

The Broadmoor Breeze



August 2015

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

President's Message

I hope everyone is enjoying the summer. Many of us believe we do live in paradise. I would like to discuss a possible pending change that will affect you if you have children, visiting grandchildren or a dog(s). Most long-term residents are aware that the fenced area we currently refer to as Dog Park was originally a children's playground. Years back, the Board of Directors decided to terminate the use as a playground and planted grass where sand used to be.

There is a segment of owners that have voiced support for returning the dog park back to a play area. I created an Ad-hoc committee to look at bringing back a play area and also continue space for a fenced dog park. The proponents for this strongly feel there should be an area for children's play that is safe from animal waste. We are looking at options and costs.

First, the Board had a meeting with our insurance agent to better understand our policy. One of the many questions was, is a dog park more of an insurance liability than a children's play area? Our agent said both are liabilities, but that is why we have insurance. He said many HOAs have both an exclusive dog area and play area. We are not contemplating the purchase of playground equipment with HOA funds. Once an area is established, equipment could be a fundraising project.

The easiest and least expensive solution would be to return the dog park to a children's play area. Then, dedicate the area immediately behind and on the side between the fenced area and the back wall of the garages as the dog park. This would require some minor tree trimming, the removal of a bush at the entrance, a new gate and approximately 24 feet of 3 foot fencing. Another option would be to locate the dog park at the very end of the green belt (inside the wall at the corner of PCH and Admiralty). This would be more costly as more fencing and two gates would be required.

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

If you have any thoughts or opinions on this matter, please send me an email. Thank you.

Monthly Updates

Vandalism:

Being a gated community does not assure our safety or security, although it does act as a deterrent to entry by unauthorized people. Keep in mind, however, that our front gate personnel are only responsible for monitoring the entry of vehicles of residents, guests and vendors. These persons are not security guards. Therefore, it is up to all residents to be diligent when observing any suspicious activity in Broadmoor.

Over the past year, we have had at least seven vehicles broken into and personal items stolen from them. In almost all instances, these vehicles were left unlocked, which may lead to the conclusion that these break-ins were not by any professional thieves or roaming criminals, but perhaps by a guest of a resident or, even sadder to think, by a resident in our community.

We have also had numerous reports of three or four teenagers or young adults who have been observed on several occasions jumping the pool fence, using the pool and hot tub and even threat-

ening residents who confront them. We believe they are unmonitored guests of a resident.

In addition, a few months ago the complete row of plants along the outside wall at the deep end of the pool was sprayed with some sort of chemical which killed several plants and permanently damaged the rest. We believe this to be an act of vandalism by a resident.

In early July a resident noticed some teenagers/young adults removing three chairs and a bench from the children's playground and taking them over to the Moritz dock area. We have not seen those chairs since.

If you see any activity of this kind, please immediately call the Huntington Beach police, take a photo of the person(s) if you can do so safely, get the license plate number of any suspicious vehicles and call or send an email to PowerStone. Our community is only as strong as its members.

Peters Landing Re-zoning Proposal:

In an effort to increase tax revenues by encouraging development, in July the City of Huntington Beach considered a proposal to study and re-zone the Peter's Landing and Don the Beachcomber parcels and three additional areas in the city for high density development, including buildings up to 80 feet in height. Several Broadmoor residents and a Board representative attended the meeting at City Hall to voice their opposition to re-zoning and the impact it would have on our neighborhood and property values. Both the Peter's Landing and Don the Beachcomber parcels were deleted from the list of areas to be studied for re-zoning. No one should assume this issue is dead; the property owner of Peter's Landing can always submit a project that would require a zone change and the process could start again. In order to monitor any continued efforts by that developer, concerned residents can go to: hbagainsthd.webs.com. In addition, any questions can be directed to: fighthdpeterslanding@gmail.com.

Fob locks:

Our pedestrian gates, bathrooms and pool gate use battery operated fob locks, which track each user. If you hold your fob to the black face plate and hear several rapid beeps with a flashing red indicator light, it means that somehow your fob has been deactivated from that lock. If you don't get any beeps, then it means the batteries need to be re-

placed. In either case, please report the problem to PowerStone.

Dogs:

No dogs are permitted to remain unattended while outside and 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. Recently, there have been many violations and complaints of dogs off leash, so the HOA rules will be more strictly enforced and can result in \$100 fines after a hearing, with no "warning letters" or grace periods.

Board Meeting Agenda Topic: New Dog Waste Bags and Dispensers:

At the next Board meeting, Board members will decide whether or not to change doggie bag vendors. Our current vendor's dispensers only use their proprietary bags. The Board has found a vendor that will replace our bag dispensers at no charge and use generic bags at the cost of .0245 and .031 per bag depending on the bag choice. We are currently paying .065 per bag. These bags are commonly used in city parks and other HOA's and while they are not as "nice" as our current bags, they will get the job done at a significant savings to the association. Another benefit, the dispensers hold 600 bags vs 70 bags, so less man-hours refilling the dispensers. If it is decided to change, the new bags and dispensers will be introduced over the next few weeks. Please plan to attend the Board meeting if you would like to be involved in the decision.

Architectural Committee

With all the buildings getting new roofs, an Architectural Application is very important for any item going on the new roofs. This would include TV dishes, solar type tubes that allows light into your home, new crank open sky light, new venting system for fans in bathrooms that would need to penetrate the roof or anything else that would need to penetrate or be attached to the roof. With this application we will be able to check the installer for any damage they may have caused.

Maintenance Committee

New railings have been delivered for six addresses. These will be installed within the next three weeks. New railings are on order for eight other addresses; they should arrive in four to six weeks.

Twenty three new awnings have been ordered. They are scheduled to arrive and be installed by mid to late September.

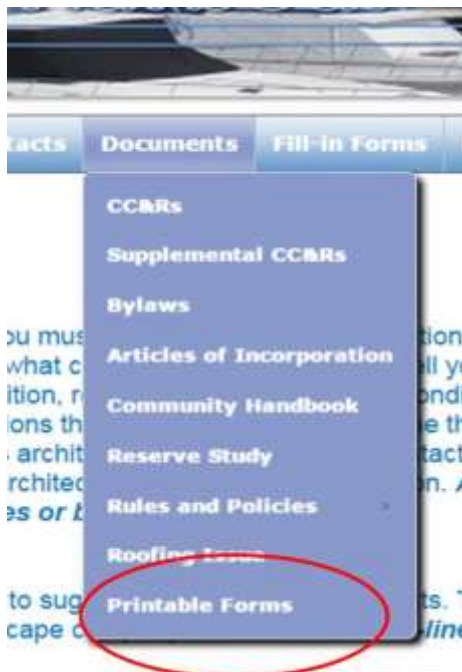
Seventy three raised sidewalks have been identified and four contractors will be submitting proposals. The Board, at the August meeting, will determine a plan of action.

A survey of all the waterproof stairs and entryways has identified eight sets of stairs that have a potential of leaking into the support structure below them. The Board, at the August meeting, will determine a plan of action.

Website, Technology & Communications Committee

There are five printable forms that most owners and/or residents will find useful and necessary while living here. These forms are a: 1) Home Modification Application used to obtain Board approval to make changes to your unit, 2) Landscape Request to request landscape improvements or report problems, 3) Occupancy Change for absentee owners who have tenants living in their units, 4) Parking Pass Application to identify your vehicles parked in the complex and obtain needed inside or outside decals for your vehicles, 5) Parking Extended Pass Application to request Board approval to park a vehicle in the complex while a guest is visiting or while a resident's garage is unavailable, e.g., during construction of their unit.

which saves trees and shoe leather walking the form to the various people required to agree or to achieve approval.



For your convenience, 4 of the 5 of these forms have electronic versions providing processing

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

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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
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Maintenance Committee

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Carlos Bosio
Hector Cano
Chris Gray
Bob Holtz

Website, Technology, & Communications

Bill Selfridge*
Mike Carpenter
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* = Chairperson

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt

Debbie Evans
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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 debra@fasbinder.com