

The Broadmoor Breeze



October 2019

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

President's Message

October brings us a range of colors to enjoy...

Let's start with pink...yes Pink!! October is breast cancer awareness month. This annual campaign is put on by the National Breast Cancer Foundation to increase awareness of the disease. If you or someone you love has been affected by this or any form of cancer know that we here at Broadmoor send you and your loved one's good healthy thoughts and wishes for a speedy recovery.

Orange...The Hunters moon makes it appearance this month on the 13th, some folks believe that this full moon was called the full Hunter's Moon because it signaled the time for hunting in preparation for winter.

And then there is black...black for the howling witches, white for the ghosts and green for the groaning Frankenstein monsters. Halloween..which literally means 'holy evening' dates back to the pagan times and is thought to have originated with the Celtic pagan festival of Samhain which was a celebration of the end of the harvest season or 'summer's end.

No matter what color you enjoy the most October brings us loads of them. The Holidays are creeping closer and closer with each passing day which means the hustle and bustle is about to increase, please remember to always be kind and warm to one another, you never know what someone else might be dealing with or going through and a kind gesture or warm smile may just make their day better.

I hope to see you all at our next community gathering on October 26, see the 'Upcoming Social Events' section on the flyer or on your mailbox for more information.

2019/2020 Board of Directors

President	John Wicketts
Vice President	Kevin Lutke
Treasurer	Tony Sellas
Secretary	Ronald Lee
Grimaud Rep	Robert Sebring

Ghosts and goblins and jack-o-lanterns at night; I sure hope your Halloween is the best type of fright!

John Wicketts



•Monthly Updates•

Architectural Committee

Home Modifications

Before a homeowner does any remodeling, they need to know when a Home Modification Application is necessary. A Home Modification Application is needed if an owner plans on doing any of the projects listed below. These are also listed on all downloaded applications, in Article VII Architectural Control and Article VIII General Restrictions of our CC&R's and in our Community Handbook under Architectural Control page 5.

Home modifications include:

- * replacement of windows and glass doors including the front door,
- * mounting of a satellite dish,
- * balcony or patio deck – resurfacing, replacement, tilting or enclosing,
- * installation of a new garage door,
- * addition of an air conditioning unit,
- * installing a satellite dish,
- * installing new exterior light fixtures,
- * installing retractable screen door,
- * installing a retractable awning,
- * installing a solar tube,
- * installing natural gas piping,
- * installing a skylight that opens,
- * installing an elevator,
- * installing security gates,
- * garage crawlspace extension/modification,
- * running cable TV wiring on the exterior of your unit,
- * accessing plumbing systems from the exterior of your unit, etc.
- * adding any screening, wood, lattice, etc. to a patio.

Furthermore, ANY interior structural changes affecting bearing walls or any modifications to your electrical, plumbing or natural gas systems which require City building permits also requires advance approval from the Architectural Committee. A drawing equivalent to the drawing required by Huntington Beach City Planning Department and a copy of the City Permit should be attached to your Home Modification Application and sent to the Architectural Committee for those alterations requiring City Permits. A non-refundable fee applied to estimated association expenses related to the homeowner's modification. Any additional costs incurred by the association will be charged to the homeowner. The fee payment must be accompanying the application.

Check estimated fee schedule on Home Modification Application This unit's homeowner shall perpetually be responsible for all costs to maintain and repair these types of modifications, any damage to the common area or to adjoining units caused by this modification, the cost of any permits, and any legal costs incurred by the association to enforce its rights with respect to this modification.

A penalty of \$300.00 will be imposed for each architectural violation, including but not limited to, making any unapproved alteration. A Home Modification Application is available at the guard house and can be turned in to the guard when completed. It is also available online at the Broadmoor website, www.broadmoorhh.com.

Landscape Committee

The Landscape Committee has recently expanded its membership, and we have been busy working to improve the landscaping in our charming community. As you may have noticed, all foliage and shrubs throughout Broadmoor have been trimmed to uniform standards and manicured to promote healthy new growth.

We have a few trees obstructing utility and gas lines or causing severe damage to our hardscape that will be removed in the coming weeks. Plants in the Starbucks Gate planter are being relocated to different planters for a more balanced appearance throughout the community. Once this planter is cleared, it will be reconditioned and fertilized in preparation for a new design.

In accordance with our BHH Community Handbook (page 18), owners and residents should maintain plants on balconies, decks, and steps in an attractive and clean condition at all times. In an effort to improve the appearance of our community, the Landscape Committee would like to ask for unmaintained personal pot and plants, visible from common areas to be removed immediately.

Please continue to send any landscaping concerns to Powerstone, attention Danielle at

dpeterson@powerstonepm.com.

Thank you in advance for your cooperation and patience during this improvement process.

Parking Committee



Please don't park in fire lanes

As a reminder, all roads within the community are fire lanes and vehicles may never be parked in the roadways – vehicles must be parked in marked stalls, along the Lazare or Tropez greenbelts or on the stamped red brick aprons in front of garages. Vehicles extending into the roadway or over fire lane markings are subject to citation and fine and repeat offenders may be towed. Additionally, homeowners are responsible for their guests, including delivery drivers, contractors, realtors and open house visitors.



Speeding Vehicles

Once again we must bring up vehicles speeding in the complex and on Grimaud. Please make sure you follow the posted speed limits, violators will be issued citations!

Maintenance Committee

Monthly Home Maintenance Tip

Here at Broadmoor we have a great maintenance staff that takes care of many of the maintenance needs of your building's exterior. However, there are many maintenance items related to the interior or exclusive use areas that the homeowner is responsible for. Often preventative maintenance can extend the life of systems in your home, or avoid costly unscheduled maintenance or safety issues later.

October is national fire prevention month and correspondingly, this month's maintenance tip is to change the batteries in your smoke detectors and check your fire extinguishers. It is recommended to test smoke detectors monthly and replace the backup batteries at least once per year – by changing the batteries before they are low, you not only increase safety for you and your family but can also avoid the annoying low battery chip that always seems to start in the middle of the night. Additionally, every home should have a fire extinguisher and all fire extinguishers have a limited life - typically the seals break down over time and allow the compressed gas to leak out. For most home fire extinguishers, it is less expensive to replace them than have them refurbished and refilled.

Keeping our complex clean

Let's all do our part in keeping our complex clean, always dispose of cigarette butts in the appropriate trash receptacle. Also remember to pick up and dispose of your dog's waste, make sure your hired dog walkers follow this rule as well, owners of the pets are ultimately responsible and could face a fine for neglecting this rule.

Trash & Recycling

Please remember these items should never be mixed with regular recycling and require special handling. Contact your local provider for assistance with the following: incandescent light bulbs, fluorescent tubes, computers & electronics, needles, syringes, hazardous waste, paint, toxic material containers.

Also please do not put anything in to any container that is not yours.

Website, Technology, & Communications Committee

Occupancy Change Form Simplification

Of the 244 units in Broadmoor, there are 41 units occupied by tenants (17%). Formerly when you needed to inform Powerstone of a change in tenants at your Broadmoor address, you were required to fill in by hand an Occupancy Change Form (OCF) each time that there was a change in your tenants - until now. The improvement that has been implemented is to use the drop-down menu "Fill-in Forms" from the home page <https://www.broadmoorhh.com>, or go direct to the form <https://broadmoorhh.com/occupancy.php>, use the drop down to select your Broadmoor address and click on the "Submit" button. You'll only need to enter the move-in date and the first and last name (s) of the new tenant (s) and click on the Submit button. You'll be sent a message to your email address on file requesting confirmation that the information is correct and directing you to click on the link provided in the email message in order to submit your new OCF information to Powerstone; if the information is not correct then ignore the email message and/or use the standard OCF, if appropriate. A message will appear on the screen telling you that the new OCF will be sent electronically to Powerstone and that to complete the transaction requires you to send a \$100 check to the Powerstone address provided in the message. Once you have confirmed that the tenant information is correct, the new tenant information will be placed on the parking pass application with the new tenant's name (s). They can pick it up at the Broadmoor guard house to complete it and receive their decals for their vehicles. Be advised that your former tenants must have returned their vehicle decals prior to your submission of the OCF to Powerstone. If you have any questions, please, send an email to the bhhwebmaster@gmail.com Thank you!!



There will be open play Pickleball every Sunday at 3PM at the tennis courts, everyone is welcome, no sign up needed, just show up and play!



You now have the opportunity to constantly stay connected to your city 24/7, all thanks to the new and approved MyHB app on your mobile device. This free, mobile app is designed to provide residents, businesses and visitors with the opportunity to access City Hall from anywhere at any time with no hassle or complaints.

The MyHB app gives citizens instant access to City information with features such as: Government, Beach Information, Experience HB, City News, Upcoming Events and Services. Find all parks, facilities and points of interest inside this interactive hub with information such as phone numbers, maps and directions to help you along the way.

To download the free app:

Visit the App Store (iPhone and iPad) or Google Play (Android)
Search for 'MyHB App' or "City of Huntington Beach"

Up Coming Social Events

Broadmoor will be hosting a Halloween Party on October 26th on Martin Lane, we hope to see you there!

A Halloween-themed flyer with a dark background. At the top center is a full moon with a witch flying on a broomstick. The text is written in a cursive, handwritten style. There are silhouettes of bats, a ghost, a skeleton, a spider, a cat, and a jack-o'-lantern scattered throughout the design. The word 'Spooky' is written in a large, stylized font on the left side.

*Something's brewing, and it'll be ghoulishly fun...
A wicked good time for everyone!
So, fly on over and park your broomsticks
On Martin Lane for a
Spooky HALLOWEEN
BASH & Costume Party*

The Witching Hour will be
Saturday October 26 7-10 pm

Bring along your favorite Witches Brew and
frightful finger foods to share ...if you dare

Calvary Chapel of the Harbour at Peters Landing will be hosting a Halloween night event.

A Halloween-themed flyer for a Harvest Festival. The background features a silhouette of a haunted house, a full moon, and a graveyard. The word 'harvestival' is written in a large, stylized, gothic font. A grey box in the top right corner contains the text 'FREE EVENT'. The date and time are prominently displayed in the center. A list of activities is provided in two columns.

harvestival

**FREE
EVENT**

Oct. 31, 6-9pm

Live Entertainment	Puppet Show
Bounce House	Costume Contest
Free BBQ & Candy	Carved Pumpkin Contest
Face Painting	
Games & Crafts	

Paid Advertising



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For advertising info: broadmoorhh.com/newsletter
Or broadmoorhhnews@gmail.com

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

Next Monthly Board Meeting is Wednesday, October 16th 6:30PM at Calvary Chapel of the Harbour

Committees and Contact Info

Architectural

*Chris Gray
Barbara Blodgett
Don Kujat
David Price

Landscape

*Catherine Lee
Diana Boyd
Tony Sellas
Stefan Steinberg
John Wicketts**

Maintenance

Chris Gray
Tony Sellas**
John Wicketts**

Parking

*Ron Lee**
Chris Gray
Bill Selfridge
Tony Sellas

Gate System

*Ronald Lee
Robert Szablak

Reserve Study Task Force

*Annette Merriam
Garry Brown
Chris Gray
Ron Lee**
Tony Sellas

Website, Technology, & Communications

*Bill Selfridge
Cindy Austin
Ron Lee**
Kevin Lutke
Tony Sellas

* Chairperson
** Board liaison(s)

Other Useful Contacts

Broadmoor Front Gate
(562) 592-4213

Powerstone Property Mgmt.
Danielle Peterson
dpeterson@powerstonepm.com
(949)535-4516
Sylvia Mandujano
smandujano@powerstonepm.com
(949) 535-4514

Cable TV
Spectrum, (866) 550-3211 basic cable, 1 set top box and Showtime Premium Channel are paid by association.

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 broadmoorhhnews@gmail.com