



# The Broadmoor Breeze



August 2017

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

## President's Message:

It is the middle of August; our precious summer is quickly fleeting. I hope you are appreciating the great climate. Walk on the beach or out on the pier at least once this summer.

I want to bring to your attention to how lucky we all are to have Annette Merriam serving on the Board of Directors of the HOA. From observations, I have concluded that every HOA should have a forensic accountant on the board. We could not afford to hire one so we are getting the benefit of Annette's talents as a volunteer. Just to give you some examples, in drilling down in billings from water bills she discovered that the guard shack has been billed as a single family residence for trash pick-up (\$20 a month) since Broadmoor was built and City of Huntington Beach agreed to a \$1600 credit. Also, Broadmoor used to have an additional trash container that was removed several years ago. It was found that we were still being billed for it and Rainbow disposal agreed to a \$16,000 check reimbursement. Today, we are enjoying better cable television with more selections at less cost to the HOA. She has also made extensive modifications to improve and more accurately show how our financials are a useful tool to account for and track HOA business. In addition to a spreadsheet of complex overall water consumption compared on the monthly basis, Annette developed and maintains a cost spreadsheet as each building is re-roofed and she watches every expense with an eagle's eye.

Bill Selfridge, another unsung hero volunteer who manages the HOA website, records all the parking decal transactions, citation reports. Thank you Bill!

## 2017/2018 Board of Directors

<b>President</b>	Garry Brown <a href="mailto:garry@coastkeeper.org">garry@coastkeeper.org</a>
<b>Vice President</b>	Chris Gray <a href="mailto:dcgray903@verizon.net">dcgray903@verizon.net</a>
<b>Treasurer</b>	Annette Merriam <a href="mailto:amerr38388@aol.com">amerr38388@aol.com</a>
<b>Secretary</b>	Ronald Lee
<b>Grimaud Rep</b>	Robert Sebring

You may not realize that Broadmoor is only one of a few HOA's that directly employs a maintenance staff, rather than contracting all maintenance to outside sources. In theory, we are saving substantial dollars and residents are benefiting by faster response to needed repairs. The entire board is active in monitoring the maintenance staff. We must better quantify if the theory is reality.

The electrical cabinet doors have arrived to the contractor we have hired to replace the broken (and one missing) doors. This will begin next week. I hope you are enjoying the much improved water quality of the spa. Sorry it took so long to get it up and running. The Landscape Committee continues to be active with a monthly walk-through and meetings and constant vigilance over the landscape contractor.

If you have nothing planned for next Wednesday evening, August 16<sup>th</sup>, attend the Board meeting. We welcome your opinions (just be nice). Though I bragged about Annette in this letter, Ron Lee and Chris Gray both invest an incredible amount of work. You are fortunate to have these three on the Board working for you—Volunteering!

All the best,

Garry Brown

# **Monthly Updates**

## **Architectural Committee**

**Several types of Home Modifications are strictly prohibited in the CC&Rs.**

Exterior projections of any type, which includes any type of canopy or trellis on balcony or patio (Article VIII, Section 5)

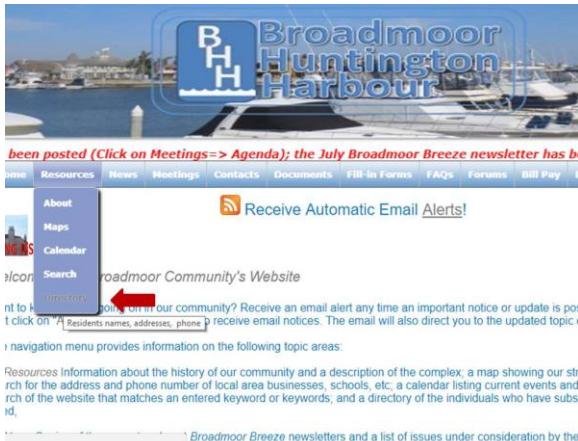
Aluminum foil, or similar material, either inside or outside of any window (Article VIII, Section 15)

Any structure or planting which interferes with the established drainage system (Article VIII, Section 16)

Glass, screens, or any other material to enclose a balcony (Supplementary CC&Rs)

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

The website maintains a directory of subscribers who opted to list their names and addresses. The figure below shows the “Resources” pulldown menu that contains the resident “Directory”.



On clicking on the pulldown menu item, the directory is displayed, which also contains a scroll bar on the right hand-side of the window containing the

directory information, as shown in the next figure.

The image shows two screenshots of a website. The top screenshot is the homepage of 'Broadmoor Huntington Harbour', featuring a large blue logo with the words 'Broadmoor', 'Huntington', and 'Harbour' stacked vertically, with a small boat icon integrated into the letter 'B'. Below the logo is a photograph of a modern residential complex. The bottom screenshot shows a 'Directory' page with a table listing 148 subscribers. The columns include Email Address, Last Name, First Name(s), Address, and Phone number. The table lists names such as Ascenso, Biles, Blodgett, Bolen, Boyd, Brown, Campbell, Garry, Diana, Hensley, and Conrad, along with their respective addresses and phone numbers.

One occasion in which the directory would be useful is when a resident wishes to apply to the Board of Directors for approval of a modification to their unit. A Home Modification Application is available at the main gate guard house, or you can print it from the website by selecting Documents => Printable Forms. The list of printable forms contains the Home Modification Application as one of the forms, as shown in the figure below.

The screenshot shows a real estate website for Broadmoor Huntington Harbour. The header features a large blue logo with 'BHH' and the text 'Broadmoor Huntington Harbour'. Below the header is a photograph of a modern house with a red-tiled roof and a stone facade. The navigation bar includes links for Home, Resources, News, Meetings, Contacts, Documents, Fill In Forms, FAQs, Forums, Bill Pay, and Logout. A sub-section titled 'Home Modification Application' is highlighted with a blue box. It contains text about the application process, mentioning PRIOR Approval from the association's Board of Directors, and provides a link for an alternate online form.

Section 3 of the Home Modification Application requires that the applicant's neighbors agree with the proposed changes (see the following figure).

<b>SECTION 3 - NEIGHBOR NOTIFICATIONS</b>	
The intent is to advise the owners/neighbors located across from, above, below and on both sides of your unit of the proposed modification. Failure to obtain a neighbor's approval does not necessarily mean your request will be denied, but will be seriously considered due to legal implications.	
<b>Enter NA for any data entry field which is not applicable.</b>	
<b>Neighbor 1 Location:</b> Across From *	<input type="text"/>
<b>Neighbor 1 Address:</b> <input type="text"/>	<b>Neighbor 1 Name:</b> <input type="text"/>
<b>Neighbor 1 Phone:</b> <input type="text"/>	<b>Neighbor 1 Email:</b> <input type="text"/>
<b>Neighbor 2 Location:</b> Above *	<input type="text"/>
<b>Neighbor 2 Address:</b> <input type="text"/>	<b>Neighbor 2 Name:</b> <input type="text"/>
<b>Neighbor 2 Phone:</b> <input type="text"/>	<b>Neighbor 2 Email:</b> <input type="text"/>
<b>Neighbor 1 Agree:</b> <input type="checkbox"/>	
<b>Neighbor 2 Agree:</b> <input type="checkbox"/>	

Having a directory of residents' phone numbers and email addresses makes it simpler to contact your neighbors to complete your application.

## **Maintenance Committee**

The drains near the Starbucks gate were clogged and it was discovered than someone had dumped some type of concrete material in the storm drain..please monitor your repairmen or contractor and watch that they properly dispose of construction materials.

## **Pest and Rodent Control Service**

Effective 8/10/2017 Payne Pest Control has been replaced by Fenn Pest Control.

They recommended that 75 rodent bait stations were needed at Broadmoor (we had 45) and at a little less cost our previous monthly contract.

## **Paid Advertising**

For advertising info: [broadmoorhh.com/newsletter](http://broadmoorhh.com/newsletter)

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

Next Monthly Board Meeting is Wednesday, August 16th 7PM at Don's the Beachcomber

## **Committees and Contact Info**

### **Architectural**

Chris Gray \*  
Barbara Blodgett  
Bob Giovanni  
Joie Koenders  
David Price

### **Landscape**

Diana Boyd  
Ellen Orange-Brown  
Garry Brown  
Lanny Carpenter  
Catherine Lee  
Stefan Steinberg  
Cynthia Wityak

### **Parking Committee**

Jim Parrott \*  
Chris Gray  
Ron Lee  
Ellen Orange-Brown  
Bill Selfridge  
Stefan Steinberg  
Bill Wong

### **Gate System**

Ronald Lee\*  
Robert Szablak

### **Reserve Study Task F**

Ellen Orange-Brown\*  
Garry Brown  
Chris Grey  
Annette Merriam  
Jim Parrott

### **Website, Technology Communications**

Bill Selfridge\*  
Ron Lee  
Annette Merriam

**\* = Chairperson**

## **Other Useful Contacts**

**Broadmoor Front Gate**  
(562) 592-4213

**Broadmoor's Property Mgmt.**  
Amanda Porter,  
[apoter@powerstonepm.com](mailto:apoter@powerstonepm.com)  
**949-535-4496**  
Sylvia Mandujano,  
[smandujano@powerstonepm.com](mailto: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](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 month along with monthly statements. If you have any suggestions or comments please email [amerr38388@aol.com](mailto:amerr38388@aol.com)