

The Broadmoor Breeze



September 2023

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

President's Message:

Nobody on the road, Nobody on the beach,
I feel it in the air, The summer's out of reach....

Labor Day is in the rearview mirror and Halloween and the rest of the holidays' are coming into focus. Of course, we live in Huntington Beach (Surf City USA), so we have sunny skies and great weather to look forward to for months to come.

The pool will remain heated for our enjoyment until the end of October, with the Jacuzzi available all year-round. We had a late start to sunny weather, so we may be in store for an extended summer into November, but we won't know until we know.

The final stand-alone roofs should be finished by the end of September and the repairs to broken tiles from fumigation on residential units by the end of October. Also, we should be posting our first CC&R restatement draft in the coming weeks.

As stated in the past, most of the restatement is to bring our 45-year-old CC&R's in compliance with Davis-Stirling and current laws. There will be some specific issues to Broadmoor Huntington Harbour HOA and will clarify some of the ambiguous language. We look forward to having the entire membership look over the CC&R's Draft and then we will schedule a town hall with legal to answer questions and discuss possible changes to the sections that aren't subject to Davis - Stirling Act or California Law.

We are also trying to tie up some of the flooding issues through new drainage and other mitigations to help us get ready for the next rainy season while we have sunshine to work under. We hope to have all projects (other than something new that we aren't aware of) completed and cleared away before Halloween. We are looking forward to enjoying our holiday season with family and friends without the inconvenience of heavy equipment running around our community.

On behalf of the board, we thank all of you for your continued support and patience while we wrap things up. It's always a great feeling to live in our own private paradise we call Broadmoor Huntington Harbour.

Ben Goldberg

Assessment Increase (Correction to August newsletter)

Effective September 1, 2023, the monthly assessment increased to \$632. The August newsletter erroneously stated that the assessment increased to \$641 per month. We apologize for any inconvenience.

Earthquake Insurance- 122 % rate increase

Due to unprecedented increases in the reinsurance market for natural disasters in California and across the nation, Broadmoor's earthquake insurance renewal is Sept 1 2023 and is projected to increase 122% from \$63,482 to \$140,874. Also, the policy limit coverage dropped from \$25M to 15M. This equates to \$1.60 per thousand dollars of coverage to \$9.39 per thousand dollars of coverage.

Broadmoor has carried earthquake insurance since 2018 and the annual cost per unit was \$164. Last year annual cost per unit last year was \$265. This new quote is \$577 annual cost per unit. It would reflect an annual increase from \$22 per month per unit to \$48 per month per unit. (\$26 per month per unit increase)

The board will be discussing earthquake insurance renewal and options at this month's board meeting.

September Board Meeting

Wednesday, September 20th 6:00PM

Calvary Chapel of the Harbour

4121 Warner Avenue.

Huntington Beach.

All homeowners are encouraged to attend.

Reminder: Broadmoor Pool Rules for Children

Children under 14 years old must not use the pool area unless they have constant adult supervision.

Children under 14 years of age are not allowed in the hot tub at any time.

Please refer to Broadmoor Huntington Harbour Website (broadmoorbhh@com) for complete set of rules in community handbook

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 he is here repairing tiles that were broken during fumigation process. He is scheduled to start late during late September and October. 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.

Community Handbook

A new Handbook (updated July 2023) has been approved by the board and is available on the association's website (broadmoorhh.com) under the Documents menu tab. All residents are encouraged to review the Handbook.

Another Reminder: 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

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)
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
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