

The Broadmoor Breeze



August 2016

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

President's Message:

Things appear to be going smoothly at Broadmoor. I wish you a continued beautiful summer as we have been blessed with great weather.

We need to discuss the roofing project. Since we are finding so much wood damage under the old roofing system, we are replacing much more wood than we anticipated this translates to more labor & costs. Also, rather than purchase the less costly galvanized metal spark arresters on the chimney tops, we chose to replace them with copper so their useful life will be substantially longer. My point is that we are 3-5% over budget at this point in the roofing project. We are watching like a hawk all expenses on the roofs. Annette maintains a flow chart of costs and cost comparisons on each building.

Now, there is a new issue that must be addressed. Skylights are to be replaced at the expense of the HOA only IF they are "structurally compromised". This does not mean skylights are replaced if only the glass is clouded. The skylights are double paned and, in time, the seal breaks and allows air to get between the panes. This causes clouding, but there is nothing structurally deficient with the Skylight. More and more owners are demanding new skylights. It is not in the roofing budget to replace more than a few on each building. If you are willing to pay for a new skylight, it can be arranged, but the HOA simply cannot replace all the skylights.

Last month the Board adopted a new budget and an updated reserve study.

This Board of Directors is committed to trying not to raise assessments until the roofs are complete. We are living within our budget and are trying to finish the roofing project within budget. So please don't ask for new skylights because the glass is cloudy, unless you want to pay for them.

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

On the landscape front, as we begin a new fiscal year we will have a new Landscape Committee Chairperson, Lanny Carpenter. I want to thank Catherine Lee for her great work leading the landscape improvements for the past year and one-half.

With the construction work completed at the end of Grimaud, we learned something new—we do not own the beach! We had the understanding that the beach belonged to the HOA. We just learned that the developer of Broadmoor conveyed ownership of the beach to the City of Huntington Beach. This begs the question as to why we maintain the ramp that goes the Dock A, which now belongs to Peter's Landing. In addition, why is the State Lands Commission demanding the HOA to pay to lease the public access of the dock ramps? We will unravel this new dilemma.

Have a great August!

Garry Brown

Monthly Updates

Architectural Committee

Satellite dishes

If you are going to install a satellite TV 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. Now when a satellite TV dish installer comes in the front gate to install a dish the installer or the front gate guard will fill out a form with the installation address so Lang Roofing will be able to check the condition of the roof after the install. The homeowner will be liable for any damage to the roof tiles and/or any cable penetration damage.

Working Hours for Contractors

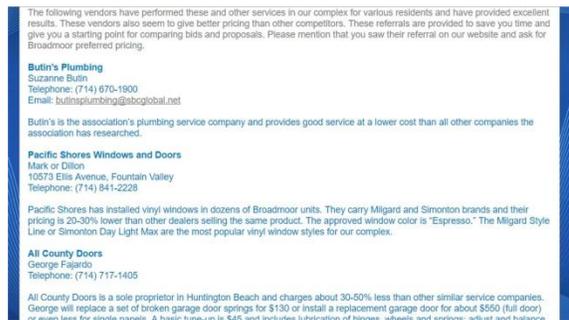
Please be considerate of neighbors and adhere to contractor working hours. Monday – Saturday are 7 AM to 5 PM no construction on Sundays. This coincides with the City of Huntington Beach rules and regulations. Please contact Amanda at Powerstone Management with any complaints of homeowners in violation.

Website, Technology, & Communications Committee

There are occasions that residents will need to have something fixed and will need to find someone capable and reliable to call. Our association board and PowerStone, our Property Management company, has had many occasions to seek vendors to perform tasks that are either requested by residents or are needed for our community. The website has provided



this type of information for you online as shown in the figure above. The board-recommended vendors were selected from the many competing vendors due to the quality of their products and services they provide. It is suggested that if you mention that you heard about them from the Broadmoor website, which reflects the Board of Directors' recommendations, the chosen vendor will likely provide a discount. These special vendors are listed along with their telephone numbers in the figure below, or you can find them on the broadmoorhh.com website.



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

Next Monthly Board Meeting is Wednesday, August 17th 7PM at Don's 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
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