: broadmoorhh.com for details

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

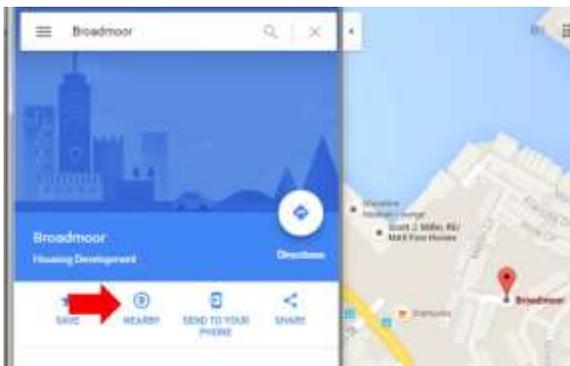
Next Monthly Board Meeting is Wednesday, April 20th 7PM at Don's the Beachcomber

After accessing the "Maps" web page, click on the link which brings up a larger map.



After a

few seconds, an overlay appears on the left of your screen which permits you to perform searches to nearby locations of interest by clicking on the NEARBY icon.



Enter a topic of interest, such as "pizza" in this example, and a list of businesses appears which offer pizza to their customers.

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