

The Broadmoor Breeze



June 2015

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

President's Message

By Garry Brown

June is proving to be a very busy month for the Broadmoor projects. The paramount issue is the vote on the loan for the re-roofing project. We will know the results on July 1st as a special meeting of the Board has been called to count the votes and discuss options going forward. Please plan on attending the meeting.

The Landscape committee is busy on numerous fronts. It is getting bids from other landscape contractors to ensure Broadmoor gets the best possible service for the best price. They have structured the bidding such that we are comparing apples to apples in getting quotes. In addition, the Committee is planning upgrading our landscape with the drought in mind. We may even replace the grass at the entrance with artificial turf!

We are continuing work on the Lagoon. As the water is looking better and better, we continue to find and patch leaks and make repairs on plumbing. In light of the drought, water use restrictions, and future management, the future of the lagoon is in question. One suggestion is to fill the lagoon in to a much shallower depth. A shallow lagoon could be a much more manageable and economical to maintain, without losing the visual effect. You will have plenty of opportunity to provide input to any decisions.

We are dealing with awnings, lamp-posts, and installing new balcony railings where most needed. If you are not acquainted with our maintenance team, Ricardo has been with us for 15 years and I am sure you have crossed paths with Ricardo. Our new addition to the team is James. James completed his probationary period and has proven to be great addition. Welcome James when you see him.

2015/2016 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

Monthly Updates

Parking and Towing

As required by the California Vehicle Code, a sign has been posted at the entrance to Broadmoor which lists the name and phone number of the association's contracted vehicle towing company. Any vehicle parked in Broadmoor without a valid parking decal or a valid parking pass, or in a Fire Lane, is subject to being towed. Broadmoor has very limited parking along Anne, Martin, Grenoble, Francois and Moritz. An analysis of parking citations issued over the past year shows that over 50% of all tickets were issued to guest vehicles with expired passes or parked in Fire Lanes, or vehicles without **any** parking pass or decal. For security, the association simply cannot allow unauthorized vehicles to park in the complex. Please observe all parking rules and inform your guests that they must obtain a guest parking pass at the front gate before they can park in the complex. No vehicle should enter either of the alternate exit gates at the end of Moritz or Grenoble. Violators will be cited and towed.



Special Assessment for Roofing

As previously announced, the special assessment of up to \$2,745,000 (or up to \$11,250 per unit) for re-roofing the residential buildings was approved on May 20, 2015 by 72% of the homeowners who voted. Regardless how you voted, the board expresses its gratitude for the extremely high ballot response from all owners, including absentee owners who rent their units. Returning your ballot shows how many owners care about the Broadmoor community. By mid-July, all owners will receive specific instructions for how much and when the special assessment must be paid.

In addition, on July 1, the board will know whether the ballot measure to approve an association loan received the necessary 66.7% approval of members. Such loan would allow those owners to opt to pay their special assessment over a period of seven years, including financing costs of the loan. If you have not returned your ballot on the loan measure, please do so immediately. Every vote is important!

Architectural Committee

If you are going to install a satellite T.V. dish on the roof, a Home Modification Application is necessary before it is done. The roof is a common area of our complex and the dish installer could break the roof

tiles. When we know the time of the installation, we will be able to check the roof for cracked or broken tiles. We would like the dish put in a place that it is not very noticeable from the street or walkway below, usually next to the fireplace chimney. The wires should be secured to the wall preferably next to the rain gutter downspout or where two walls come together in a corner configuration.

Landscape Committee

Potted Plants cleanup in month of August...

It is the Homeowners responsibility to maintain their individually owned potted plants in common areas.

The Landscape Committee will conduct a survey of potted plants in August. All dead, abandoned and neglected potted plants in common areas will be removed.

Water Restrictions....

We hope to continue reduction of water use by repairing irrigation, choosing drought tolerant landscaping and complying with the HB Level II water restrictions.

Owners/Tenants –Parking Stickers and Occupancy Changes

For parking pass and Occupancy changes, please contact PowerStone Management for the forms and procedures. Forms are available on the website, under Documents tab.

Website, Technology, & Communications Committee

The Roofing Issue has been added to the Documents tab of the website's navigation bar. This topic will be of interest to all owners/residents, since it has been approved as a special assessment and will be added to the monthly association fees, starting in September. The information for this topic is contained in videos, pictures and a detailed analysis of the condition of the roofs for each building of the complex. Below are the ways in which to access the Roofing Issue information. Either click on the website's home page thumbnail image, or from

any webpage, use the navigation bar to click on the Document pull down menu item shown below in the red oval.



Maintenance Committee

Blue Awnings

In the past, awnings were inspected only when a resident reported an issue with a dirty or worn awning. When possible, awnings were washed, but not on a regular schedule. If needed, awnings were replaced if funds were available. Many awnings were neglected, possibly because the resident did not notice or report their condition.

In addition, several units have awnings that were added by residents after the complex was built (some without association approval). The association has determined that any non-original awnings are the unit owner's responsibility for repair or replacement (the average cost of new awning ranges from \$650 to \$1,200).

Three years ago the Maintenance Committee prepared an inventory and condition rating of all the awnings in our complex, and identified which awnings are original placements and which awnings are resident-added. There are 314 total awnings currently in place on 178 homes in the complex. All awnings were categorized as: poor, good, newer and added by homeowner. 20 awnings rated "poor" (6%) have frames and canvas that are failing and need replacement. For these, cleaning will most likely contribute to the canvas material's failure. 127 awnings rated "good" need cleaning, but will most certainly need replacement within one to five years as the steel frames have rusted and the

canvas has aged beyond manufacturer's suggested life expectancy.

The association has already replaced 105 awnings (33%) stainless steel frames and new covers sometime between 2009 and 2013. Over 62 (20%) awnings have been installed in the common area by homeowner's past or present. These include 18 roll out type awnings. As these owner installed awnings age or fail, it will be those owner's responsibility to replace them at their expense IF approved by the board upon submission of a Home Modification Application.

The manufacture of the canvas cover material suggests their product will last for ten years if correctly cared for. The old awnings were made with steel

frames that rusted; the new awnings have a stainless steel frame that will last for 25 years. The canvas material can be replaced on the stainless steel frame for about half the cost of the all new awnings. The board is looking at replacing all the awnings in the poor category this budget year.

June Board Meeting

Date/Time: June 17th 7PM

Where: Don the Beachcombers

Annual Garage Sale

Saturday, June 20th

8:00 to Noon

Sponsored by: Realtor Robin Gray-Hite
Hom Sotheby's International Realty

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
Vivian Valenzuela
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
Debra Fasbinder
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt

Debbie Evans
devans@powerstonepm.com
(949) 535-4510
Sylvia Mandujano
smandujano@powerstonepm.com
(949)535-4514

Cable TV

Time Warner Cable, (866) 550-321

Huntington Beach Police Department

Front Desk/Noise Complaints
(714) 840-5222

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 amerr38388@aol.com