



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

MESSAGE FROM THE PRESIDENT Neighbors,

I hope this message finds you all healthy and well. As the world deals with the COVID-19 pandemic and we are all affected by the statewide “stay at home” order, I hope the security and serenity of our community is comforting. I have often had visitors comment that our community looks like a resort and now is the time to enjoy that staycation you’ve been meaning to take.

For many of us, “stay at home” means continuing to work from home – so try be considerate of your neighbors during this stressful time, especially where it comes to things like heavy construction or learning to play the drums. It also means that daytime parking is less plentiful than normal, so please make sure those inside cars are inside (day and night) and your guests get passes. Given the “stay at home” order and the number of people working from home, the board has coordinated with our pest management vendor to delay any termite fumigation until at least May, but possibly later, as the situation dictates.

Additionally, the pool and spa area are currently closed based on the latest guidance. Conveniently, the spa is due for resurfacing in the next month, so as long as everything stays on schedule. The restrooms at the pool are also closed for your safety. The tennis courts are still open for now, but the board will discuss status at the April board meeting - check posted signs for current status. Despite the amenities that are closed, rest assured that the community is being taken care of. Powerstone property management is still available for your concerns, our maintenance staff is onsite, the gate guards are still monitoring traffic, and the landscapers are still ensuring our shared spaces stay beautiful. In April we will still have a board meeting, but it will be virtual, using the GoToMeeting online service.

In the spirit of getting things done, the board also welcomed a new maintenance staff member this week. Rob is a specialist in wood work and will be helping out with many projects including pergolas, bridge refinishing, and exterior trim on the buildings. If you see something that looks like it needs fixing, as always, send an email to Danielle at Powerstone Property Management – and pictures are always appreciated.

Finally, stay healthy, avoid stress and take care of each other. Check on your neighbors and remember what an amazing place it is that we are “trapped” in. One of the greatest things about this community is the people. Together we’ll get through this.

Now go wash your hands again.
-Kevin

LIFE IN BROADMOOR UNDER COVID-19 RESTRICTIONS

JOINING TOGETHER During the current stressful times, the board is reaching out to all Broadmoor residents to join together as a community and provide support, understanding and assistance to all neighbors.

Broadmoor is fortunate to have a lot of sidewalks, greenscape and other areas in the complex to walk. While under the stay-at-home mandate, residents are encouraged to get out and exercise. Just remember to maintain at least 6 feet distance between all persons except family members.



With more residents and children now walking within the community for their daily exercise, it is even more important that all dog owners keep their pets on a leash.

This newsletter is mailed monthly only to homeowners along with their monthly assessment bills. A more timely manner for all residents, including tenants, to receive important community information is to sign up for automatic web-alerts on Broadmoor's website. If you haven't already done so, go to www.broadmoorhh.com and sign up to receive all association news. Finally, the City of Huntington Beach has a good website for community emergency information at www.hbready.com.

VOLUNTEER ASSISTANCE Many of our residents, especially older residents and others who are at greatest risk of health complications from the coronavirus, are facing daunting challenges because of the self-isolation directives. Some residents may find it difficult to get groceries, meals, pharmacy prescriptions, and run other errands. The board is establishing a list of resident volunteers who are willing to assist in providing these services as needed. Please follow these procedures:

Residents who are willing to volunteer their services should send an email to our property manager Danielle Peterson at dpeterson@powerstonepm.com with their name and contact phone number. Indicate "Volunteer" in the subject of the email.

A list of volunteers will be printed and made available at the guard house. Anyone needing assistance can get a copy of the volunteer list and contact one of the volunteers.

DRIVING LESS? With the safer at home order and many of us working from home, most of us are driving a lot less or even not at all.

If you are storing your car inside the garage and not driving, the electrical systems may still be slowly draining your battery. Disconnecting your battery or using a battery maintainer are good options to make sure your battery stays full while the car sits, especially if the battery is a little bit older.

Also, as a reminder, all parking rules are still in effect while we are staying home. That means no warehousing of cars and any left in the same parking spot for more than 72 hours may be ticketed. If you have a vehicle with an outside decal and are moving it frequently without driving it, you may be draining your battery. Starting takes a lot of energy, which is not replaced unless the car is driven at speed or idled for a substantial amount of time. A short drive (15 minutes or so) is often enough to top off the battery after starting and is generally good for the lubrication of all the moving parts.

Finally, don't forget about your fuel system. The gasoline sold at most pumps in California is up to 15% ethanol, which significantly reduces the shelf life of gasoline. Ethanol absorbs water in humid climates, which contaminates gasoline. Fuel stabilizer additive can be added to extend the life of stored fuel up to a year and a best practice is keep your tank close to full to prevent condensation from occurring.



COMMUNITY IMPROVEMENTS

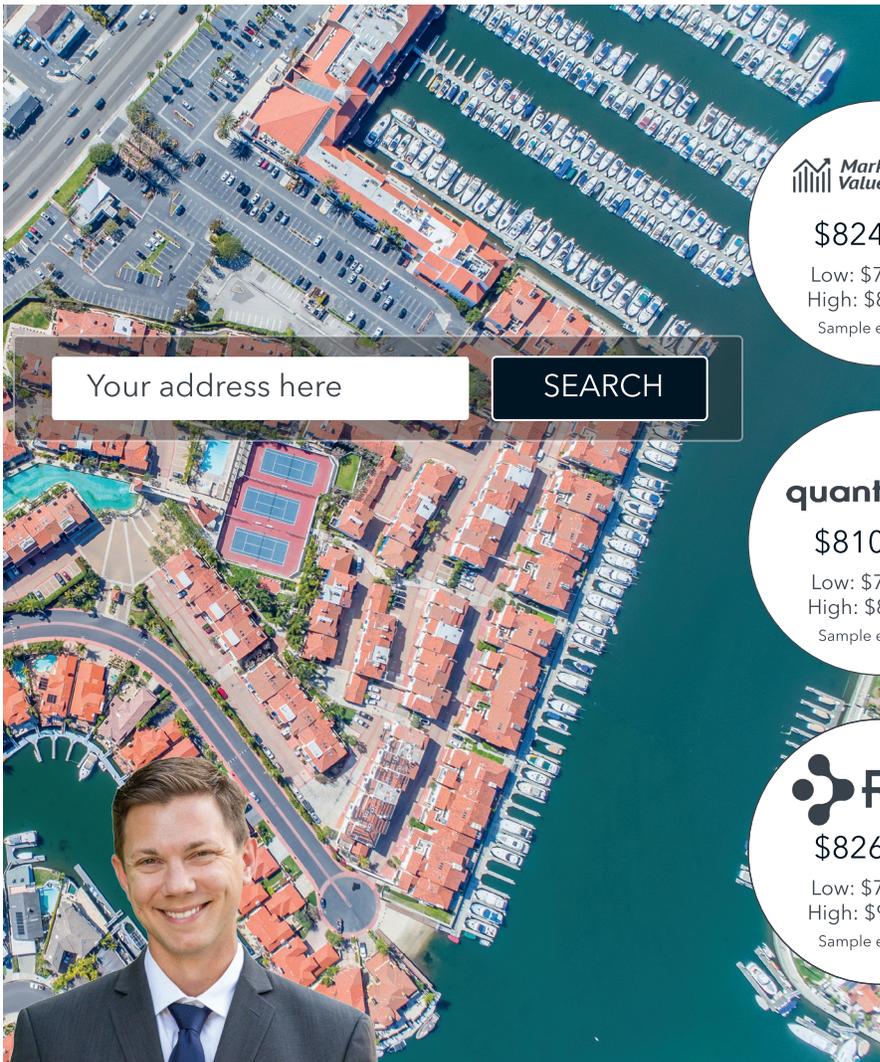
NEW MAILBOXES The association is changing over all of the old mailbox stations to the new cluster-type boxes. The new cluster stations have parcel lockers for oversized packages. You will receive keys to your new mailbox as each station is installed.

TIPS FROM YOUR COMMITTEES

POTTED PLANTS Spring is here and many of us will be putting potted plants outside. The stucco wall around your patio is the association's responsibility to maintain. Any potted plants on this wall needs to have a saucer under them to collect any excess water. This excess water, if not contained by a saucer, can cause the top of the wall to crack and/or stain the stucco. Also any potted plants on the association maintained entryway wooden deck or stairs needs to have a saucer under them to collect excess water. This excess water, when it overflows onto the wood, has a potential to cause the deck boards and the structural wood underneath to rot. Window boxes must contain only plants in their own pots with a saucer underneath, and must never be filled with soil, gravel or stones, as the weight pulls the box away from the wall and can cause problems with water leaks into the unit and/or adjoining units. In addition to the problem of the weight pulling the box away from the wall, the presence of soil directly against the wood is a breeding ground for termites and also accelerates wood decay/dry rot.

PAID ADVERTISING

For advertising info visit broadmoorhh.com/newsletter
or email broadmoorhhnews@gmail.com



Market Trends
Value Estimate

\$824,695

Low: \$783,460

High: \$865,930

Sample estimates

quantarium

\$810,749

Low: \$752,192

High: \$871,735

Sample estimates

RPR

\$826,000

Low: \$726,880

High: \$925,120

Sample estimates

Find the Worth of Your Home

HOME ESTIMATE:
\$810,749

Low: \$726,880 | High: \$925,120

Sample estimates

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REALTOR & ATTORNEY

(818) 652-5087 **FIRSTTEAM** REAL ESTATE DRE#0208604



UPCOMING EVENTS

4/12/2020: Easter 

4/15/2020 6:30pm: This months Board Meeting will be held via GoToMeeting. All residents are encouraged to attend. Meetings are held on the 3rd Wednesday of each month.

BOARD OR DIRECTORS

2019/2020

President: Kevin Lutke
Vice President: John Wicketts
Treasurer: Annette Merriam
Secretary: Ronald Lee
Grimaud Rep: Robert Sebring

COMMITTEES AND THEIR MEMBERS

*Chairperson
Board Liaison**

<u>Architectural:</u>	<u>Landscape:</u>	<u>Parking:</u>
*Chris Gray	John Wicketts**	*Ron Lee**
Barbara Blodgett	Diana Boyd	Chris Gray
Don Kujat	Jeanne Darst	Jeff Pennington
David Price	Chi Mendelson	Bill Selfridge
	Kelly Sellas	Tony Sellas
	Stefan Steinberg	
	Marie Teach	

BROADMOOR SERVICES CONTACT INFO

Broadmoor Front Gate:

Phone:(562) 592-4213

Website: gatekeyresident.com

Red Star Plumbing:

Use for common area

plumbing issues/emergencies

Phone:(714) 671-8799

Powerstone Property Mgmt.:

Danielle Peterson

Phone: (949) 535-4516

Email: dpeterson@powerstonepm.com

Sylvia Mandujano

Phone: (949) 535-4514

Email: smandujano@powerstonepm.com

Spectrum:

Internet and cable TV

included with Association Dues

Phone:(866) 550-3211

LOCAL SERVICES CONTACT INFO

Huntington Beach Police:

Front Desk/Noise Complaint

Phone:(714) 960-8811

Parking Control (non-emergency)

Phone: (714) 960-3998 ext #0

Huntington Beach Animal Control:

M-F 8:00am- 5:00pm

Phone: (714) 935-6848

After Hours

Phone: (714) 935-7158