



The Broadmoor Breeze



November 2017

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

President's Message

This year seems to be roaring by, now we are already entering the holiday season. I will start by wishing you a delightful Thanksgiving.

Speaking of turkeys, in last month's letter I said we would be re-plastering the pool in October. Apparently, the contractor had problems getting the permits from the City so the work has now been re-scheduled to the month of December. In the meantime, several residents have suggested we transition the swimming pool from a freshwater pool to a saltwater pool. The Board has requested bids to ascertain the cost of such a transition. So far, it looks like approximately a \$30,000 cost that is not budgeted this year. This will be a topic of further discussion. You might want to let your opinion known.

While we are on the subject of holidays, for years Betsy and Jim Parrot took responsibility for leading the effort of putting up holiday decorations. Last year, we purchased some new decorations to replace some that were crumbling. Betsy and Jim are no longer at Broadmoor. We have a new volunteer, Tod Sorensen, to take charge of this annual effort. Board member, Chris Gray, has initiated the date of December 2nd at 9 a.m. for volunteers to meet at the guard shack to help bring holiday spirit to Broadmoor. Let's make it fun.

November 15th is the day for both the HOA Board meeting at 7 p.m., and earlier at 5:30, a meeting at Peter's Landing (Calvary Chapel) hosted by the new owners to introduce themselves and tell you their future plans for Peter's Landing. Try to attend both meetings.

The Landscape Committee is busy improving specific areas in the complex with new plants and upgrading the irrigation systems. The new landscaping near the Starbuck's gate continues to be a posi-

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

tive work in progress. I have been asked to remind residents that we do not allow the cutting of any plants in the complex to become a part of your personal arrangement or holiday decoration. Surprisingly, this does happen. At the Board meeting we will be approving a new member, Chi Mendelson, to the Landscape Committee. We have room for one or two more volunteers to participate on this active committee. Let me know if you are interested.

Finally, the concrete area between the third and fourth buildings on the lagoon side of Bordeaux Lane looks lousy with cracked concrete, non-working lamps, and little landscaping. For approval by the Board, is a proposal to remove the concrete and replace with pavers and drought tolerant landscaping, including renewing the lamps. This will dramatically improve the appearance.

Thank you to all the volunteers that make Broadmoor a great place to live.

All the best,

Garry Brown

Monthly Updates

Parking Committee

New Parking Decals

The process of inspecting garages and issuing new parking decals is underway. To avoid any end-of-year log jam, please submit your new parking pass application as soon as possible. The application form is available from the guard house or on the association's website (broadmoorhh.com). Applications for an outside decal require a garage inspection and verification that all vehicles are registered at the Broadmoor address.

As a reminder, only vehicles that are regularly housed at Broadmoor (Broadmoor is the primary location for the vehicle) are eligible for decals. Vehicles registered at a Broadmoor address but primarily stored elsewhere are not eligible for a parking decal.

Website, Technology, & Communications Committee

As you are most likely aware, or soon will be through a letter from PowerStone, each owner/resident is requested to complete a revised Parking Pass Application. Every vehicle decal that has been issued will be replaced with a new numbered decal. The application, in part, is shown in the figure below showing the type of information which is being requested.

BROADMOOR HUNTINGTON HARBOUR PARKING PASS APPLICATION
(Please print clearly -- this form will be returned if incomplete or unreadable)

Broadmoor address: _____ Date: _____
Resident's last name: _____ First name: _____
Resident's last name: _____ First name: _____
Home: () Cell: () Other: ()
Please check all applicable boxes: _____ Email address: _____

New owner
 Current owner
 Tenant -- Landlord's name and phone number _____
 Prior to issuing decals to a new tenant, landlord must submit an Occupancy Change Form with fee payment
 Additional resident moving into property: Provide additional resident's name(s) AND indicate relationship to existing resident (Spouse, Child, Other Family Member, Roommate, Care Giver, Property Owner, or Tenant) _____
 New vehicle replacing previous? If so, which vehicle has been replaced?
 Additional vehicle being added (verification of presence of all registered vehicles required)
 If vehicle does not fit in the garage, note reason: _____
 OUTSIDE decal fee (up to \$480 per calendar year)(currently no fee for outside decals is being charged)

Note: To receive your parking decals, you must schedule an inspection with association representatives, who will verify vehicle registration documents, garage and oversize vehicle dimensions, and that the first two registered vehicles are parked in assigned garage spaces. Please complete the reverse side to schedule an appointment.
ALL VEHICLES AT THIS ADDRESS MUST BE LISTED ON THIS FORM, INCLUDING ANY NEW VEHICLES. YOUR FIRST TWO (2) VEHICLES MUST BE PARKED IN YOUR GARAGE (OR APRON) AND WILL RECEIVE "INSIDE" DECALS. A THIRD VEHICLE WHICH FITS ON YOUR APRON WILL ALSO RECEIVE AN INSIDE DECAL.

VEHICLE #: _____ DECAL # _____ INSIDE _____ OUTSIDE (circle one) _____
REGISTERED DRIVERS NAME: _____ RELATION TO RESIDENT: _____
VEHICLE LICENSE # _____ VIN: _____ (last five digits) _____
VEHICLE MAKE: _____ MODEL: _____ YEAR: _____ COLOR: _____

HDA Use Only
#1: Reg/Ins _____ Lic _____
L/Pl: _____ H: _____
VIN: _____ PC: _____
GF: _____ GK: _____

In support of this new application, a web-based form was revised (see figure below showing a portion of the revised form) to capture the vehicle information and enter it into three Broadmoor databases. These databases contain information on the vehicles located in our community, the owners of each unit and the other non-owner

residents living with the owners or, otherwise, the tenants occupying the units. This information will permit the association's board members to more accurately identify the number of tenant-occupied units, the total number of vehicles, percentage of those vehicles with inside versus outside decals, and the total number of people that reside in our communi-

**Broadmoor Huntington Harbour
Parking Registration**

Enter VIN or license No. (numbers, capital letters and no spaces): _____
Vehicle ID No.: _____ License No.: _____
Owner First Name(s): _____ Last Name(s): _____
Resident First Name(s): _____ Last Name(s): _____

Retrieve

Decal: _____
Registered Driver: _____
License No.: _____ Property Address: _____ State: _____ VIN: _____
Vehicle Make: _____ Model: _____ Year: _____ Color: _____

ty.

Additionally, the GateKey system is used by the United Protection Service employees to issue temporary parking passes to visitors of the owners/residents. It also enables them to verify the validity of the request for a guest pass using the phone numbers identified on the revised Parking Pass Applications. The figure below lists the various optional search keywords that are available to the guards to locate the appropriate owner/resident information.

Broadmoor Huntington Harbour

Home Settings Community Residents Guards Reports Message Blaster GateKey Remote Help Logout

Show all Search Address Search

Residents - Search

- Vehicle License
- Resident Name
- Guest Name
- Tracked Item
- Phone Number
- Tract or Lot
- Pass Number
- Permit Number
- Transponder Number
- Pat
- Guest Vehicle License
- Call in Code

Architectural Committee

Damaged Arch

The archway on Martin Lane was damaged by a trash truck. Our trash pickup contractor will be paying for this repair. A contractor has been hired and is in the process of getting necessary City permits. There will be an inconvenience for a while. Please bear with them while this repair process takes place.

Maintenance Committee

Doggy Doo

20-30% of all pollutants in waterways are attributed to dog waste: Pollutants contaminate waters via sewer systems. Overall, it is believed dog waste is third or fourth on the list of contributors to bacteria in contaminated waters. So, not only is unpicked up dog waste unsightly, it is also a health risk.

It is a fineable rules violation to leave your dog's feces on the grounds, or to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact Amanda at Powerstone Property Management immediately and the rule will be enforced.

Speed Limit

The speed limit on Grimaud Lane is 15 mph. The speed limit inside the Broadmoor complex is 10 mph. Please adhere to these limits.

Announcements

Board elections

Election for board of directors is coming up in February 21, 2018. A couple of members have expressed the desire to step down from running in this upcoming election. 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 January 17, 2108 and ballots mailed January 19, 2018...Please contact Amanda at Powerstone for more information regarding requirements and process.

Holiday Decorating

We are looking for volunteers to help decorate Broadmoor entryway on **Saturday, December 2nd starting at 9:00 a.m.** We will meet outside the entrance to the pool. Any and all help will be greatly appreciated.

Paid Advertising

ROBIN GRAY-HITE

BROKER ASSOCIATE

GRI/SFR

C 562.592.2946

F 714.500.3333

CalBRE #00820788

rgrayhite@starrealestate.com



For advertising info: broadmoorhh.com/newsletter

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

Next Monthly Board Meeting is Wednesday, October 15th 7PM at Don's the Beachcomber

Committees and Contact Info

Architectural

Chris Gray *
Barbara Blodgett
Joie Koenders
David Price

Landscape

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

Parking Committee

Lanny Carpenter
Chris Gray
Ron Lee
Ellen Orange-Brown
Bill Selfridge
Bill Wong

Gate System

Ronald Lee*
Robert Szablak

Reserve Study Task Force

Ellen Orange-Brown*
Garry Brown
Chris Grey
Annette Merriam

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 M
(714) 935-7158 - After hours

Association Website

www.broadmoorHH.com

Online Vehicle Pass Service

www.gatekeyresident.com