

# The Broadmoor Breeze



May 2016

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

## President's Message

. President is on vacation.....

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

Next Monthly Board Meeting is Wednesday, May 18<sup>th</sup> 7PM at Don's the Beachcomber

## Monthly Updates

### Landscape Committee



Our landscape committee had a field trip in April to Coastkeeper Gardens to scout out new ideas for planting.

Our Bougainvillea is thriving! After severe trimming and washing our bougainvillea is free of bugs and growing better than ever!

Automated Irrigation is now limited to Monday and Friday, but we are not restricted for hand watering landscaping. So, please feel free to hand water any thirsty plants around your home.

Irrigation renovation has been completed on the first 2 buildings of Tropez. Next areas are Francois by new tree, Anne Circle by the tennis courts and Grenoble.

## 2015/2016 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	Chris Gray <a href="mailto:dcgray903@verizon.net">dcgray903@verizon.net</a>
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

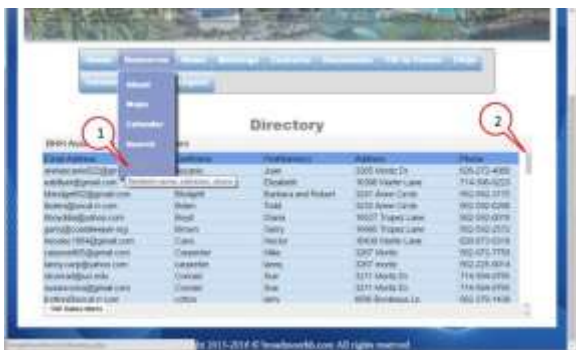
Common area planting is the responsibility of the HOA only. Homeowners may not install, remove or trim any plants in common areas.

Please remember to water and maintain any personal potted plants in common areas. Harvest will be directed to remove all dead, abandoned, neglected and unsightly potted plants.

Homeowner comments on any landscaping or maintenance issues may be sent to Powerstone at [aporter@powerstonepm.com](mailto:aporter@powerstonepm.com).

## Website, Technology, & Communications Committee

One of the available "Resources" offered by the broadmoorhh.com website is a residents' directory. There are 140 subscribers currently receiving "Alerts" notifying them of Board of Directors' messages they feel are important. This directory lists those residents who opted to be included, providing their email address, names, address and phone number. Given that our community has over 200 units and many residents, the directory provides a way



of knowing your neighbors and, if needed, their contact information.

One potential use is when you might find that you want to prepare a Home Modification Application, which requires that you( <http://broadmoorhh.com/modification.php> ) advise the applicable owners/neighbors, (designated as "Across From", "Above", "Below" and on the "Right Side" and "Left Side" of your unit) of the intended modification. If you haven't met your neighbors, this directory may be able to help you contact them to advise them of your requested modification.

The "Directory" webpage can be accessed by using the website's navigation bar, using the pull down menu and clicking on the item indicated by "1" in the figure above. To access the full list of residents, you'll need to use the scroll bar indicated by "2" that is alongside the directory in the figure above.

## Maintenance Committee

### Garage Doors

It is recommended that homeowners wash off their garage doors once a month to prevent salt and dirt from damaging the doors.

## Home Modification

Before a homeowner does any remodeling they need to know when a Home Modification Application is necessary. A Home Modification Application is needed if an owner plans on doing any of the projects listed below. These are also listed on all downloaded applications, in Article VII Architectural Control and Article VIII General Restrictions of our CC&R's and in our Community Handbook under Architectural Control page 5.

### Home modifications include:

- \* replacement of windows and doors including the front door,
- \* mounting of a satellite dish,
- \* installation of a new garage door,
- \* addition of an air conditioning unit,
- \* installing new exterior light fixtures,
- \* running cable TV wiring on the exterior of your unit,
- \* accessing plumbing systems from the exterior of your unit, etc.
- \* adding any screening, wood, lattice, etc. to a patio.

Furthermore, **ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance approval from the Architectural Committee.**

**A drawing equivalent to the drawing required by Huntington Beach City Planning Department and a copy of the City Permit should be attached to your Home Modification Application and sent to the Architectural Committee for those alterations requiring City Permits. This unit's homeowner shall perpetually be responsible for all costs to maintain and repair these types of modifications, any damage to the common area or to adjoining units caused by this modification, the cost of any permits, and any legal costs incurred by the association to enforce its rights with respect to this modification.**

A penalty of \$300.00 will be imposed for each architectural violation, including but not limited to, making any unapproved alteration. A Home Modification Application is available at the guard house and can be turned in to the guard when completed. It is also available online at the Broadmoor website, [www.broadmoorhh.com](http://www.broadmoorhh.com).

## 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  
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](mailto:aporter@powerstonepm.com)  
949-535-4496  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto: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](http://www.broadmoorHH.com)

### Online Vehicle Pass Service

[www.gatekeyresident.com](http://www.gatekeyresident.com)

### Newsletter note:

The Broadmoor Breeze Newsletter will be posted on [www.BroadmoorHH.com](http://www.BroadmoorHH.com) by the 15<sup>th</sup> of each month. It will be mailed the following 1<sup>st</sup> of month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)