

The Broadmoor Breeze



October 2023

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

President's Message

Wastin' away again in Margaritaville

Searchin' for my long lost shaker of salt

Some people claim that there's a woman to blame

But I know it's nobody's fault

- In honor of the late Jimmy Buffett

As the calendar slowly shifts to the Fall and Halloween just weeks away, we review a few pending issues in our community: The "stand-alone garages" should be completed before Halloween. The fumigation broken tile project has been delayed but will resume shortly and hopefully will be finished before Thanksgiving.

The CC&Rs restatement is still awaiting the R-1 board director's final comments before we can post for community review and comments. Once the draft is posted on the website, a member town hall will be planned before any vote is taken. Our current CC&Rs require a 75 percent "super majority" approval of members to amend them – something unheard of in any modern CC&Rs. Failure to achieve sufficient member approval will create further delays and additional costs.

Broadmoor cannot continue to try to operate under antiquated governing documents. So it is not a question of whether new CC&Rs will be adopted but at what continued expense and effort. Therefore, once final revisions are made based on member input, the board will be soliciting everyone's help in returning their ballots. Our goal is 100% ballot return.

As lucky as we are to live behind the gates at Broadmoor, we need to be aware that the world outside our walls aren't always forgiving. Last month one of our residents was approached by some gypsies in the Peters Landing parking lot, just outside our gates. She was victim of a pick-pocket scam that has been around a while. The ruse utilizes a team of people that engage and distract a prey they feel is vulnerable. Our resident wasn't physically hurt (which is the most important issue), but she was robbed of some expensive jewelry and was pretty shook up over the incident. It was reported to Peters Landing security and

the City police. But this is a reminder to everyone to always be vigilant. See something, Say something. And avoid physical engagement with strangers, especially in parking lots near our points of entry and areas not visible to other good neighbors and friends.

Try to reduce the risk of further incidents like this by making sure you close the pedestrian gates behind you as you enter or exit the community. We also ask you "never" let people into the community that you don't personally know or recognize, or anyone who tries to follow you through a pedestrian gate. There is a reason residents have fobs to access the pedestrian gates. So you don't need to hold a gate open just to be polite – everyone with a right to enter our complex should have their own fob or enter through our "staffed" front entry gate. We all pay for this benefit, but it only works if we are all vigilant about the other "gates of entry." Please watch out for your neighbors, especially those who may have reduced mobility or mental capacity to avoid these very aggressive and evil criminals that unfortunately have found our little piece of paradise.

A final reminder that the rain season will be here before we know it. Ground water saturation is a natural event – compounded by the type of landfill under our buildings, our proximity to the harbor and ocean, and a high water table (notice how high tide often floods PCH?) – and there is little the association can do to eliminate any chance of ground water penetration into garages and crawl spaces. The association addresses rain and ground water penetration where physically and financially feasible using good business judgment.

Unfortunately the board can't predict future issues, but most of the "roof leak" complaints last year were actually interior rain water intrusion through retrofit windows. Even if you haven't had any problems with your windows in the past, you may want to consider having the caulking around your windows "inspected and serviced" every 3 to 5 years after installation. (Earlier this year, I thought I had a roof leak from some broken fumigation tiles, but after inspection by the association's roofer it was determined the leak was due

to failure of the caulking around my retrofit window, which was only four years old. Consistent with association policy, I was personally charged for the roofer's service call, had to pay for the window to be re-caulked, and was responsible for all interior damage repair costs.) Please don't wait for a problem to take preventive action; call someone out to inspect your windows before the rain comes. Especially if it's been a few years since you installed retrofit windows; caulking doesn't last forever.

Ben Goldberg

Skylight Cleaning; Bird Deterrents (update)

Craig Roofing is scheduled to be on site starting October 23 until middle of November to finish the repairs to the roof tiles that were broken during fumigation. While Craig Roofing is on site, he will perform the services listed below:

- Skylight cleaning – \$25 each
- Install 6" Bird-X strips – \$9.50 per ft, 10 feet minimum (materials and labor)
- 18" Solar Head Rotating Owl Decoy – \$110.00 each (materials and labor)

If you are interested, please contact Michele Rossi, at mrossi@powerstonepm.com. No HMA approval is required and Craig Roofing will contact interested residents directly.

Non-renewal of Earthquake Insurance

Effective September 1, 2023, the association is no longer carrying earthquake insurance on the buildings and common areas. Homeowners should still consider purchasing condominium owners earthquake coverage through the California Earthquake Authority for:

- Building Property – covers damage to the inside of your unit, such as interior walls, fixtures and windows

- Personal Property – covers damage to your belongings, such as TVs, furniture, clothes
- Loss of Use – covers additional living expenses if you need to live elsewhere due to earthquake damage
- Loss Assessment – helps cover your share of homeowners association assessments levied to pay for earthquake damage repairs

Keep Pedestrian Gates Securely Closed

Residents have reported a high number of incidents where pedestrian gates are being left ajar. This compromises the safety and security of all residents. Please be sure the gate is securely closed behind you every time you enter or exit the complex. Violation letters will be sent to the homeowner where a report is received that a gate is left open using that homeowner's assigned fob.

Importance of Homeowners Interior Insurance Coverage

In general, the association's insurance coverage ends where your unit interior begins. The association is responsible for insuring the **common area elements** of the buildings; unit owners are responsible for insuring the unit's interior and contents (including flooring, fixtures, cabinets and upgrades). Windows are part of your unit and are the homeowner's responsible to maintain.

Dryer Vent Cleaning

It is homeowner's responsibility to clean their dryer vents. It is recommended to do at least once a year to prevent fires. The heat that dries your clothes can also ignite the lint (lint is highly flammable) and cause a house or building fire. Having clean vents will also improve drying efficiencies. Most of our dryers are in the garage and easily cleaned. However, our stacked units have dryer ducting that run up and across, inside the wall, about 15 feet of ducting from the dryer to outside vent. These vents will quickly build up lint if not regularly cleaned. Home Depot sells do it yourself dryer vent kits or hire a professional duct cleaning company.

BOARD OF DIRECTORS 2023/2024

President: Ben Goldberg
Vice President: Suzanne Beck-Hammoud
Treasurer: Annette Merriam
Secretary: Ronald Lee
R-1 Grimaud Director: Jordan Armitage

BROADMOOR CONTACTS

Broadmoor website: broadmoorhh.com
Front guard house: 562.592.4213
Powerstone Property Management: 949.716.3998
Property manager: Michele Rossi
mrossi@powerstonepm.com 949.535.4538
Maintenance issues: Danielle Kirby
dkirby@powerstonepm.com 949.594.1620
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Calvary Chapel of the Harbour, 4121 Warner Avenue. All homeowners are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$59 of the monthly assessment includes 300Mbps internet, cable TV, DVR, internet modem/router & Showtime Premium Channels): 855.895.5302

BUTIN'S PLUMBING (for individual and common area plumbing issues): 714.670.1900

HUNTINGTON BEACH POLICE

Front desk/noise complaints: 714.960.8811
Parking control (non-emergency): 714.960.3998 ext #0

REPUBLIC SERVICES (trash and recycling):

Monday to Friday 7:30A – 5:00P: 714.847.3581

ORANGE COUNTY ANIMAL CONTROL

Monday to Friday 8:00A – 5:00P: 714.935.6848
After hours: 714.935.7158

The **Broadmoor Breeze Newsletter** is posted by the 15th of each month on the association's website www.broadmoorhh.com. A copy of the newsletter is included with monthly statements. Any comments or suggestions should be emailed to the Powerstone property manager.

Email alerts: Always be up to date with important association information by signing up for automatic email alerts on the website.

BROADMOOR COMMITTEES

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)
Condominium Board Members

Architectural Committee (Grimaud R-1)
R-1 Board Member

Architectural Advisory Committee (Condos)
* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Architectural Advisory Committee (Grimaud R-1)
Peter Francis
Barbara Villa

Advisory Committee (Grimaud R-1)
Peter Francis
Michael Levitt
Paul Villa

Inspector of Election
Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee
* Melanie McCarthy
Kim Hendrix
Kathy Turner
** Suzanne Beck-Hammoud

Parking Committee
* Jeff Pennington
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee
Chris Gray
Stefan Steinberg
** Annette Merriam

Social Committee
* Julie Mann
Susan Bennett
Denise Faulkner
Arlene Ferguson
Betty Schmicker
** Suzanne Beck-Hammoud