

# The Broadmoor Breeze



July 2015

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

## President's Message

You CAN fight City Hall. Residents strongly responded to a proposal by the City of Huntington Beach Planning Department to rezone the 10 acres that Peter's Landing and Don the Beachcomber currently occupy. The City, looking for new revenue, proposed this area, plus three additional areas of the city to rezone and prepare an Environmental Impact Report. The City's proposal for rezoning would increase the density three times greater than what currently exists on the parcels. This would ensure taller buildings, up to 250 residential units, more traffic and a host of other impacts to the local community.

At a joint City Council and Planning Commission workshop held at City Hall on Monday, July 5th many members of the local community attended and voiced their opinions and concerns. These were residents from Sunset Beach, Surfside, Bayport and Broadmoor. The message to the Council members was loud and clear. We did not want high density development that would change the entire makeup of the local community. At the City Council meeting that followed the workshop, the Council made it clear that they heard us and voted to reject the Planning Department's proposal to rezone the Peter's Landing/Beachcomber site. Now if the property owners of Peter's Landing want to develop something different, they will have to start the process of rezoning themselves rather than the city doing it for them. Good news: We came together as a community with a single message. Better news: We fought City Hall and won!

## Ad Hoc Committee to develop recommendation for a children's play area and dog area:

Some property owners have suggested we designate an area for children to play within Broadmoor. This would be an exclusive area where they could play without fear of contacting animal waste. Also, the current exclusive dog area is popular and well used. This Committee would develop recommen-

## 2015/2016 Board of Directors

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dations to the Board as to how we deal with these needs and where to locate them. If you are interested in serving on this committee please contact me at [garry@coastkeeper.org](mailto:garry@coastkeeper.org). Thanks.

## Monthly Updates

### Special Assessment and Loan Ballot Measure:

An insufficient number of ballots were returned by homeowners to meet the threshold to count votes in favor of the loan ballot measure. Therefore, the association will not be seeking a loan on behalf of owners to finance the special assessment. On their own, owners may pursue a home equity loan or other financing options if they wish to finance their special assessment.

The special assessment is due and payable on September 1, 2015. Owners have the option to spread the assessment over 36 monthly payments. An option form has been mailed to all owners.

## Architectural Committee

A Home Modification Application needs to be submitted 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 and doors.
- 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 to a patio, wood, lattice, etc.
- Adding any material to or resurfacing of a private deck or patio.
- Adding a skylight or solar tubes to the roof.

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 for perpetually be responsible for all costs to maintain and repair these types of modifications that require City building permits, 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.

## **Maintenance Committee**

### **Aging Decks & Patios Could Spell Trouble for Owners**

The recent balcony deck failure in Berkeley which resulted in the death of Irish students reminds us that all unit owners need to consider the condition of their unit's patio and balcony decks.

As a general rule, the association is responsible for maintaining the exterior of all buildings. However, under our CC&R's, it is the owner's responsibility to maintain the integrity of the exclusive use decks, primarily by protecting the deck surfaces and underlying structure from water damage. If not correctly maintained, water can seep into the underlying structure that secures the deck and can lead to

dry rot. Dry rot is a fungus that results when unprotected lumber is exposed to water on a continuing basis and is never allowed to dry. Decomposition can occur very fast under the right conditions. Our decks are 35+ years in age. Decks are not intended to last that long, so it's likely you need to replace your decks if you have not already done so.

As an example, the attached photos show a second floor deck of a unit on Francois. Recently, the deck surface gave way. A previous owner had put plywood sheeting over an existing wood deck and improper flashing. The photos show the extent of dry rot damage to the structural boards below the deck surface. In a similar case in 2014, a leak from a tiled entryway on the third floor caused damage to the second floor homes below, resulting in \$27,000 of damage to key building structural members, which the upstairs unit owner had to pay.

Water proofing isn't forever. Good quality water proofing materials exposed to the elements may last 10 years with the correct care. Tiling placed over lumber patio decks, balcony decks or entryways is NOT advisable nor allowed in any common areas. Most deck issues reported are the result of tiling being installed over the years. Tile applied to any surface is never water proof. Grout joints are the first point of failure due to movement of the structure. Don't be misled -- tile grout is NOT water proof and will allow moisture to penetrate below the tiled surface. Due to tiling's hard surface, the damage underneath goes undetected for years.

In all of the cases brought to the association's attention to date, contractors have compromised the original developer's installed water proofing membranes with nails or screws or by merely installing tile over the original membrane. NO additional water proofing measures were taken. Some contractors installed concrete boards or new plywood and concrete board over the original installed water proofing or removed all of the old water proof membrane but did not replace it. The association advises all owners to consult with a professional such as Twin Construction if your deck surface is more than 5 years old.

To the extent possible the association is undertaking an inspection of each building's exterior common areas but exclusive use areas such as balconies and patios are not easily accessible to the association. Therefore, it is incumbent upon each unit owner to carefully inspect their decks and entryways as the unit owner has primary responsibility for the unit's decks. If the association becomes

aware of a potential issue, it will notify the owner, who should then consult with a professional contractor immediately. Maintenance committee members are available to assist owners who aren't sure what to look for. Just contact PowerStone and a committee member will contact you.

Owners receiving notification of an existing or potential issue, but who fail to take corrective action to begin restoration of the decks, are subject to the association making any necessary repairs at the unit owner's expense. These costs can be very significant as recent repairs have shown.



### **Website, Technology, & Communications Committee**

The "Contacts" tab on the Broadmoor website offers useful information when trying to identify individuals who can help you with specific questions. The Property Management tab gives phone and email addresses when you want to report a maintenance problem or if you have billing, assessment or escrow questions. There are a number of committees that have been formed to support the Board. Each committee has a chairperson and a members' list. If you wish to offer suggestions or have ques-

tions, the email address of the committee chairperson is listed under the Association tab. The Services tab lists the organizations and companies if



you have trouble with your cable TV, you feel the need to call the police, need refuse pick up or your pet needs medical care. Lastly, the Board has identified some vendors

which have been found to be reliable and whose costs are reasonable. You can find their phone or email addresses in the Preferred Vendors tab.

**July Board Meeting**  
**Date/Time: July 15<sup>th</sup> – 7 pm**  
**Where: Don the Beachcomber**

## 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](mailto:devans@powerstonepm.com)  
(949) 535-4510  
Sylvia Mandujano  
[smandujano@powerstonepm.com](mailto: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](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 the month along with monthly statements. If you have any suggestions or comments please email [Debra@fasbinder.com](mailto:Debra@fasbinder.com)