

The Broadmoor Breeze



November 2015

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

President's Message:

The holidays are roaring up on us and it is even dark at 5 o'clock. I am still wondering what happened to summer. Speaking of holidays, there will be more guests visiting the Broadmoor and we ask that residents try a little harder to comply with the rules. With more visitors, come more cars in need of parking. Please park where your parking sticker allows and do not park where you shouldn't.

Though we are crazy about our pets and know that our own pets are special, it can be problematic when they are not on a leash and, especially, when we do not pick up after them. I would love to know how many pets reside in Broadmoor; my guess is at least 150. Do the math and it becomes apparent we all need to pick up after our pets.

Still on the holidays, our maintenance committee reported to the Board that our collection of holiday decorations is in sad condition and falling apart. It was suggested that we either purchase new decorations or hire a contractor to decorate. In light of how much money we are investing in our infrastructure and deferred maintenance, the Board declined to spend any money on decorations. We need ideas and volunteers to patch together what we have to get another year of joy. Soon there will be a plea for help.

To tie up some loose ends, at the November Board meeting we will be considering some bids to replace the Shepherd's hooks (rounded metal spears) on top of the wall at the corner of PCH and Admiralty. Second, we continue to try to determine how many children either live in or frequently visit the Broadmoor. This is a factor in the feasibility of establishing a "pet free" space for a children's play area and relocating the dog play area. Please let us know and email Maria at: nicolasalin-da@hotmail.com Third, the Landscape committee has asked me to announce that residents who need to dispose of empty pots, dead plants, or care for their plants placed in common areas will be getting a letter with specific recommendations. Ellen and I

2015/2016 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

wish you the happiest of holidays. ~ Garry Brown

Monthly Updates:

Condominium Unit Owner's Insurance

The association maintains a master casualty insurance policy. That policy covers the common areas and structures in Broadmoor against perils such as fire, lightning, windstorms and other catastrophes of nature. The policy has a \$10,000 deductible.

Broadmoor's master insurance coverage is "bare walls" -- if your unit burns down (or other covered catastrophe occurs), the master policy will only rebuild your unit back to the studs and dry-wall. Everything else in your unit will be left "bare" -- what won't be replaced are paint coatings, fixtures, cabinets, countertops, outlets, faucets, toilets, flooring, carpeting, window coverings and any personal property such as furniture, appliances and clothing. Therefore, the association strongly recommends that each homeowner carry condominium unit-owner's insurance WITH "building property" replacement coverage in a sufficient amount to replace the entire interior of your unit including any

upgrades. Without such coverage, you leave a huge void in your insurance protection.

The association's master policy does NOT cover many items including the following:

1. Roof leaks, and any resulting damage to the interior of a unit or its contents as a result thereof.
2. Deck and patio leaks, and any resulting damage to the interior of a unit or its contents.
3. Repeated leaking or seeping of water within a unit, from a unit above, or from an adjoining unit (such as a plumbing leak around a shower, bathtub, toilet, faucet, etc., whether or not originating in your unit), and any resulting damage to the interior of a unit or its contents.
4. Any upgrades, lighting fixtures, cabinetry, countertops, appliances, floor coverings, ceiling coverings, wall coverings, plumbing fixtures and personal property of any kind.
5. Any personal property (including furniture, furnishings, appliances, clothing, etc.).

As the buildings age, more and more plumbing leaks and failures are occurring within the units. In the stacked units, a leak from a unit above usually is not discovered until damage is noticed in the unit below. The question of liability between homeowners for any such damage is legally complex and is an issue solely between those two parties, but it can most easily be financially covered if both homeowners maintain condominium owner's insurance.

The association limits its responsibility for any damage to the interior of, and personal property within, your unit as a result of the failure of a common area element *to the lesser of*: (i) cost of repair; (ii) replacement cost; (iii) diminution in value; or (iv) \$500. Therefore, the association recommends that homeowners carry a deductible of no more than \$500 on their condo unit owner's policy to avoid any gap between your coverage and what the association will cover.

Website, Technology, & Communications Committee:

A technology enhancement has been installed for use by the Broadmoor guards. A wireless camera is now being used to capture a view of guests' vehicle license plates and displayed on the monitor in the guard house. The following picture shows the loca-

tion of the camera and spot light with a day/night sensor in a small box on a stand. The other pictures show a view of guests' license plates and a field on a webpage where the license information is entered by the guards, indicated by the numbers 1 and 2, respectively. The first picture is during the day and the last picture at night.



Maintenance Committee:

Waterproofing in preparation for rain

A heavier than usual rainfall is expected this winter. It is recommended that homeowners check their windows, sliding glass doors, and front doors for any possibility of water leaking in. All windows and doors are the responsibility of the homeowner.

Dogs must be leashed at all times when outside of the resident's unit

No dogs are permitted to remain unattended while outside and must be leashed at all times when outside of the resident's unit. All pet owners are responsible for picking up their pet's excrement and disposing of it properly. Recently, there have been many violations and complaints of dogs off leash, so the HOA rules will be more strictly enforced and can result in \$100 fines after a hearing, with no "warning letters" or grace periods.

Holiday decorating

We are looking for volunteers to help decorate the Broadmoor entry way on Saturday, December 5th starting at 9:30. We will meet outside the entrance to the pool.

Other News:

Become a member of our new social Facebook page. On Facebook, search for "Broadmoor Huntington Harbor Resident Group" and ask to join. This is a great place to plan events, find pet sitters, connect with your neighbors, etc. Any questions, email Debra@fasbinder.com.

The Broadmoor Breeze is in need of a new volunteer Editor. If you're comfortable with Word and are interested in taking on this monthly commitment, please email the Board.

Board meetings are held the 3rd Wednesday of the month at 7pm at Don the Beachcomber. All residents are invited to attend.

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
949-535-4496
Sylvia Mandujano,
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

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 debra@fasbinder.com