

The Broadmoor Breeze



June 2016

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

President's Message:

Welcome to the beginning of the summer season and I hope you all enjoyed the past Memorial weekend. Broadmoor appeared to be bustling. As much as I would love to write to you about all the great and positive things going on, I quickly learned that when you are on the HOA Board, you learn about all the negative things that are happening as well. I want to briefly inform you about three issues that all impact you through the maintenance fees you are paying. This also pertains to renters as you can bet that part of your rent pays the monthly assessment. If they go up, so does your rent.

A couple of Saturday nights ago, someone went on a vandalism rampage in the complex. Over a dozen night-lights were broken off and some landed in the Lagoon. It began in the pool area, damage was done there and to plants in the surrounding area, then the idiot went down the lagoon breaking lights and throwing stuff in the Lagoon. A few residents witnessed this while it was going on. If you witness such behavior, PLEASE CALL 911. Police will respond inside Broadmoor. Repair costs for this senselessness impacts us all.

Broadmoor is being sued. Former residents on Tropez are claiming injury from the chemicals the association uses in the lagoon (the association maintains chlorine at one-half the level required by law for a swimming pool). Their initial demand, which we denied, was a little less than our annual budget. Our insurance carrier is handling the defense and we feel it is very defensible. If you are selling your home, this legal action can potentially impede any FHA sale until it is resolved.

2016/2017 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

Last of the bad news; you might have noticed that parking is getting tighter. The season brings more visitors, residents have more cars, two families are living in the same unit, all of this contributes to fewer available parking spaces. There are residences with four and five cars and they don't park two cars in the garage. The board needs to take a look at the entire parking issue inside Broadmoor and be proactive with some solutions. We would welcome any suggestions.

Positives: The new roofs are great and continue to prove they are badly needed. The landscaping is looking good for the most part, though we still have progress to make in specific areas.

All the best,

Garry Brown

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

Next Monthly Board Meeting is Wednesday, June 15th 7PM at Don's the Beachcomber

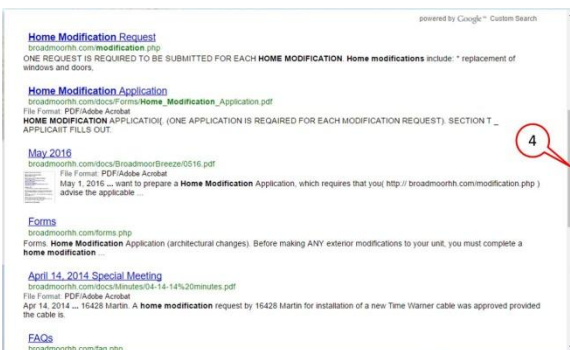
Monthly Updates

Website, Technology, & Communications Committee

Another of the available “Resources” offered by the broadmoorhh.com website is a resident’s ability to search key words or phrases on the website. If the keyword or phrase is on the website, the search engine (Google) will locate it and provide a link to the location. To use this feature, Item 1 in the figure shows where to find the “Search”. Item 2 is the field to enter the key word or phrase, such as, “Home Modification”.



Clicking on Item 3 in the figure above will start the search and one or more items will be listed as shown in the figure below.



Item 4 on the figure is a scroll bar which allows you to look through the hits of the keyword or phrase found. By clicking on the underlined title of the listed item, the browser will take you to the location within the website.

Maintenance Committee

Home Modification Application

All homeowners should be aware of the responsibilities of the association and individual homeowners with regard to exterior modifications of common

areas by homeowners and restrictions imposed by governing documents. This general summary is being provided as a policy guide and homeowners should refer to all governing documents for specific rules and restrictions. Under the Covenants, Conditions and Restrictions, all buildings and structures are deemed common area and are the responsibility of the association to maintain and repair, unless otherwise provided. The CC&Rs place responsibility on individual owners for maintenance, repair and replacement of their unit’s windows, doors, garage doors, private balcony and patio decks, electrical wiring, and plumbing and sewer systems contained within the walls of their unit and underneath the foundation slab. In order to maintain aesthetic uniformity in the complex and preserve property values, no exterior modification may be made to a unit without the prior approval of the architectural committee and the board of directors. That restriction includes but is not limited to: replacement of windows, doors, garage doors, and patio decks; the installation or replacement of screen or security doors, exterior light fixtures, satellite antennae, and air conditioning units; the tiling of decks, patios, balconies and stairways; and the installation or placement of any electrical or plumbing cable, pipe or conduit on the exterior of a unit, any interior modification such as removing bearing walls, adding doorways, gas line, electrical wiring or modifying the plumbing system. **In other words, residents may not do anything that alters or affects the exterior of their unit or the common area without first obtaining association approval.** Over the past 38 years, many exterior modifications to the common area and interior modifications that need a City of Huntington Beach permit have been made by homeowners, some of which were approved and some of which were done without the association’s knowledge or approval. Failure of a homeowner to obtain prior association approval can result in the imposition of a fine and removal of the modification and return of the common area exterior or illegal interior to its original design, all at the unit owner’s expense. Homeowners are notified that even if association approval is obtained, a unit’s owner (and its successors) is forever responsible for all costs to maintain, repair or replace any exterior modification, the cost to repair any damage the modification causes to the common area, any damages caused to any unit, and any legal costs incurred by the association to enforce its rights. If a modification causes damage to the common area, the association will conduct and monitor repairs to its standards and impose a special assessment on the unit owner for reimbursement to the associations for costs incurred to remedy the problem.

Wooden patio decks

The maintenance and replacement, which includes the painting, of the exclusive use wooden patio decking material is the responsibility of the homeowner not the association. If the flashing under the sliding glass door threshold is bad it is the responsibility of the homeowner to replace it, the entire sliding glass door frame would have to be removed in order to correctly replace this flashing. The stucco wall around the patio is the association's responsibility. Any potted plants on this wall need to have a dish under them to collect any excess water. Also any potted plants on, the association maintained, entryway wooden deck or stairs needs to have a dish under them to collect excess water. This excess water, when it over flows onto the wood, has a potential to cause the deck boards and the structural wood underneath to rot.

Gate System Committee

PARKING PASS APPLICATIONS

To speed up the handling of your application and issuance of a new decal, please be sure your application is completed in full and list ALL of your vehicles, including vehicles which already have a decal. Incomplete applications will be returned.

Also remember that you must return the old decal from any car that is sold or otherwise removed from your records. Non-returned decals are subject to a fee of \$100.00 each. Use a razor blade or other sharp-edged instrument to scrape the decal off your windshield and then attach to a piece of paper. Staple this paper to your new application or, if you are moving away from Broadmoor, give the decals to the Post Commander at the guard shack. (The guards are not allowed to remove the decals from your vehicles.)

Decals may NEVER be removed from one vehicle and placed on another. Fines will be imposed for any such violations. If a decal is stolen, the Board may request that the vehicle owner file a police report and provide a copy to the Board.

New tenants cannot receive parking decals until their landlord submits an Occupancy Change Form listing the new tenant's name and submits the accompanying \$100 processing fee. Non-returned decals from the former tenant will delay processing of your new tenant's application for decals.

Vandalism—Landscape Lighting



During Memorial Day weekend landscaping lights were pulled up from multiple areas in Broadmoor. We may have some pictures of the person on our pool camera, but would appreciate any additional information from witnesses.

If you have any information related to this vandalism, please report to Powerstone Management.

Pool Hours

Please be mindful of neighbors and adhere to the posted pool hours.

Sun-Thurs: 7AM to 10PM

Fri-Sat: 7AM to 11PM

Reminders

Pets

No pets are permitted to remain unattended while outside. Dogs must be leashed at all times when outside of the resident's unit. All pet owners are responsible for picking up their pet's excrement and disposing of it properly

Pets must not be left unattended on patios or balconies.

Condominium Unit Owner's Insurance

The associations strongly recommends that each homeowner carry condominium unit-owner's insurance with "building property" replacement coverage in a sufficient amount to replace the entire interior of your unit including any upgrades. Without such coverage, you leave a huge void in your insurance protection.

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
Chris Gray
Ron Lee
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Brown*
Garry Brown
Mike Carpenter
Jim Parrott
Annette Merriam

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
949-535-4496
Sylvia Mandujano,
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

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