



The Broadmoor Breeze



October 2017

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

President's Message:

We are quickly slipping to fall weather. Let's hope for another winter of rainfall or at least our annual average of fourteen inches. Besides all the benefits to our region, it makes a difference in our operating costs when we are able to turn off all the irrigation for three to four months.

My wife, Ellen, made an appointment with the representative of the new management company that purchased Peter's Landing. Ellen and Cathy Lee met last week with Leslie from the Pendulum Group. Two main subjects from the meeting were, 1) Pendulum is interested in renovating the main building and attracting higher-end retail tenants, which apparently is Pendulum's specialty. Beginning early next year, we will start to see major changes in building renovation and landscaping. 2) Pendulum wants the Broadmoor vehicular gate that exits the complex at Peter's Landing parking lot to be permanently closed, except for emergency vehicles. According to Pendulum, emergency access was the purpose for that gate when the City approved Broadmoor. They contend that cars traverse the parking lot too fast and Pendulum does not want the liability.

The good news is the new owner's say they have no intention to change zoning that would allow for multi-level residential housing. They are very aware of the overnight RV parking and they are doing their best to eliminate the problem. New signage is going up clearly prohibit overnight parking. Finally, there is a scheduled Town Hall meeting for November 15th at Peter's Landing for Broadmoor residents and others to meet the new owners and hear about their plans.

With all the weather related catastrophes, such as hurricanes, flooding, and fires. We often hear that we will have the Big One someday. The Board has purchased a \$25 million limited earthquake damage insurance policy to partially protect the structures at Broadmoor. This policy carries a 20% deductible and does not cover repairs to the interior of your residence in case there is damage. This is to remind you that earthquake damage insurance coverage for interior repairs is available through the California Earthquake Authority website and is relatively in

2017/2018 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	Chris Gray dcgray903@verizon.net
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

expensive. All residence owners should seriously consider adding this type of coverage. The CEA also offers loss assessment coverage to cover your share of the association's deductible in the event of an earthquake loss.

The Parking Committee is hard at work and soon new parking decals will begin to be distributed to applicants. Before each decal is issued, an appointment will be made with you for a parking committee member and/or a board member to measure vehicles and inspect your garage. This sounds like an intrusion, but it is not intended to be. The only goal is to improve the parking availability throughout the complex. You will soon hear more on this.

Scheduled this month is to re-plaster the pool, re-landscape by the Starbuck's gate, and commence re-roofing of the third building on Tropez Lane.

All the best,

Garry Brown

Monthly Updates

Parking Committee

New Parking Decals

This is a reminder that all resident vehicles will be issued new parking decals. Residents must complete and submit new parking pass applications and have their vehicle registrations, vehicle sizes, and garage dimensions inspected and verified. Current decals will expire December 31, 2017.

Due to the large number of resident vehicles, it may take several days or weeks to schedule an inspection. Therefore, residents are encouraged not to wait to begin the new application process. Those that delay may not be able to obtain new decals before the year-end deadline.

Website, Technology, & Communications Committee

As a reminder, every resident who has a computer can get access to the Homeowners Association forms which can be printed from the website,. To access these forms, you would need to select "Documents" from the home page and select "Printable Forms", as shown in the figure below. These forms are also always available for pickup at the guard house.

The screenshot shows the Broadmoor website's main navigation bar with links for 'Home', 'Resources', 'News', 'Meetings', 'Contacts', 'Documents', 'Fill-in Forms', 'FAQs', 'Forums', and 'Bill P...'. Below this, there's a sidebar with links for 'Community's Weekly News', 'Community? Receive to receive em', 'tion on the follow', 'story of our comm', 'ember of local area', 'enter', and a red arrow pointing to the 'Printable Forms' link. The main content area displays a dropdown menu for 'Printable Forms' with options like 'CC&Rs', 'Supplemental CC&Rs', 'Bylaws', 'Articles of Incorporation', 'Community Handbook', 'Reserve Study', 'Rules and Policies', 'Roofing Issue', and 'Hardcopy forms'. At the bottom of this menu, there's a note: 'Please note: these forms are complex; a map showing the community boundary, a calendar listing current events, and a list of the individuals who have'

On clicking the menu item, it accesses the Forms web page, which provides five form options, as shown in the

following figure.

[Home](#) [Resources](#) [News](#) [Meetings](#) [Contacts](#) [Documents](#) [Fill-in Forms](#) [FAQs](#) [Forums](#) [Bill P...](#)

Forms

Home Modification Application

Before making ANY exterior (and certain interior) modifications to your unit, you must complete a Home Modification App. the Architectural Committee review, and obtain PRIOR approval by the association's Board of Directors, regardless, whether or not you failure to obtain the association's approval can result in a \$300 fine, removal of the modification, and to its prior condition, and notification to the City planning and building departments. Examples of typical modifications that are listed on the third page of the application form. If you have questions whether or not a planned modification requires a please contact the City of Huntington Beach planning and building departments, the association's manager or the architect/charperson. [An alternate online form is available here for your convenience. It allows the uploading of pictures o](#)

Landscape Request

Use this form to report landscape issues or problems, or to suggest landscape improvements. The landscaping committee request and refer any changes to the association's landscape company. [An alternate online form is available here for](#)

Occupancy Change

Whenever a homeowner rents a unit, the owner must complete an Occupancy Change Form and pay a \$100 processing fee to obtain parking decals until the form and fee is submitted to the association's management company. [An alternate available here for your convenience](#)

Parking Pass Application

To apply for a parking pass decal, complete this form and turn it in at the front gate. Please read the instructions on the carefully before completing and submitting your application.

Parking Extended Pass Application

To apply for an extended parking pass, complete this form and turn it in at the front gate. You will be notified if and when I approve the application. [An alternate online form is available here for your convenience.](#)

The purpose of the forms is described, and clicking on the form title, provides a pdf version of the form which can be printed locally on your printer, thus saving you the time to walk over to the guard house to get the form. Additionally, with the exception of the Parking Pass Application form, which is the most complex form, you can click on the "here" link to get an online version of the form which has the same content as the available hard-copy forms. The added benefit is that the online form is routed using email, saving the time of taking the form back to the guard house or giving the form to one of the board members, and the online form is more legible, generally, than completing the form with pen or pencil.

Announcements

Board elections

Election for board of directors is coming up in February 2018. New candidates are always welcome and encouraged. Please contact Amanda at Powerstone for information regarding requirements for running for the board.

Condolences

The Board of Directors, friends, and neighbors offer our most sincere sympathy to the Giovanni Family on their loss. Bob Giovani passed away on Sept 13th. He was an original homeowner at Broadmoor, enjoyed playing tennis with neighbors, served on the architectural committee and is greatly missed by all of us.

Paid Advertising

ROBIN GRAY-HITE

BROKER ASSOCIATE

GRI/SFR

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Monthly Board Meetings are on the third Wednesday of each month. All residents are encouraged to attend.

Next Monthly Board Meeting is Wednesday, October 18th 7PM at Don's the Beachcomber



For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Bob Giovanni
Joie Koenders
David Price

Landscape

Diana Boyd
Ellen Orange-Brown
Garry Brown
Lanny Carpenter
Catherine Lee
Stefan Steinberg
Cynthia Wityak

Parking Committee

Jim Parrott *
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Stefan Steinberg
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
Annette Merriam
Jim Parrott

Website, Technology, & Communications

Bill Selfridge*
Ron Lee
Annette Merriam

* = Chairperson

Newsletter note:

The Broadmoor Breeze Newsletter will be posted on 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 amerr38388@aol.com

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Broadmoor's Property Mgmt.
Amanda Porter,
aporter@powerstonepm.com
[949-535-4496](tel:949-535-4496)
Sylvia Mandujano,
smandujano@powerstonepm.com
[949-535-4514](tel: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 PM
(714) 935-7158 - After hours

Association Website
www.broadmoorHH.com

Online Vehicle Pass Service
www.gatekeyresident.com