



The Broadmoor Breeze



April 2022

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

President's Letter

Another day in Paradise. Just look at the national weather reports and see what others must contend with. It makes you appreciate our lifestyle here in coastal Orange County.

Besides the weather, north and central Orange County is the best locale in the state to live for water availability. We sit on top of a groundwater basin that is twice the size of Lake Mead when the lake is full. Our basin is estimated to be 60 million acre-feet, and Lake Mead is 26 million acre-feet.

We have a lot to discuss. First, I want to let you know that we are getting closer to having a draft of the rewritten CC&Rs to post on the website. Last week, we had a three-hour meeting with four representative homeowners from the R-1 Grimaud homes. It was a constructive meeting where we discussed CC&R issues, issues we have in common (the street and parking), and their future representation. They now have an advisory committee of four homeowners that will engage with issues specific to their neighborhood. We are delighted with this newly expanded line of communication.

The board received the draft new reserve study from our consultant. We will be meeting with the consultant to go over the numerous line-item cost projections to repair or replace amenities throughout Broadmoor. The finalizing of the reserve study will be the basis for any necessary increase in monthly assessment fees beginning in September. For a starting place, the consultant says HOAs must at the least factor in keeping up with inflation. In addition to the monthly maintenance fee, we are depleting a significant amount of current reserves on painting and wood repair, the lagoon and bridge repair, fumigation, and re-roofing garages. We are discussing a three-year plan to assess an additional monthly fee to rebuild the depleting reserves. As distasteful as this is, keep in mind this outlay is ensuring your investment in Broadmoor is preserved and even enhanced.

At the March meeting, the board approved a contract with California Water to repair and seal the lagoon.

They have an excellent track record of successful projects throughout the region. They will begin work as soon as the bridges are closer to completion. Unfortunately, things happen in 3's. First, the swimming pool circulation pump went out, then the spa heater failed, and third, the water heater for the pool restrooms and shower failed. All have been replaced.

One last item, the painting schedule informing residents when each building will be painted, has been updated. It is on the Broadmoor website. I cannot guarantee this will not change again, but it is the best estimate of when to plan for your building.

All the best,
Garry Brown

Plumbing Issues

Over the years, current and past owners have experienced some degree of plumbing issues – pinhole leaks, cracked cast iron drain lines, poorly sealed toilet rings, leaking faucets, etc., to name a few. Some owners have completely replaced the plumbing inside their units. In stacked units, water supply and drain lines run through multiple units with some being single lines and some being shared lines.

Broadmoor's CC&Rs place the responsibility on the homeowner to maintain and repair these plumbing lines servicing their unit contained within and below the external perimeter walls. For stacked units, homeowners are responsible for the plumbing lines servicing their unit which run through the wall, floor or ceiling of their neighbor's unit. If one of these lines breaks, the owner who utilizes this line is responsible to pay to maintain or replace this line at their expense,

regardless of at what point the problem occurs. There are also “shared waste lines” – for example, a line goes from a 3rd floor unit’s toilet, connects to the 2nd floor unit’s toilet, joins in with the ground floor unit’s toilet, and then out to the main sewer line. In a situation like this, all three owners share the cost of clearing, repairing or replacing that line.

While homeowners insurance policies generally cover the costs of damage caused by a sudden and unforeseen plumbing failure, there are many instances which such policies won’t cover. Insurance adjusters often deny claims where an existing situation has been “neglected” (continued failure to maintain or alleviate the problem) or an issue they determine should have been addressed prior to the damage.

Homeowners may want to have their plumbing connections, drains and drain lines checked periodically.

Potted plants

Spring is right around the corner and many of us will be putting potted plants outside. Before your building is painted any stucco or wooden entryway boards that need repair have been repaired. Please help these wooden entryways and stucco walls stay looking good by putting a saucer under any potted plant to collect any excess water. This excess water, if not contained by a saucer, can cause the top of the stucco wall to crack and/or stain. The water that overflows onto the wooden entryways and decks has a potential to cause the deck boards and the structural wood underneath to decay and dry rot.

Dryer Vent Cleaning

It is homeowner’s responsibility to clean their dryer ducts and vents. It is recommended to do this at least once a year to prevent fires. The heat that dries your clothes can also ignite the lint (lint is highly flammable) and cause a house or building fire. Clean vents also improve drying efficiencies.

Hot Tub Damage

In late March the hot tub heater failed and was replaced with a new one at a cost of \$4,800. Since that new installation, on several occasions residents have tracked sand into the hot tub. The sand is being sucked into the filter and heater, forcing an automatic safety shut-down to prevent further damage to the heater.

Residents MUST shower to wash off all sand before using the hot tub. If you see anyone tracking sand into the hot tub, please report it confidentially to our property manager.

BOARD OF DIRECTORS 2022/2023

President: Garry Brown
Vice President: Ben Goldberg
Treasurer: Annette Merriam
Secretary: Ronald Lee
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: Oscar Hernandez
ohernandez@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 Huntington Bay Club, 4121 Warner Avenue. All residents are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$53 of the monthly assessment includes 200Mbps 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

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
Don Kujat
Arlene Speiser

Landscape Committee

* Suzanne Beck-Hammoud
Ellen Brown
Kim Hendrix
Cynthia Wityak
** Garry Brown

Parking Committee

* Jeff Pennington
Ellen Brown
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.