

The Broadmoor Breeze



October 2018

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

President's Message:

Well, we are sneaking up on Halloween and the time we change our clocks back an hour. Since most of us don't need extra daylight to do farm work, standard time really doesn't make much sense. I believe that one year, out of more than 20 years, we had one "trick or treater" at the door. After our first five years of living at Broadmoor, I sadly gave up on having a bowl of candy ready.

Since there are new residents at Broadmoor and no particular burning issues to discuss at the present, I thought I would discuss "Grimaud" with you and maybe inform you of something you are not aware of. There is more to the street named Grimaud that you use daily to access the complex.

When Broadmoor was built the development included the single-family homes that line Grimaud. The homes are waterfront with a long dock providing access to tied-up boats. Originally, the Home Owners Association (HOA) owned and maintained the Grimaud dock. In the nineties, the HOA conveyed the dock and the maintenance responsibilities to the Grimaud homeowners.

The Board of Directors of the HOA has five elected members, one of which is to specifically represent the homeowners on Grimaud. They elect their own representative to the board. Robert Sebring has very ably held that seat for nine years.

The actual street is a private street owned by the Broadmoor HOA and not the City of Huntington Beach. Several years ago the HOA paid to have a slurry coat applied to the street to maintain the pavement. The HOA is responsible for the storm drain system that discharges runoff to the harbor. This year, the HOA had to pay to repair a broken section of storm-drain pipe that traverses a backyard of one of the Grimaud homes.

2018/2019 Board of Directors

President	Garry Brown garry@coastkeeper.org
Vice President	John Wicketts
Treasurer	Annette Merriam amerr38388@aol.com
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

In the early 1970's, the beach at the end of Grimaud was irrevocably conveyed by the developer of Broadmoor to the City of Huntington Beach. It is for the benefit of all Broadmoor residents and there are considerations that go along with its use. Like all public beaches, alcohol is prohibited and dogs are prohibited. This is a small beach and there are full-time residents on both sides. Please be considerate as noise travels. Please try to keep the noise to a minimum, so no boom boxes, loud radios, or alcohol induced anything. No launching or removing of boats or dinghies on the beach.

Back to the dock on the waterside of the Grimaud homes, Broadmoor residents are welcome to take a leisurely stroll along the dock that ends at the ramp at the Admiralty Bridge and leads to a gate on Grimaud, between the bridge and the first house on the street. It is a nice walk. Please show courtesy for the homeowner's privacy and their boats.

All the best,

Garry Brown

Monthly Updates

Website, Technology, & Communications Committee

Our community is well maintained, largely due to volunteers who serve on the Landscape Committee working with Powerstone and a vendor, Harvest Landscape Enterprises. Residents are encouraged to help keep the complex looking at its best by being involved.

For instance, you can contact Powerstone by email to dromero@powerstonepm.com with their comments or suggestions on areas of improvement or concern, existing landscaping problems, or other landscape requests.

You can also use a form available on the complex's website by clicking on the "Landscape" menu item shown in the figure below.

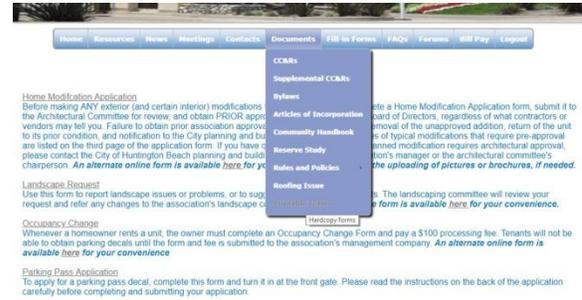


A landscape request form will be displayed, shown in the figure below, for you to enter your suggestion or comment. Once completed, by clicking on the "Submit" button, an email containing your information will be sent to Powerstone's Board of Directors' representative, Danielle Romero, and the Landscape Committee.

A screenshot of the 'Broadmoor Huntington Harbour Landscape Request' form. The form is titled 'Broadmoor Huntington Harbour Landscape Request'. It contains a paragraph of text explaining the purpose of the form. Below the text, there are several input fields: 'Name', 'Address', 'Phone number', 'Email', 'Subject', and 'Request or suggestion'. There is also a 'Date' field. A 'Submit' button is located at the bottom of the form. A note at the bottom of the form says '(please provide the exact location of the issue)'. There is also a small note about the form being an electronic signature.

A third way available for submitting requests is to use a printable form on the website shown in the

figure below, which is also available from the Guard House.



The Board of Directors considers the homeowner's request and decides how to take appropriate action by consulting with Harvest Landscaping and the Broadmoor Landscape Committee. Powerstone manages the landscape maintenance vendor and schedules the work to be performed.

Maintenance Committee

Oil leaks from vehicles

Oil presents an environmental hazard as well as unsightly look to our complex. The board has authority to take action that protects the community area since all owners pay for the maintenance, repair and replacement of common areas. If your vehicle or guest vehicle leaks oil inside the community, it is the individual homeowner's responsibility to clean up immediately. Otherwise, it will be done and charged to the homeowner at fault.

When cleaning an oil spill it is against the State of California Civil Code to wash any grease or cleaning substance that cleans grease into the harbor or ocean. Water that drains from our complex goes into a storm drain system that is in the street and these drain directly into the harbor/ocean. This type of discharge is punishable with a fine. If the oil is fresh an absorbent material can be used, use it then put it into the trash. If a liquid cleaning substance is used, then the substance and oil should be cleaned up with a shop vacuum and put in the toilet/sewer system or mixed with kitty litter then put in the trash.

Home Depot or Lowes have products to clean oil spills.

Martin Arch Rebuild

We finally have a contractor who is starting on the repair and replacement of the Martin street arch! This has taken so long but work is finally underway and will hopefully be completed in the next few weeks. The damaged arch by the guard gate entrance was also repaired, it looks good as new! Hopefully the trash trucks will use a little more caution when servicing our complex from now on!

Onsite Maintenance Crew

We would like to thank our full time maintenance staff, James and Ricardo, for everything they do to help keep our complex in tip top shape.

Maintenance Committee

Maintenance committee members, Chris Gray and John Wicketts, try to keep up with James and Ricardo's daily tasks but could really use some help from anyone who has some time to spare to help Chris and John direct the traffic of the maintenance crew. If you are interested in joining us on the maintenance committee please contact John Wicketts at wickettsplumbing@gmail.com

Please do not feed the ducks.....

We have a duck problem! Sounds funny...but it isn't...We have counted 75+ ducks in the lagoon this year. Feeding waterfowl can create many problems for the birds as well as additional expense and efforts to our homeowners in order to try and keep our lagoon clean. We have tried many methods to discourage the ducks from taking residence in our lagoon, but have not had any success. The City of Huntington Beach says it is not their responsibility. Private wildlife rescue companies say it is illegal to remove the ducks and relocate them due to a wildlife protection act.

If anyone has any suggestions, please contact Danielle Romero at Powerstone (contact info on page 4) and she can relay to the Board of Directors.

Pool Heater On thru November

The pool will stay heated an extra month this year. It will remain heated until November 30th.

Other News

Opinion Please!

The two grass areas along Lazare Lane and Tropez Lane were originally concrete cloverleaf pattern with small grass tufts.

Over the years, the grass has been allowed to overgrow the concrete cut out cloverleaf pattern and become more of a lawn with large roots growing across from nearby plants. Especially on Tropez, it has become very muddy, making it difficult for parking cars and is looking unkept. Would you like to see these two areas scrapped clean and restored to the cloverleaf pattern with the small grass tufts? Please communicate your preference to our property manager, Danielle Romero, Powerstone Management (contact info on page 4) and she will relay your opinion to the Board.

Roofing Completed

Roofing is completed...with the exception of 42 exterior 1 story garages...Lang Roofing guarantees the new roofs 10 years but says they should last 25+ years!

Please be reminded that no one is allowed on the roofs without a Board approved Home Modification Request/Form. This form is available on Broadmoor website or at the front security office and must be submitted and approved prior to roof access. The penalty for noncompliance is \$200 plus any costs of damage to roof.

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

Next Monthly Board Meeting is Wednesday, October 17th 6:30PM at Calvary Chapel of the Harbour

Paid Advertising



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Board elections

Please consider running for the board!

Broadmoor Board of Directors annual election is coming up in February 2019. Being a board member is a great opportunity to take part in the management of the association and to be part of the process in making decisions to benefit all owners. It would be helpful to have management, business or construction background, but not necessary. If you would like to run for the board, candidacy statements need to be submitted by January 2019. Please contact Danielle, our property manager at Powerstone, for more information regarding requirements and the process.

For advertising info: broadmoorhh.com/newsletter

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
David Price

Landscape

*Catherine Lee
Diana Boyd
Garry Brown
Chi Mendelson
Stefan Steinberg

Maintenance

Carlos Bosio
Chris Gray
Tony Sellas
John Wicketts

Parking

*Ron Lee
Chris Gray
Bill Selfridge
Tony Sellas
Bill Wong

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

Garry Brown
Chris Grey
Annette Merriam

Website, Technology, & Communications

*Bill Selfridge
Ron Lee
Annette Merriam

* = Chairperson

Other Useful Contacts

Broadmoor Front Gate

(562) 592-4213

Powerstone Property Mgmt.

Danielle Romero
dromero@powerstonepm.com
(949) 535-4516
Sylvia Mandujano
smandujano@powerstonepm.com
(949) 535-4514

Cable TV

Time Warner Cable, (866) 550-3211

Huntington Beach Police Department

Front Desk/Noise Complaint:
(714) 960-8811

Parking Control:
(714) 960-3998, #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

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