

The Broadmoor Breeze



May 2015

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

President's Message:

By Garry Brown

Two weeks ago the State Water Resources Board again adopted more stringent water conservation regulations. Though Orange County is in an enviable position compared to the rest of the state regarding water sustainability, we must also comply with the statewide regulations. If the drought continues for a fifth year, there will be even more mandatory water cutbacks. Both the Broadmoor Board and Landscape Committee are aware of this and will be assessing our landscaping from a water consumptive perspective.

The Landscape Committee will be looking at where we can remove some islands of turf and plant drought tolerant plants, while taking advantage of current rebates for removing turf and installing more efficient irrigation systems. A drought tolerant landscape does not mean a desert scene. There are many examples of beautiful, lush, and colorful drought tolerant gardens. We need to take a holistic view of our landscape and adopt a proactive approach for conserving water. Without more rain, we might be limited to watering only a few times per week, or less. We can get ahead of this circumstance and not be a victim of it.

Reminder:

Monthly Board Meeting
Wednesday, May 20th 7PM
Location: Don the Beachcomber

Plumbing Issues

Your neighbors encourage you to be cautious with respect to plumbing, especially the

2015/2016 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
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stacked units throughout our complex and on Moritz and Grenoble. Garbage disposals need to be operated and maintained properly. Fibrous foods do not break down completely when put through the garbage disposal and can cause a sewer line blockage, so it is recommended to dispose of these food types in your trash.

Monthly Updates

Website, Technology, & Communications Committee

Recently, all unit owners received a letter explaining the transition to a new company, GateKey, to issue guest parking passes. The letter identified an URL used to access the website, www.GateKeyResident.com; a phone number for a user name and a temporary password. Each owner was requested to select a new password which is accomplished through the "My Info" tab on the website.

In the "Contacts" tab, you need to provide a Personal Number (PIN) and other contact information,



email, mobile number, etc. In the "Guest" tab, you need to enter the permanent guests you expect to visit you and also any temporary guests. You're requested to review the information in the "Vehicles" tab and if found incorrect, contact the Broadmoor webmaster at selfriwp@gmail.com to make the necessary corrections.

There are also Resident Guest Information forms at the guard house for those residents that prefer to identify their permanent guests and return the completed form to the guard on duty.

All residents need to be aware that their permanent guests' names need to be entered into GateKey by the last week in May to permit their permanent guests to enter without interruption.

Maintenance Committee

Closets doors, opening from the outside, located at the end of buildings, have either gas meters, electrical meters, electrical breaker boxes or hookups for your optional soft water bottle systems in them. These closets may have to be entered by service personal or our maintenance employees. Storing items in these closets or putting locks on the doors is prohibited.

An arch on Bordeaux Lane was hit by a Rainbow Disposal trash truck a couple of weeks ago. His hydraulic forks were not tucked into

the truck & were sitting a little too high. There was structural damage to the arch. All of the stucco, plywood, and 2 x 4's needed to be removed from the arch leaving only the metal main support beam. They have allowed us to hire a contractor of our choosing to make the repair. The repair should be completed by the 23rd of May.

We have three more proposals for the **repair of the waterproof membrane on stairs and entryways**. Within the last few months water in some areas was found to be leaking into the condos below them or there was dry rot found in the stair or entryway structure.

Walking around the complex, we have noticed that several **sidewalk areas are in need of grinding**. These sidewalk areas have been lifted and are creating a tripping hazard. We are looking into renting a grinder or having a contractor grind these raised areas.

The **black metal railing** replacement program is still ongoing.

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