

The Broadmoor Breeze



May 2019

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

President's Message

The month of May is filled with the sounds of birds, the smell of fresh flowers and summer breezes from time to time. The month celebrates Moms and Heroes. There is growing anticipation of backyard barbeque get togethers, outdoor activities and beach parties.

Around Broadmoor we are anticipating some upcoming changes as well. We are working on some great ideas to spruce up the complex and finalizing plans for some proposed get togethers of our own.

We understand that some of these changes may not be what is preferable to everyone, this complex is large and there are lots of opinions out there. If you'd like yours heard, we encourage you to volunteer your time to a committee as we are always looking for additional help!

Have a great day!

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•

Committee Volunteers Needed

The association relies on various committees to review, oversee, and make recommendations to the board on many aspects of the association's operations. The board is seeking additional residents to serve on the landscape and parking committees. Anyone interested in getting involved should send an email to the association's property manager, Danielle Romero.

Any person wishing to serve should have the desire to maintain and improve the Broadmoor community as a whole. Our association is best served when we have the input from a wider spectrum of residents. Participation is open to tenants as well as homeowners.

The following is a brief summary of the minimum required time commitment and duties:

Landscape Committee:

- Meet once a month during weekday business hours to participate on a walk-through with the landscape company's representative to identify areas needing attention such as new plants, removal and replacement of trees, irrigation issues, plant pest infestations, etc. Each walk-through takes about 1-1/2 hours once a month.
- Meet once a month (usually in the evening) for a committee meeting to review and discuss issues identified during the monthly walk-through, and develop any recommended course of action.
- Obtain and review bids to address actions agreed upon by the committee, which will then be submitted to the board for consideration.

Parking Committee:

- Meet two or three times a year (usually in the evening) to identify any current parking issues and problems.
- Review and discuss any identified issues and consider proposed actions to address such issues.
- Consider whether any rule changes are necessary to address the parking issues.
- Submit any proposed rule changes to the board for consideration.
- Conduct garage and vehicle inspections for all parking applications for outside decals.

Architectural Committee

AS A REMINDER:

All exterior modifications require approval by the Board of Directors. This includes awnings and satellite dishes.

Personal plants may not be planted in the common area.

Trash bins may not be placed outside for collection earlier than the day before pick-up. Bins need to be removed from public view by dusk of pick-up day.

Torn and worn out window screens need to be replaced and must have a dark bronze frame, not silver.

Only clear plexiglass is permitted on balcony railings. Other materials such as bamboo or plastic netting are not permitted.

If your exclusive use patio or balcony leaks and damages another unit, you are responsible for the damages.

Landscape Committee

DAMAGE PREVENTION

Spring is here! Many residents may be thinking of potted plants for their patios. Please make sure that potted plants are elevated and not sitting on the wood decks or stucco surfaces. Saucers need to be under potted plants to catch water run-off. Failure to do so can cause damage to the wood surfaces or stain/crack the stucco.

Homeowners/residents are responsible for any damage by hired contractors. Please instruct your contractors not to damage landscaping and not to pour anything down the drains, in plants or on the soil. Inspect their work before they leave.

Coyotes have been active in the area, keep your pets on a leash at all times!

Website, Technology, & Communications Committee

Residents will invariably, at some point, require an extended parking permit. For example, if you are remodeling your unit and can't park in your garage, you'll need one. If a relative of yours is visiting you for two weeks, and they intend to go sightseeing daily, they will be going in and out, not parking and leaving their vehicle for days at a time without moving it. You could apply for an extended pass for the time they are here, so they don't have to stop at the guard house and get a daily pass. If a contractor is redoing one of your bathrooms and will be working on your house for two weeks, to avoid having him get a pass every day, you could apply for an extended pass for two weeks for the vendor. The vendor, however, cannot park his work vehicle overnight, only during the day when he comes in to work on your unit. In any case, you can pick up a hardcopy for an extended parking pass application form from the guard house or print one from the website, as shown in the figure below.



You could also request an extended parking pass online by clicking on the hyperlink shown in the figure below where it says "here."

Parking Pass Application
To apply for a parking pass decal, complete this form and turn it in at the front gate. Please read the instructions on the back of the application before completing and submitting your application. For existing residents, an alternate online form is available that provides the most information contained in the Broadmoor/GateKey databases to update/revise. For your convenience, this online application has the Post Commander at the guard house to obtain your current parking pass application information.

Parking Extended Pass Application
To apply for an extended parking pass, complete this form and turn it in at the front gate. You will be notified if and when the Board of Direct application. An alternate online form is available here for your convenience.

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This will take you to a website page that allows you to complete a request for an extended parking pass, as shown in the figure below. Please observe the red text. In some instances, you'll have to click on "Submit" twice, as described by the text.

**Broadmoor Huntington Harbour
Extended Parking Pass Application**

Resident Name: Resident Type:
 Unit Address: Contact Email: Contact Phone:
 Requested Start Date: Ending Date:

When selecting a "Guest" or "Vendor" type of extended pass, leave the "Vehicle Decal No." entry blank, and after completing all the other of the form's entries, click the "Submit" button. If you selected "Guest", the page will then request that you supply the last name of the guest to be issued the pass before you click on the "Submit" button again. When selecting a "Vendor", click on the "Submit" button after completing all the other form's entries, since there is nothing more to enter.

Type of Pass: Last Name:
 Vehicle Make: Vehicle Model: Vehicle Year: Vehicle Color: Vehicle License:

Reason for Request:
 My brother is visiting from out of town for a couple of weeks and needs to park in our community.

Once the form is filled out with the necessary information and you click on the "Submit" button, you will be informed that the application has been sent to the Board of Directors (BoD) to be dispositioned.

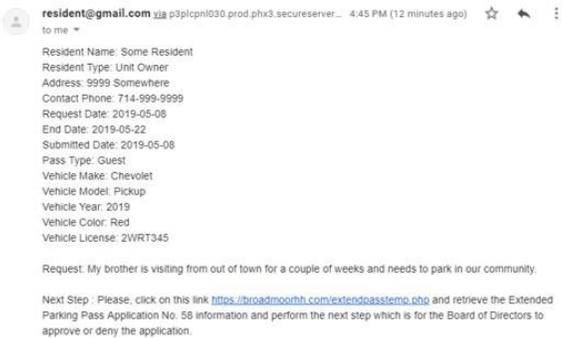


Thank you,
 the Extended Parking Pass Application has been sent to the BoD's to disposition.

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The email was sent to the BoD, requesting that they disposition the application and providing them with the record number to retrieve the application, as shown below.

Extended Parking Pass Application No. 58



A member of the Board of Directors will click on the link, which will allow the member to retrieve the information provided by the resident, as shown in the figure below.

* RV's, COMMERCIAL VEHICLES, TRAILERS, AND OTHER PROHIBITED VEHICLES ARE NOT ELIGIBLE FOR EXTENDED PASSES.

2019-05-08

To be completed by a Board of Directors' representative only

Extended Pass Application No.:

When selecting "Approved," entering any optional applicable "Notes," and clicking on the "Update" button, it will be required that you enter a "Pass Permitted Until" date and click the "Update" button again. If selecting "Denied" and adding a required explanatory "Notes," you will only need to click "Update" once.

Board approval: (select one):

Notes:

If approved, the number of days the pass will be in effect and any necessary guidance will be provided, as indicated in the figure below.

To be completed by a Board of Directors' representative only

Extended Pass Application No.:

When selecting "Approved," entering any optional applicable "Notes," and clicking on the "Update" button, it will be required that you enter a "Pass Permitted Until" date and click the "Update" button again. If selecting "Denied" and adding a required explanatory "Notes," you will only need to click "Update" once.

Board approval: Pass Permitted until:

NOTES:
 PLEASE BE AWARE THAT GUEST VEHICLES ARE NEVER ALLOWED TO BE WAREHOUSED (PARKED FOR MORE THAN 72 HOURS WITHOUT BEING MOVED) AND RV's, COMMERCIAL VEHICLES, TRAILERS, AND OTHER PROHIBITED VEHICLES ARE NOT ELIGIBLE FOR EXTENDED PASSES.

| Su | Mo | Tu | We | Th | Fr | Sa |
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| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

Whenever the application is dispositioned and the "Update" button is clicked, the application is sent to the Post Commander at the guard house with instructions. See below.

The Extended Parking Pass Application has been sent to the Post Commander indicating the disposition of the Board of Directors. Only if approved, will the Post Commander complete an extended parking pass to be supplied to the resident requesting the pass. Also, the Post Commander will be instructed to contact the resident by phone or email, informing the resident of the boards' disposition.

These emailed instructions directing the Post Commander to call or email the resident to tell of the board's decision, as shown below.

Extended Parking Pass Form

This email has been sent from the Broadmoor Huntington Harbour Board of Directors and contains an enclosed completed Extended Parking Pass form. Please contact Some Resident at 714-999-9999 or use resident@gmail.com to provide the information on the disposition of the board.



The Post Commander will also have the completed application to enable preparation of the extended parking pass if approved, as shown below. Once an application is dispositioned, it is closed, and it is not possible for any changes to be made.

**Broadmoor Huntington Harbour Community Association
 Extended Parking Pass Application**

RESIDENT NAME: Some Resident RESIDENT TYPE: Unit Owner
 UNIT ADDRESS: 9999 Somewhere
 CONTACT PHONE: 714-999-9999 CONTACT EMAIL: resident@gmail.com
 REQUESTED START DATE: 2019-05-08 ENDING DATE: 2019-05-22 # OF DAYS: 14
 TYPE OF PASS: Guest LAST NAME: Brother
 VEHICLE: MAKE: Chevrolet MODEL: Pickup YEAR: 2019 COLOR: Red LICENSE: 2WVRT345
 REASON FOR REQUEST:
 My brother is visiting from out of town for a couple of weeks and needs to park in our community.

- o VENDOR PASSES ARE VALID ONLY FROM 7:00A TO 6:00P DAILY. NO OVERNIGHT PARKING.
- o GUEST VEHICLES ARE NEVER ALLOWED TO BE WAREHOUSED (PARKED FOR MORE THAN 72 HOURS WITHOUT BEING MOVED).
- o VEHICLES THAT WILL NOT BE MOVED FOR THREE (3) DAYS MUST PARK AT THE SOUTHWEST END OF BORDEAUX LANE OR ALONG THE WALL AT THE END OF TROPEZ/BORDEAUX.
- o TO RECEIVE PASS, VEHICLE MUST BE PRESENTED AT THE GUARD HOUSE FOR VERIFICATION OF DRIVERS NAME, VEHICLE REGISTRATION & LICENSE PLATE NUMBER.
- o RV's, COMMERCIAL VEHICLES, TRAILERS, AND OTHER PROHIBITED VEHICLES ARE NOT ELIGIBLE FOR EXTENDED PASSES.

RESIDENT SIGNATURE: Some Resident DATE: 2019-05-08
 BOARD APPROVAL: Approved PASS PERMITTED UNTIL: 2019-05-22

NOTE:
 PLEASE BE AWARE THAT GUEST VEHICLES ARE NEVER ALLOWED TO BE WAREHOUSED (PARKED FOR MORE THAN 72 HOURS WITHOUT BEING MOVED) AND RV's, COMMERCIAL VEHICLES, TRAILERS, AND OTHER PROHIBITED VEHICLES ARE NOT ELIGIBLE FOR EXTENDED PASSES.

Maintenance Committee

MAINTENANCE REQUESTS

Our maintenance personnel are given direction by the Board of Directors and are responsible for maintaining the common areas of the community. They cannot respond to requests for personal or individualized service. If residents have a maintenance or landscape concern, please contact Sylvia Mandujano at Powerstone Property Management Co. at 949-535-4514 or smandujano@powerstonepm.com. A work order will be issued to the maintenance staff or the appropriate contractor.

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 a two for one special! With the weather warming up and living in a great location, many of you will be looking forward to entertaining, which often means cooking. The first tip is to clean out your garbage disposal – this can prevent nasty clogs that can cause back up and helps eliminate bad odors. Common methods include running ice and salt through the disposal or using baking soda and vinegar. The second tip is to clean your barbeque (if you have one). In addition to keeping the grill clean, it is important to empty out any grease traps and scrape off accumulated soot (often looks like peeling paint, but it's not) from the inside surfaces – not only will this help prolong the life of your grill, it is an important step in preventing fires as this material can become combustible as it accumulates. These are both pretty easy DIY tasks, with many instructional videos on YouTube. Additionally, there are professional services or handymen that would be happy to do this for you. A little preventive maintenance may save you money, or even prevent damage later.

Parking Committee

Reminder on fire lanes:

Just a friendly reminder that all roads in Broadmoor are fire lanes and all vehicles must be parked in designated spots, along the greenbelts, or on aprons. For apron parking, the association allows residents to encroach 24" into the Fire Lane – that is, into the two red brick border of the fire lane. But if your vehicle extends beyond the red bricks even 1 inch, then you are now encroaching 25" and that is a violation. The board has noticed quite a few vehicles are extending past the two red bricks and the parking patrol will be ticketing these vehicles during their normal patrols. This is for the safety of everyone in the complex

PLEASE TAKE NOTE!

The maintenance crew has placed a large rock in the corner of the planter at the exit driveway by the guard gate. This rock is decorative but was also placed to prevent vehicles from driving over the planter and damaging the new lighting fixtures and sprinklers, unfortunately that area had been driven over several times in the last few months causing damage to our plants and fixtures. Please be careful when driving through the complex to avoid driving over planter areas!

Paid Advertising

For advertising info: broadmoorhh.com/newsletter OR
broadmoorhhnews@gmail.com



COMING SOON NEIGHBORHOOD GARAGE SALE • JUNE 15TH

Broadmoor Huntington Harbour • 8am - 12pm
Open your garage and start selling.

If you are interested in participating in this event,
please contact me via e-mail or text. I'll do the rest!

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Information deemed to be reliable although not guaranteed. This is not intended to be a solicitation of another broker's listing. SG DRE # 00745605

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

Next Monthly Board Meeting is Wednesday, May 15th 6:30PM at Calvary Chapel of the Harbour

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
Diana Boyd
Tony Sellas
Stefan Steinberg
John Wicketts**

Maintenance

Chris Gray
Tony Sellas**
John Wicketts**

Parking

*Ron Lee**
Chris Gray
Bill Selfridge
Tony Sellas

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

*Annette Merriam
Garry Brown
Chris Gray
Ron Lee**
Tony Sellas

Website, Technology, & Communications

*Bill Selfridge
Cindy Austin
Ron Lee**
Kevin Lutke
Tony Sellas

* 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