

# The Broadmoor Breeze



October 2015

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

## President's Message

By Garry Brown

It is difficult to enjoy the beauty of autumn when it is 90 degrees. Regardless, this is still paradise as compared to most anywhere else. In this letter I want to bring up a couple of issues then challenge you to be creative while helping us out.

Tree Removal—I really hate to ever see any healthy tree removed but it doesn't take a long walk around the complex to notice where trees are damaging our roads, walkways, patio foundations and buried utilities. Our job as board members is to protect and maintain the common areas and your investments in Broadmoor. With this in mind, some of the mature pepper trees are going to be removed and replaced with new trees. What I hope I can promise you is no surprises. We will notify adjacent residents to trees that are scheduled to be removed before they are removed. We will also try to have photographic information as to what the replacement tree will be. Where warranted, we will try to replace with a larger specimen tree rather than a small potted one.

Safety Railings at the sea wall. The rust is so bad at the base of many of the railing posts that only one side of a square metal post was there; the other three sides were totally rusted away. It could cost up to a few hundred thousand dollars to replace the galvanized steel railings along the sea wall. By fixing these posts now we will avert disaster for a fraction of the replacement cost. This project is almost complete.

In an effort to develop final recommendations to move forward on giving back the current dog park as a Children's Play Area (used to be a playground), we are trying to get an idea of how many small children either live in the complex or frequently visit residents of the com-

## 2015/2016 Board of Directors

<b>President</b>	Garry Brown garry@coastkeeper.org
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plex. If you have small children living here or frequently visiting, please contact Maria Waddington and let her know. Her email address is: [nicolasalinda@hotmail.com](mailto:nicolasalinda@hotmail.com). We are now looking at creating a new dog area just inside the wall at the corner of PCH and Admiralty.

Now for the challenge! Next time you are sitting at the traffic light at PCH and Admiralty, please notice the wall of Broadmoor at the corner. Notice the badly rusted vertical metal hooks, including the place where they are missing (rusted away). Rather than just replace the sheppard hooks, which are very expensive, we want your suggestions on what we could put there instead that would be an attractive improvement and hopefully, less expensive. Your ideas can be structural by adding height and/or design to the top of the wall. Please contact either Chris Gray or me with your creative ideas.

All the best,

Garry

## Monthly Updates

### Landscape Committee

#### Landscape Survey October 2015

Broadmoor landscape Committee in cooperation with the Board of Directors and Powerstone Property Management has surveyed the common areas and would like to request your assistance in keeping Broadmoor beautiful. **The following items require your attention:**

- Personal property is not allowed in common areas according to the CC&R's so we are requesting the following:
- Remove all dead plants
- Remove all empty or broken pots
- Remove excessive number of pots in common areas
- Remove plants in inappropriate containers, i.e. wood, nursery containers
- Remove any standing water in pots
- All pots on walls require saucers or stands to avoid damage to stucco
- Our hoses need to be stored off of the ground and out of the plantings
- Garbage cans are not to be stored outside
- Please water and tend to all personal plants on driveway, wall, porch & stairs.

Thank you for doing your part in keeping Broadmoor a beautiful place to live!

Harvest Landscape Enterprises will be instructed to remove all dead plants and empty pots when requested by Powerstone Property Management.

### Website, Technology, & Communications Committee

Recently some residents and the Broadmoor maintenance staff stated that they have not received emails from the Broadmoor website. Our website uses the GoDaddy Web Hosting services, and it appears that an email which comes from GoDaddy's mail server is being identified as spam by the Gmail server. All our website's on-line forms, e.g., Home Modification Application, run a script which sends an email to those involved in the processing of the form. These emails are sent by the GoDaddy mail server, i.e., [p3plcpnl030.prod.phx3.secureserver.net](mailto:p3plcpnl030.prod.phx3.secureserver.net).

Please, if you use Gmail, and you haven't seen an expected email in your inbox, the figure below can help you correct the situation. Step 1 is to scroll down to the Spam folder. You will need to click on the folder to open it and see the list of the suspected spam email. Step 2 is to click on the check box of one or more emails that have been incorrectly identified as spam. Step 3 is to click on the "Not spam" button at the top and to the right of the "Gmail" label. Once the "Not spam" button is clicked, it will move the email that was incorrectly placed in the spam folder to the inbox folder.



The Gmail server will subsequently place the incoming Broadmoor website's email in the inbox folder and not the spam folder.

### Maintenance Committee

#### Ground lighting system

The Maintenance Committee has been experiencing problems with groups of walkway ground lighting and some street lights throughout our complex. Damage to underground wire and moisture in the soil has degraded wire over the years to the point that wire can't be repaired. All of the current complex lighting uses 110 volts standard bulbs. Over the past couple of years lower wattage FLS bulbs at 13.5 watts have replaced 40 watt incandescent bulbs to reduce cost.

The Maintenance Committee has determined that buried wire will ultimately have to be updated. Our plan is to update with low voltage LED lighting that runs on 2.0 watts. The LED system uses less electricity, the LED light bulbs will last for over ten years and the wire is rated for underground installation. Our Maintenance Committee is currently putting together plans to install the first set of LED lights in a sidewalk area on Martin Lane to be followed by Tropez Lane. Our maintenance personnel would be able to install this system.

## El Nino

With weather service forecast of heavy El Nino rains this winter, residence in the Sunset Beach/Huntington Harbor area should be aware that heavy long durations of rain during periods of high tide could result in higher than normal levels of groundwater and street flooding. It is conceivable that water could find its way into garages.

In preparation for such an occurrence homeowners should consider raising items that could be damaged off the floor of their garage by at least two to three inches. Additionally, Residents may wish to consider sandbagging to prevent water intrusion into garages. The city of Huntington Beach is making sand bags available to owners in areas considered low-lying that may be susceptible to flooding. The Association encourages owners to look at the City of Huntington Beach website for details. If you bring your own shovel, the city will provide sand and bags (limit of 20 bags per resident) at the City Corporation Yard, located at 17371 Gothard St., for specific hours of operation, call 714 960-8861.

## PAINT AND CHEMICALS IN LANDSCAPE

There have been several instances where paint and other chemicals have been dumped in the landscape areas of the complex. The association believes the waste is from contractors hired by residents washing off their paint equipment in the bushes and other plants. Several plants have died as a result, which are costly to replace. Please advise your contractors NOT to dispose of their toxic materials either in the landscaping, the streets or common area drains.

## Peter's Landing/Hookah Lounge

Those of you that live in the complex near the Peter's Landing/Hookah Lounge parking lot may have recently been bothered by late night noise due to loitering in the parking lot. There have been reports of loud music, yelling and screeching of tires late at night. HB police have been called on more than one occasion but often arrive too late to witness the problems. If you are bothered by noise please don't hesitate to call the HB police non emergency phone number at 714 960-8811 to report the lem. The increased police presence will hopefully solve the noise issues sooner rather than later.

## GARAGE WATER INTRUSION ISSUES

Please be aware that the association bears no responsibility for any ground water intrusion due to rain or tide.

A vast majority of townhomes in Broadmoor are built with cinder block foundations over dirt areas or crawl spaces. In these homes slab concrete was poured only for the garage car pads. The front patios of these units have spaced patio boards which allow rain and other water to simply drip down into the dirt areas, where the soil absorbs the water.

The cinder block foundations, dirt areas and garage pads are NOT waterproof nor were they designed to prevent water seepage. Broadmoor was constructed on land fill with a high water table. Anytime there is excessive water from tides and heavy rains, the soil is subject to possible flooding. That is a product of nature and there is nothing the association can do to prevent this. In a normal year with less than 13 inches of rainfall disbursed over the rainy season, the ground usually can absorb this moisture with minimal noticeable intrusion. ***But with the potential for a heavy El Nino rain season this year and next, if heavy rains pound our area and the ground becomes oversaturated, homeowners can expect to have water intrusion into their crawl spaces and garages. And only you can protect yourself against any loss or damage therefrom.***

The association strongly advises all homeowner NOT to store anything on their concrete pads, garage floors or over the crawl space areas that can be damaged by water or excessive moisture/humidity. If you do need to store items in your garage, they should be raised up on platforms at least 2 to 3" high to avoid exposure to any water.

A significant number of townhomes (primarily along Bordeaux, Martin, Germain and Francois) have extended crawl space areas which many homeowners have illegally modified without City of HB or association approval. In these units, owners have removed the cinder block foundation support wall running across the back end of their garages, paved over the dirt area extending below their front patios, installed some form of water impervious covering over their patio decks, and then completed these areas with drywall, floor coverings and other improvements, creating what is referred to as "extended garages," "storage rooms," or even "in-law rooms." All of these modifications are illegal under City laws and constitute prohibited modifications to the common area under our CC&Rs.

As homeowner alterations to the original building plans, design and construction of Broadmoor, these modifications are NOT covered by the association's

master insurance policy. (Further, no personal property of homeowners of any kind is covered by the master policy). If these areas are damaged as a result of an incident covered by the association's policy (such as a fire), the insurance will only repair or rebuild those areas back to original designs. In other words, none of the modifications or personal property located within will be covered by the association's insurance.

The association can only advise that **all** homeowners (including those with these extended garages) be sure they carry sufficient "building property coverage" under their own condominium unit owners insurance policy. This way if there should be a catastrophe, your insurance may cover any damage or loss for your upgrades, modifications, improvements and personal property.

### **GARAGE DOOR MAINTENANCE**

Under the CC&Rs, the garage doors are the responsibility of homeowners. So if your door should fail, become dented, rust or needs to be replaced, it is at your cost and expense. Of course, before you can replace your garage door, you need to submit a Home Modification Application and obtain architectural approval from the association. All garage doors must be replaced with the same style panels. The current doors are manufactured by Amarr.

To maintain your garage door's exterior, every homeowner should periodically use a hose to wash off the dirt that accumulates on the panels, especially in crevices inset into the panels, which collect dirt. Dirt left on the panels encourages rust, which will cause the exterior surface to degrade prematurely.

### **SHORT-TERM RENTALS**

With the increasing popularity of short-term rental services such as AirBnB, VRBO, and others, owners need to be aware that our CC&Rs specifically prohibit any such transient and hotel-type rentals of Broadmoor condominiums and Grimaud homes. The association will take all action necessary to prevent such activities, including denying vehicle and pedestrian entry to rental guests, prohibiting any use of the pool and spa by deactivating the unit's fobs, and imposing a fine of up to \$100 per day on the unit owner.

### **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!



## 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\*  
Garry 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

### Broadmoor's Property Mgmt.

Amanda Porter,  
[aporter@powerstonepm.com](mailto:aporter@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 [debra@fasbinder.com](mailto:debra@fasbinder.com)