

# The Broadmoor *Breeze*



October 2012

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

## SECURITY AND SAFETY

It was reported at the September Board meeting that there was a burglary at a unit on Grenoble. Please remember to secure all your windows and doors if you are not home. Keep your eyes open and be aware of anyone looking into units or acting strangely. It was also reported that children are jumping the exterior walls. The Board will look into the cost of installing additional Sheppard's Hooks for the exterior walls.

## YOUR 2012/2013 BOARD OF DIRECTORS

<b><u>President:</u></b>	Jim Parrott
<b><u>Vice President:</u></b>	Carlos Bosio
<b><u>Secretary:</u></b>	Ron Lee
<b><u>Treasurer:</u></b>	Ellen Orange-Brown
<b><u>Grimaud Rep:</u></b>	Robert Sebring

## HIGHLIGHTS FROM THE SEPTEMBER BOARD MEETING

### Administrative

Appointment of owner to Communication Committee.

Board approved the Minutes of August 14, 2012, and redacted version is included with this Newsletter.

Management will confer with insurance company regarding insuring vendors' vehicles as part of the HOA's general insurance coverage.

Board is working on pricing and service of "Bulk Cable."

### Landscaping

Board approved new Landscape contract with Harvest Landscape to begin on October 15, 2012, Introduction letter from Harvest will be available at the Guard's Gatehouse to any interested party.

### Facilities

Paving proposals have been received and the Board will continue their efforts to modify standards and negotiate prices.

Contract for roof repair on Francois was approved.

Estimate from Superior for installation of ground loops was denied as the gate is in good working condition.

Board continues to work with vendor on Key Fob gate access throughout the Community.

Board approved the revised proposal for railings.

Board signed chimney cap contract.

Board discussed options to keep out trespassers.

All concrete grinding proposals have been denied. Paco will rent a grinding machine and do the grinding himself.

Final decision regarding the purchase of a grinding machine will be tabled until Paco can give his report to the Board.

Plumbing proposal was denied as repairs were made by Paco.

### Financials

When funds at Smith Barney mature, Board will open CD at bank giving best rates.

Any unused operating funds will be transferred into the reserves at year end.

### Architectural

Architectural Committee recommended the approval for three (3) applications. Board approved these applications.

### Parking

The Board continues to discuss Parking Decal Policy.

## HOMEOWNER ASSISTANCE WELCOMED

The Board wishes to thank homeowners for some great suggestions at the September 11th meeting. In response, a list of some of the more important issues facing the Board is enclosed with this Newsletter. Please read it over and see if you want to render some assistance.

## COMMITTEE ROSTER

Architectural: Chris Gray, 3299 Moritz-Chair

Events & Recreation: Don Kujat, 3251 Moritz-Chair

Landscape: Susan Conrad, 3211 Moritz; Michael Carpenter, 3267 Moritz; Ellen Orange Brown, 16485 Tropez

Maintenance: Chris Gray, 3299 Moritz; Carlos Bosio, 16416 Martin-Chair

Parking: Carlos Bosio, 16416 Martin; Jim Parrott, 16477 Tropez; Edith Wilmoth, 16585 Bordeaux; William Wong, 3201 Anne Circle

Grimaud Architectural: Ron M. Sarabi, 16532 Grimaud, Karyn Abbott Stone, 16462 Grimaud, Robert Sebring, 16402 Grimaud, Lloyd Fields, 16582 Grimaud, Laurence Clark, 16592 Grimaud

## Happy Halloween

As we see that our daylight hours are becoming less and Halloween will be coming up in October, we want to remind you to have a Safe & Sane Halloween and always be observant of Children and families walking in the street.



## Broadmoor Is Managed By:

Villageway Management, Inc.

P.O. Box 4708, Irvine, CA 92616

949-450-1515 or 877-450-6468 (including emergency or after-hours)

Property Manager: Becky Seifert, seifert@villageway.com

Customer Service: Marie Wigler, wigler@villageway.com

Assessment/Billing: 949-585-0141

Gatehouse: 562-592-4213

