

The Broadmoor Breeze



August 2023

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

President's Message

And she'll have fun fun fun

'Til her daddy takes the T-bird away

(Fun fun fun 'til her daddy takes the T-bird away)

Summer is in full gear and our private Paradise Broadmoor Huntington Harbour is hitting on all cylinders. A few seagulls and ducks are back enjoying the lagoon, we have updated our entrance area near the guard shack and we are finishing up the remaining stand-alone garage roofs. We have passed our fiscal 2023/24 budget and, although a small increase was required, we kept that increase to less than half of the actual inflation cost increases our vendors passed on to us.

Since our last newsletter a few items have popped up that impact the entire community: The board completed a task started over two years ago to update the *Community Handbook* (last revised in 2010) and implemented a new Compliance and Fine Policy from 1978. There was very little concern or discussion on any updates other than the rule concerning playing music in the common areas (including the pool & tennis/pickleball courts). Although excellent points were made about common courtesy and cooperation amongst many of our residents, it was decided not to allow "amplified music" anywhere in the common areas. This is to help maintain consistency for residents of units that are directly impacted by the existing noise levels associated with normal pool and court usage levels. Even with no music, we are still trying to find ways to mitigate the additional noise generated from the pickleball courts to further help some neighbors directly impacted. Stay tuned on this issue as we look for solutions.

The board has a meeting scheduled with our attorneys for late August to continue work on the CC&R restatement effort. As mentioned before, our governing documents are so outdated and inconsistent with current civil code that they will be entirely discarded and completely new CC&Rs and bylaws will be drafted, making it impossible to simply redline our

old CC&Rs or just amend certain sections. Much of the required revisions will contain boilerplate legal jargon that falls under the Davis Sterling Act. The remaining portions will clarify in more clear and concise language policies that all boards have been following these past decades. The new CC&Rs will also eliminate as best as possible ambiguities and uncertainties not specifically addressed back in 1977 including: the authority of the board to approve A/C condensers in common area, to confirm homeowner's ability to request approval to enclose balconies, and to provide low-cost internet and cable TV service to residents. While each of these examples has been the subject of recent legal challenges by one homeowner, and successfully upheld in a court of law, the restatement will help assure such frivolous challenges cannot be brought in the future. The restatement will also recommend the removal of language referring to community ownership of docks and other items that no longer apply to our community. All owners will have an opportunity to review the first draft and a Town Hall will be held to address and explain any owner's concerns. After board has a chance to digest the suggestions and input from the community the members will decide whether to approve the final draft as presented by mail-in VOTE.

The only other big community project is the condition and what to do about our private streets in our community. The board is still researching options and will be asking for bids over the next few months. Thanks again to everyone for your support. The board continues to work diligently to keep Broadmoor Huntington Harbour a true Paradise in SoCal.

Ben Goldberg

Assessment Increase

The monthly assessment increases \$19 from \$623 to \$641 per month. Please be sure to adjust any automatic bill payments for Broadmoor effective September 1, 2023.

Community Handbook

The last edition of the Community Handbook was written in 2010 and many of its provisions are now outdated and inconsistent with many current rules and policies. A new Handbook (updated July 2023) has been approved by the board and is available on the association's website under the Documents menu tab. All residents are encouraged to review the Handbook.

One new rule has been adopted: Amplified music is not permitted anywhere in common area, including the pool area and the tennis/pickleball courts.

Anchors Aweigh!

For 45 years, the anchor at the entrance gate to Broadmoor has laid dormant in a reclined position with little notice by most residents and visitors. After a renovation project headed up by Director Beck-Hammoud, the anchor is now prominently displayed along with an anchor chain previously hidden near one of the dock gates.

Broadmoor's relic is a classic stockless, fluked anchor first patented in England in 1821 and typically used on wooden sailing ships. Our anchor weighs 3,000 lbs and its chain 1,000 lbs. The anchor will now become an iconic symbol of our community.

Standalone Garage Re-roofing

The re-roofing of the final standalone garages has recommenced and should be completed in the next couple months. The roofing company has found the waterproof paper is worn and brittle and well beyond its useful life. In addition, the roofer has had to replace dry-rotted or termite damaged sheathing on most garages, as approved by the City building inspector during the sheathing inspection. After the garages, the pool house building and towers will be re-roofed.

Obey the Law: Leash Your Dog and Scoop the Poop!

There is a continuing problem in Broadmoor with dog owners allowing their dogs to run free unleashed, primarily on the grass hills along Bordeaux. The

community rules and the City of Huntington Beach law prohibits unleashed dogs outside in common areas. Please cease such activity immediately.

Another issue is owners not picking up their dog's waste in not only landscaped areas but also sidewalks and streets. There is no excuse for not cleaning up after your pets.

Why is this so important? Besides being unsightly and smelly, animal waste can be hazardous to the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. Pet waste attracts rodents and vermin, who may use it as their primary food source. Homeowners can step in waste and track it into their homes. Harvest Landscape complains that dog poop clogs their mowers and droppings are spread over large areas of grass by their equipment blades. Be a responsible pet owner, do the right thing and clean up after your dog.

If you see someone not scooping the poop or an unleashed dog in common area, politely remind the owner to do the right thing, or report it to Powerstone. Pictures are helpful to help identify the offending resident. Violators will be fined for non-compliance.

Skylight Cleaning; Bird Deterrents

A few homeowners have requested permission to access the roof areas to clean their skylight or install bird deterrents above their roofs. While the association does not permit residents or their vendors to access the roofs, Craig Roofing will perform the services below while it is here repairing tiles during the next few months. If you are interested in any service, please contact Michele Rossi, at mrossi@powerstonepm.com. No HMA approval is required.

- Skylight cleaning – \$25 each
- Install 6" Bird-X strips – \$9.50 per ft, 10 feet minimum (materials and labor)
- 18" Solar Head Rotating Owl Decoy – \$110.00 each (materials and labor)



Please Close Pedestrian Gates Securely

When entering and exiting the complex and pool area through the pedestrian gates, please be sure the gate closes securely. As a courtesy to neighboring units, try to ease the gates shut instead of letting them slam closed.

BOARD OF DIRECTORS 2023/2024

President: Ben Goldberg
Vice President: Suzanne Beck-Hammoud
Treasurer: Annette Merriam
Secretary: Ronald Lee
R-1 Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Danielle Kirby
dkirby@powerstonepm.com 949.594.1620
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$59 of the monthly assessment includes 300Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

HUNTINGTON BEACH POLICE

Front desk/noise complaints: 714.960.8811
Parking control (non-emergency): 714.960.3998 ext #0

REPUBLIC SERVICES (trash and recycling):

Monday to Friday 7:30A – 5:00P: 714.847.3581

ORANGE COUNTY ANIMAL CONTROL

Monday to Friday 8:00A – 5:00P: 714.935.6848
After hours: 714.935.7158

The **Broadmoor Breeze Newsletter** is posted by the 15th of each month on the association's website www.broadmoorhh.com. A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to the Powerstone property manager.

Email alerts: Always be up to date with important association information by signing up for automatic email alerts on the website.

BROADMOOR COMMITTEES

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)
Condominium Board Members

Architectural Committee (Grimaud R-1)
R-1 Board Member

Architectural Advisory Committee (Condos)
* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Architectural Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
Michael McCoy
Peter Francis
Michael Levitt
Paul Villa

Inspector of Election
Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee
* Melanie McCarthy
Kim Hendrix
Kathy Turner
** Suzanne Beck-Hammoud

Parking Committee
* Jeff Pennington
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee
Chris Gray
Stefan Steinberg
** Annette Merriam

Social Committee
* Julie Mann
Susan Bennett
Denise Faulkner
Arlene Ferguson
Betty Schmicker
** Suzanne Beck-Hammoud