

The Broadmoor Breeze



April 2019

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

President's Message

Happy April Everyone!

We are rounding the corner and our weather is finally warming up! We have turned on the pool heater and set out the furniture, I hope everyone can make some new friends this year as we enjoy the beautiful weather together.

April showers bring May flowers came a little early this year, take a stroll around the complex and see how great the flowers and grass look.

The maintenance crew has been working hard on updating the lighting at the main sign on Admiralty and the front gate entrance. Everything is showcased brightly now.

Last month we told you about our new Maintenance crew member Gregg, having Gregg on board has helped tremendously, we are getting caught up rather quickly on a long list of items that needed attention. With that said, we are always in search of additional members for our Maintenance Committee to help keep things organized and running smoothly.

Our new board members are settling in nicely, they both have some great ideas for the complex, we look forward to their insight.

I want to wish everyone a safe and joyous Easter holiday, until next time,

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

Balcony Patios

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. Tiling 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 drains and drain system are part of the balcony patio and any leaks may also let water into the structure below. The owner of the exclusive use balcony patio is responsible for maintaining and repairing the balcony patio surface and any damage to the building structure caused by the failure of the waterproof membrane, its flashing or drains. 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.

Please remember that you must always fill out the Homeowners modification form on the website before you begin any construction projects, the board must review and approve all requests and the construction must be inspected by Maintenance to ensure that proper procedures are being followed.

Water and waste water leaks

Article VIII, Section 24 of the CC&Rs places responsibility on each homeowner for repair and maintenance of the plumbing system, which includes the water and waste water pipes servicing a unit and contained within the exterior perimeter walls of their unit. Common wall damage is considered the responsibility of whichever homeowner the pipes serve. If the leak is from your units water supply piping, then it is your responsibility. If the leak is from your neighbor's supply piping, then it is their responsibility. In stacked units the upper unit waste water pipes would be the responsibility of the upper unit until their waste water pipe connects with the unit under theirs. If the leak or plug is from where the first and second or third story waste water pipes connect or lower, then all the unit owners in that stack need to get together to make the repairs. The issue of any damage caused to an adjoining unit is a matter between the homeowners. The HOA is not responsible in any case. The HOA encourages adjoining units to try to work out any plumbing issues.

Landscape Committee

Landscape Plants and Shrubs Hazards

Broadmoor has a variety of plants and shrubs which can pose potential risks of irritation or injury to both humans and animals. Some of those plants include our bougainvillea (thorns), cactus, firestick succulents (irritation from contact with sap and harmful if ingested), and white oleander (poisonous if ingested) to name a few. Dog owners should be sure to keep their pets on leash at all times and not let them wander into the planted landscape areas. Whenever Harvest applies weed killer or other pesticides to the lawn areas, Harvest will post signs to alert dog owners.



Recent Landscape Committee Efforts

When you walk the complex, take a look at the area near the pedestrian gate leading to Starbucks. The landscape committee recently began replanting that area with drought resistant succulents and other new plants to add diversity to Broadmoor's pallet of plants. In addition, walk down Germain where you will now be greeted at the start of the greenbelt by a sentry of three Madagascar triangle palms. These palms are beautiful, slow growing, and add a new species of palm tree to our complex. By the way, the committee was able to procure these trees, plants and boulders at no cost to our association!



Website, Technology, & Communications Committee

Unit owners, who lease to tenants, occasionally find that their tenants move, which requires the owners to lease to new tenants. This necessitates completing an Occupancy Change Form (OCF). This form along with a \$100 is paid to the association for processing the change in occupancy of the unit.



Broadmoor Community's Website

The OCF can be completed using a hardcopy form available at the guard house or from the website (under the "Documents" menu) or, alternatively, an online form is available on the website (see above figure). Clicking on the "Occupancy" link, you'll be taken to a form, as shown by the following figure.

Broadmoor Huntington Harbour Occupancy Change Information

You must select your property address from the pull-down menu below before clicking on the "Submit" button. Necessary entries or required changes before clicking on the "Print Hardcopy" button.

The screenshot shows the online form with the following fields:

- Property address dropdown menu (selected: 16347 Grenoble)
- Tenant Move-in Date: 9-04-08
- New Tenant's Last Name (s):
- Owner's Primary Residence Address (no P.O. Box):
- Submit button

This

page allows an owner to select their unit address and click on the "Submit" button. The form is completed with the exception of selecting the tenant's move-in date and the name or names of the new tenants, as shown in the

figure below.

Occupancy Change Information

The screenshot shows the completed online form with the following fields:

- Today's Date: 2019-04-08
- Tenant Move-in Date: April 2019 (calendar selected)
- New Tenant's First Name (s):
- Broadmoor Address: 16432 Martin
- Unit Owner's Name:
- Owner's Primary Residence Address (no P.O. Box): and, CA 9
- Owner's Phone number:
- Owner's Email:
- Submit button

Once this information is entered and the "Submit" button is clicked, a completed OCF form is emailed to Powerstone Property Management, which begins the processing of the occupancy change. Instructions are displayed on the website to the owner, as described in the figure below, detailing as to where the \$100 check is to be sent.

The OCF form has been sent to Powerstone Property Management. Don't forget to send your \$100.00 OCF fee to permit your tenants to pick up a parking pass application at the guard house. The address to send the fee is Broadmoor Huntington Harbour Community Association c/o Powerstone Property Management 9060 Irvine Center Drive, Suite 200 Irvine, CA 92618

In addition, the new tenant's Parking Pass application is created, which removes the names of the previous tenants and provides an initial application for the new tenants to register their vehicles. An example is shown below.

BROADMOOR HUNTINGTON HARBOUR PARKING PASS APPLICATION

(Please print clearly -- this form will be returned if incomplete or unreadable)

The screenshot shows the parking pass application form with the following sections:

- Header: BROADMOOR HUNTINGTON HARBOUR PARKING PASS APPLICATION
- Form fields: Broadmoor address (1111 Moritz), Date (04/09/2019), Resident's last name (A New), First name (Tenant), Resident's last name, First name, Home, Cell, Other, Email address.
- Checkboxes: New owner, Current owner, Tenant - Landlord's name and phone number (Broadmoor Owner, 909 999-9999), Prior to issuing decals to a new tenant, landlord must submit an Occupancy Change Form with fee payment, Additional resident moving into property, New vehicle replacing previous?, Additional vehicle being added, If vehicle does not fit in the garage, note reason, OUTSIDE decal fee.
- Note: To receive your parking decals, you must schedule an inspection with association representatives, who will verify vehicle registration documents, garage and oversize vehicle dimensions, and that the first two registered vehicles are parked in assigned garage spaces. Please complete the reverse side to schedule an appointment. ALL VEHICLES AT THIS ADDRESS MUST BE LISTED ON THIS FORM, INCLUDING ANY NEW VEHICLES. YOUR FIRST TWO (2) VEHICLES MUST BE PARKED IN YOUR GARAGE (OR APRON) AND WILL RECEIVE "INSIDE" DECALS. A THIRD VEHICLE WHICH FITS ON YOUR APRON WILL ALSO RECEIVE AN INSIDE DECAL.
- Vehicle information: VEHICLE #1, DECAL #, INSIDE, OUTSIDE (circle one), REGISTERED DRIVERS NAME, RELATION TO RESIDENT, VEHICLE LICENSE #, STATE, VIN#, (last five digits), VEHICLE MAKE, MODEL, YEAR, COLOR, HSA Use Only, #1, Reg/Ins, Lic, Lgh, HL, VIN, PC, GF, GK.

Maintenance Committee

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 is to check your dryer vent line for buildup of lint and other material. Cleaning out dryer vents is recommended at least once per year. Build-up of lint in vents can impede the airflow exiting your dryer, resulting in longer drying times, shorter dryer life and higher utility bills. More importantly, the buildup of lint can be a fire hazard. According to the National Fire Protection Association, nearly 17,000 home clothes dryer fires are reported each year and the leading cause is failure to clean out vents. Cleaning out your dryer vent is a pretty easy DIY task, with many instructional videos on YouTube. Additionally, there are a number of inexpensive kits sold if you don't have the required tools or there are professional services that will do this for you. A little preventive maintenance may save you money, or even your home!

Dryer vents for most stacked units run through the ceiling to an exterior wall. Clearing those vents requires a vent cleaning brush with a long handle or extension. The vent typically needs to be cleaned from both ends of the vent line -- from inside the unit and also by removing the vent hood on the building's exterior and clearing from the outside.

Parking Committee

Reminder on extended parking in outside spaces
As a reminder, vehicles may not be parked in the same location in an outside parking space for a period exceeding 72 hours. This is also a Huntington Beach city law for all public streets and alleys. Security has noted a number of instances and will be monitoring for violations, and those vehicles may be ticketed or towed. You can apply for an extended parking pass (for example for an extended vacation or home improvement project) on the association website or by requesting a form from the guards.

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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, April 17 at 6:30PM at Calvary Chapel of the Harbour

For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
Diana Boyd
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

*Annette Merriam
Garry Brown
Chris Gray
Tony Sellas**

Website, Technology, & Communications

*Bill Selfridge
Ron Lee**

* Chairperson

** Board liaison(s)

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