

The Broadmoor Breeze



November 2022

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

President's Message

*Chestnuts roasting on an open fire,
Jack Frost nipping at your nose....*

Although we haven't quite yet celebrated Thanksgiving, Hanukkah and Christmas are just around the corner and Broadmoor has never looked better for the Holidays. The Painting and Carpentry project, which spanned 13 months, is now complete including the rebuilt lagoon bridges. The complex looks fantastic. The Grimaud Lane slurry seal coat had to be postponed until November 30 due to rain. The Balcony Engineering Inspections to comply with the new California regulations is underway. The final stage of the Lagoon restoration is underway and hopefully will be completed in time for Thanksgiving. These projects, along with the larger maintenance items with fumigations and stand-alone garage roofs have kept everyone busy this year. The Board wants to thank everyone again for your patience during this very productive 2022 year.

Vital to the success of these projects has been the assistance of our Broadmoor "staff members," who have done some amazing work to help keep things moving. We want to take a moment to thank our Guard Staff (Alfredo, Tommy, Nena, Paul and Pam), Landscaping Staff (Carlos) and of course our Broadmoor employees Rob & Ricardo. All of these people have also gone above and beyond to help all of us get through these projects with the best outcome we could have imagined. Please keep these individuals in mind when you are doing holiday shopping for family and friends. Any gesture of appreciation to these great people would be welcome, even if it's as simple as a batch of cookies or holiday card. With gas and food prices so high, I find a gift card for Berry Bros Gas station or Supermarket is always something everyone will appreciate. I would like to ask on my and the board's behalf that you consider giving to one or all of these great people who help to add value to our lives.

Ben Goldberg

Grimaud Lane Slurry Seal Coat Rescheduled for November 30

The Grimaud Lane slurry seal coat is now rescheduled for Wednesday, November 30. Please be aware that from 7:00AM on Wednesday, November 30 until around noon on Thursday, December 1, Grimaud Lane will be closed to all vehicular and pedestrian traffic. During that time, all Broadmoor residents will have to enter and exit the complex through the Peters Landing auto exit gate on Grenoble Lane.

Landscape News

A **warm thank you** to those residents who received notices last month to clear common areas near garages and front planters of debris and personal pots. Most have complied nicely, and we truly appreciate this! Our job has become easier to replant these areas in our pursuit of Broadmoor beautification. To a few of you who have NOT complied – a gentle reminder to please remove personal items from common areas immediately, so that Harvest and the committee can add appropriate greenery. *Reminder: faded plastic or empty pots in common areas or on patio walls are unpleasant to the eye and may reduce our home values.* Nice pots with healthy plants near your steps or on your patio walls are acceptable and will not be flagged. Let's all make an effort to be cognizant of this.

Homeowner requests/complaints are evaluated on a case-by-case basis. Generally, residents may not ask for specific plants. However, if a **Harvest-planted item** dies or is damaged by contractors, then it may be replaced – if the soil/sun exposure conditions allow it. The committee and the HOA board reserve the right to determine this after consulting with *Harvest Landscape*.

******The offer remains during November for residents to mark "trash" on any plants/pots you wish to have discarded. Simply place them curbside near your unit, and our maintenance crew will dispose of these for you.**

Landscape News (cont.)

Completed projects:

- Lagoon bulkhead Ponytail Palms in blue pots are complete with irrigation lines and are lighted after dark with LED spotlights.
- The Broadmoor headstone on the corner of Admiralty and PCH has been cleaned up and new plants installed – fall flowers and greenery. The birds of paradise were trimmed, and an overgrown palm removed.
- Empty garage areas on Germain are being filled in with garlic and lilies.
- Bougainvillea wiring on garages is just about complete.
- Trimming of bougainvilleas damaged by recent fumigation on Moritz (these will recover).

Pending projects:

- Empty concrete pots on pool steps will be filled with small Robellini palms once approved
- Evaluating proposals for garage planters on Anne, Moritz, Francois
- Evaluating proposals for plants to fill gaps in planters along Grimaud wall
- Harvest will begin mulching select bald areas this month
- Dying grass on Martin will be treated for grubs – then reseeded for new growth
- Fixing planter in front of guard shack- remove dead flowers and add contrasting stone pebbles (fountain chlorine water kills flowers)
- Outside Admiralty gate (across from Calico) – replace dying garlic with yellow dot groundcover
- Get Harvest to schedule annual tree trimming for January 2023

Please continue to send concerns about anything **green** to Powerstone, attention Michele at: mrossi@powerstonepm.com.

Litigation Updates

Robert Martin v. Broadmoor

Homeowner Robert Martin filed suit in June 2021 in Orange County Superior Court, claiming liability by the association for damages from a water leak allegedly caused by failure of the plumbing system from the unit above his. The association does not believe it has any liability in this matter. Farmers Insurance, the association's insurance carrier, has accepted defense of this matter. No action has been taken to date.

Jeffrey Ball v. Broadmoor

Homeowner Jeffrey Ball filed suit in October 2021 in Orange County Superior Court, claiming liability by the association for water damage allegedly caused by a water leak in the roof or gutter. The association does not believe it has any liability in this matter. Farmers Insurance, the association's insurance carrier, has accepted defense of this matter. Destructive testing has been conducted by plaintiff and both parties participated in mediation in October. Trial is currently set for January 2023.

Anthony Sellas v. Broadmoor

Homeowner Tony Sellas filed three lawsuits in August 2022 in Orange County Superior Court, small claims division:

In the first claim, Tony seeks \$10,000 in damages alleging fraud by the Board of Directors in the February 2022 elections, claiming that the board and/or its property manager performed the duties of the inspector of election. Tony ran for the board in February but was not elected to the board by the association's members.

In the second lawsuit, Tony seeks \$1,500 in damages and injunctive relief to stop the board from changing the paint colors for the buildings and garages located on Germain Circle and to paint his building in the color he prefers.

In the third lawsuit, Tony seeks \$1,500 in damages and requests the court to terminate a license agreement entered into between the association and a homeowner which permitted that homeowner to install an air conditioner condenser. Tony previously requested, and the association participated in, ADR (alternative dispute resolution) regarding Tony's continuing objection to air conditioners in common area. At least 49 units currently have air conditioners.

The three Sellas matters were scheduled for trial on October 31, 2022. All four condominium directors were present in court. Director Ronald Lee was appointed by the board to represent the association. On the day of trial, Tony objected to a temporary judge hearing the cases and requested that a new trial date be set in front of a court-appointed commissioner. The new trial date is set for December 14, 2022.

BOARD OF DIRECTORS 2022/2023

President: Ben Goldberg
Vice President: Ronald Lee
Treasurer: Annette Merriam
Secretary: Suzanne Beck-Hammoud
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: Ross Paulino
rpaulino@powerstonepm.com 949.508.1621
GateKey Vehicle Pass System: gatekey.com/resident-login

MONTHLY BOARD MEETINGS

Third Wednesday of each month at 6:00PM at Huntington Bay Club, 4121 Warner Avenue. All residents are encouraged to attend.

RESIDENT SERVICES CONTACTS

SPECTRUM COMMUNITY SOLUTIONS (\$53 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

COMMITTEES AND THEIR MEMBERS

* Chairperson
** Board Liaison

Architectural Committee (Condominiums)

Condominium Board Members

Architectural Committee (R-1 Properties)

R-1 Board Member

Architectural Advisory Committee (Condos)

* Chris Gray
Barbara Blodgett
Carlos Bosio
Arlene Speiser

Inspector of Election

Greg Copeland
Carl Palazzolo (alternate)

Landscape Committee

* Melanie McCarthy
Kim Hendrix
Cynthia Wityak
** Suzanne Beck-Hammoud

Parking Committee

* Jeff Pennington
Ellen Brown
Chris Gray
Bill Selfridge
Tony Sellas

Reserve Study Committee

Chris Gray
Stefan Steinberg
** Annette Merriam

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.