

# The Broadmoor Breeze



September 2015

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

## President's Message

We are enjoying the beautiful summer weather at Broadmoor, even though it is a little hot at times. Though the drought continues, our landscapes do not have to mimic the Arizona desert. The Landscape Committee, working with Harvest Landscape, our contractor, is undertaking a comprehensive study of the Broadmoor complex. Dividing it into four quadrants, we are looking at the plant pallets of each and determining which plants are inappropriately planted for the site and determining what plants would be more advantageous to plant based on looks, water use and size at maturity. The irrigation systems will also be studied to determine what can be replaced with drip systems or more efficient sprinkler heads.

The HOA cannot afford to completely retrofit our irrigation system or even large sections, but we can make changes station by station by selecting more efficient systems that are matched to the plant pallet of a growing bed. We can then install a pressure reducer to support a combination drip system and low-pressure sprinkler heads, rather than the full pressure system we currently use. This process will take time and will include not only irrigation system changes, but an introduction to more drought tolerant plants.

The Landscape Committee advertised for bids for a new annual landscape contract. After receiving and reviewing four bids from other landscape contractors, the Landscape Committee voted unanimously to recommend to the Board to approve the Harvest Landscape contract. It includes an increase from 1 ½ full-time workers to 2 full-time. It also includes trimming the wall around the complex three times each year and tree trimming. This will be on the Board's agenda at the September meeting.

On another subject, for anyone that promoted the idea that we did not need to replace the roofs, I invite you to see the video Lang Roofing shot of the last building done. It has been by far the worst roof we have found; excessive water damage, dry rot damage and termite damage. Much of the wood

## 2015/2016 Board of Directors

<b>President</b>	Garry Brown garry@coastkeeper.org
<b>Vice President</b>	Chris Gray dcgray903@verizon.net
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underneath had to be completely replaced. This repair substantially exceeded what previous roof replacements have cost. We will be discussing this circumstance at the September Board meeting as well.

On a positive note, I want to conclude by acknowledging and thanking all the volunteers that are serving on our Committees. We are seeing the results; the entry system at the guard gate has been vastly improved and at a cost savings; vehicle parking enforcement is active; as stated above, our expanded Landscape Committee is very productive; our Maintenance Committee is so ambitious that it is overwhelming the Board with projects to approve (or not due to lack of funds); soon dog owners will be seeing new doggie bags that perform the same job but at a 63% savings. Another sign of all this energy is that the August Board agenda book that PowerStone prepares for the Board members was 427 pages! It has to be a record.

## Monthly Updates

Looking ahead - Capital Improvements / Roof Assessment:

Tax rules let you add the cost of capital improvements to your cost basis (but not the cost of repairs) upon the sale of your home. Examples of

capital improvements: New roof, renovations, additions and other upgrades.


Add the cost of significant capital improvements you made over time. All these improvements will increase your cost basis and therefore lower your potential tax liability. Hopefully, you keep good records because these can add up!

## Website, Technology, & Communications Committee

### Advertise in the Newsletter:

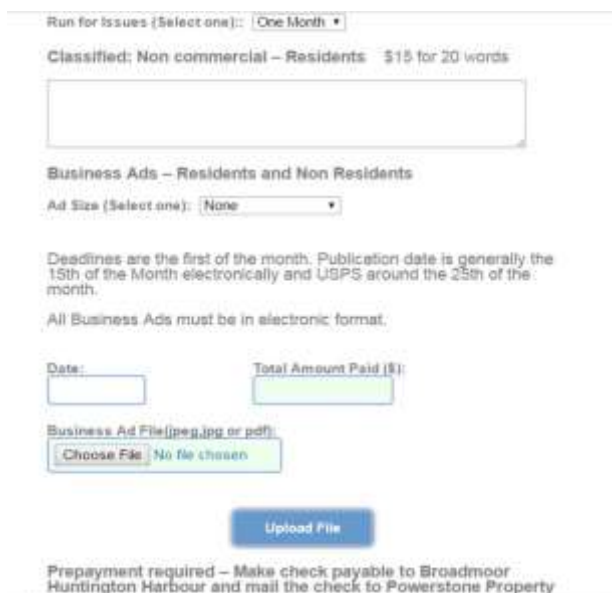
The Board has recently given approval for residents to place personal or business advertisements in the newsletter. To support this endeavor, an online form has been placed on the website. Access to the form is located on the News=>Newsletters tab.

### BROADMOOR BREEZE NEWSLETTERS

 Advertising Order can be made using an online form to advertise in the Broadmoor Breeze newsletter. All business ads must be uploaded to the Broadmoor's web server as either a .jpg, .jpeg or .pdf file prior to printing a completed hard copy of the form.

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After clicking on the "Advertising Order" link, you'll enter your particular personal information and then the information about your advertisement. For business ads, you'll need to upload a picture or information in a portable data format (.pdf), such as a



The screenshot shows a web form for advertising in the Broadmoor Breeze newsletter. At the top, it says "Run for Issues (Select one):" with a dropdown menu set to "One Month". Below that, it states "Classified: Non commercial - Residents \$15 for 20 words" and has a large empty text box for the ad content. Underneath, it says "Business Ads - Residents and Non Residents" and "Ad Size (Select one):" with a dropdown menu set to "None". There is a paragraph of text explaining deadlines: "Deadlines are the first of the month. Publication date is generally the 15th of the Month electronically and USPS around the 25th of the month." Below that, it says "All Business Ads must be in electronic format." There are two input fields: "Date:" and "Total Amount Paid (\$):". Below these is a section for "Business Ad File (jpeg, jpg or pdf)" with a "Choose File" button and "No file chosen" text. At the bottom of this section is an "Upload File" button. At the very bottom of the form, it says "Prepayment required - Make check payable to Broadmoor Huntington Harbour and mail the check to Powerstone Property".

scanned image. Next, click on the "Print Hard

Copy" button and send the printed form along with your payment to PowerStone Property Management.

Advertise your business/professional services for as low as \$35 for business cards. Residents can advertise noncommercial "For Sale" items for \$15 for 20 words. Deadline for submission is the 1<sup>st</sup> of each month.

Check out all rates on the Broadmoor Huntington Harbor website at [www.Broadmoorhh.com](http://www.Broadmoorhh.com) and choose the "Newsletter" tab to fill out the form and submit online.

### New community Facebook page:

Great news! Our community has a new Facebook page. On Facebook, search for "Broadmoor Huntington Harbor" and then request to join the group. Once accepted you will then be able to post and see posts from others in the community. This is a closed group and only resident members can see what's posted.

Want to start a neighborhood Bunco, Poker or game night group? Want to suggest/organize a progressive dinner, pot luck party, etc.? This is the place! This is not a political page. It is not a page to complain. It is ONLY for neighborhood announcements and/or social activities.

Examples of other things it can be used for;

Baby/pet sitter contact information, recommendations for everything from window washers to doctors, items for sale, things to do in the area, lost & found items, walking groups, etc., etc.

If you do not have Facebook access but still want to be notified of what's posted, send your email address to the Editor (who will be the administrator of this page) at [Debra@fasbinder.com](mailto:Debra@fasbinder.com), who will then forward you a copy of what's happening on a regular basis.

Let's get involved and meet our neighbors!

## Maintenance Committee

### Skylight cleaning:

The Board sympathizes with anyone with bird droppings on their skylights. This is a big concern as most units have skylights, except the lower units on the stacked condos. The seagull population has been unusually large this year. The seagulls prefer

to nest around our skylights or the fireplace chimneys. It is illegal to disturb a nesting bird family in California. If there is a family of seagulls, they all leave their droppings in the same vicinity. Lang Roofing has observed the birds' nesting areas and their white droppings all over the Broadmoor roofs.

Due to the damage vendors may cause to our roofs and tiles, the association does not permit access to the roofs by window washers or other maintenance companies. Lang Roofing will clean a unit owner's skylights, but at a charge to the homeowner (likely 1 to 2 man-hours for set-up, access, cleaning, and the danger involved). If you desire Lang to clean your skylight, please contact Amanda Porter at PowerStone, who will arrange for the cleaning and charge to your unit.

Once a skylight is cleaned there is no guarantee that the same mess will not be repeated the next day. As Lang Roofing re-roofs each building, every skylight is removed, new flashing and a gasket are installed, the skylight is thoroughly cleaned and then reinstalled. With the projected El Nino this winter, hopefully nature will do its part to help clean all of our skylights.

#### LED replacement of fluorescent 2 and 4 pin bulbs:

If you have a fluorescent lighting system in your home that requires the use of either a 4 pin or 2 pin fluorescent bulb and have been frustrated with their performance, you will be excited to know there are LED replacements that perform far better and can last 20 years.

The fluorescent light bulbs that we purchase from the local big box stores do not last as long as advertised and dissipate in lumens as they age. LED 2 and 4 pin replacement bulbs are not currently available through the big box stores.

We have recently identified a source that can provide a direct LED replacement for both 2 pin and 4 pin fluorescent bulbs.

If you are interested you can reach Alex Banuelos at 951 970-4227. Alex is an associate of Blanchard Associates. He represents several manufacturers and has access to numerous products related to LED lighting.



## 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 \*  
Carry 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

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) 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 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](mailto:debra@fasbinder.com)