

The Broadmoor *Breeze*



November 2012

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

DECEMBER MEETING

The Board will hold a meeting on December 11, 2012 at 7:00 p.m., at Don the Beachcomber. Harvest Landscape has been invited to attend.



YOUR 2012/2013 BOARD OF DIRECTORS

<u>President:</u>	Jim Parrott
<u>Vice President:</u>	Carlos Bosio
<u>Secretary:</u>	Ron Lee
<u>Treasurer:</u>	Ellen Orange-Brown
<u>Grimaud Rep:</u>	Robert Sebring

HIGHLIGHTS FROM THE NOVEMBER 13, 2012 BOARD MEETING

Committee Reports

The last two (2) chimney caps will be completed by November 15th.
The Board is actively pursuing contact information of intruder using the pool.
Website is up and running. Go to BroadmoorHH.com. A Blog will not be authorized.

Administrative

Consent Calendar was approved to include:
Approval of the October minutes both regular and executive session
Proposals from Lang Roofing
Proposal from Blinn and Young for awnings
Resolution to Record a lien
Reimbursement to property manager for copy charges
Candidate statement announcement will be placed in December Newsletter
Batteries for cherry picker
Financials for period ending September 30, 2012.
Annual Meeting of the Membership material was approved. The Annual meeting will take place on Tuesday, February 12, 2013 at Don the Beachcomber. Polls open at 6:15 p.m.

Facilities

Key reimbursement was approved for owner.
The Board denied Transponder System at Peters Landing Gate.
Board ratified approval of proposal from California Gates for repairs to gate at Peter's Landing. Repairs are scheduled for November 14, 2012.

Landscape

Harvest Landscape will be invited to the December meeting to update owners on various landscape issues.

WEBSITE

The website is up and running. Check it out...
go to broadmoorhh.com.

Thank you Board...for many, many countless hours at the keyboard.

2013 ANNUAL ELECTION

It is that time of year again! The Annual Meeting is scheduled for February 12, 2013. If you are interested in running for the Board, please obtain a Candidate Application from Villageway Management, by emailing your request to seifert@villageway.com or calling June Hill at 949-450-1515, ext. 203. The deadline to submit your application to Villageway Management is January 7, 2013. There are four (4) positions held by Condominium owners and one Grimaud representative.

RESERVE CONTRIBUTIONS

The Board announced at the October meeting that the reserve contributions for the months of November, December and January 2013 may be deferred. The operating account reimbursed the reserves \$103,581.00 (operating funds budgeted in 2012 but not used during the 2012 fiscal year). As a result of transferring \$103,581.00 from the operating into the reserves the operating account may experience a temporary shortage. It is the goal of the Board to make the November 2012, December 2012 and the January 2013 contributions on time, but should expense exceed income during these months, the reserve contributions will be made up in February, March and April. The Board will keep the membership informed on the deferred contributions via the website.

EMERGENCY GATE REPAIRS

During October there was a delay in calling out the gate company for the gate at Peter's Landing. The Board has approved the following modification when calling in an emergency repair.

There was an instance when the Peter's Landing gate was left open do to a malfunction. Paco was called but he was out of town and unable to inspect the gate. Carlos contacted Becky and informed her that he would call Board Members to confirm if an emergency repair could be issued. Here is where the communications failed. Carlos called Becky back but his call when directly to voice mail and Becky did not expect Carlos to call back so quickly. When the voice message was reviewed several hours had lapsed. So to address this, the Board has approved a new direction to Management regarding emergency gate repairs.

From 5:00 pm to 9:a.m., Monday through Sunday, owners reporting a non-working gate are to call Villageway at 949-450-1515. The Call Center will take the owner's information and the Call Center will notify the Villageway On Call Manager. The On Call Manager will call Paco. If Paco is available, he will check and repair the malfunctioning gate if possible.

If Paco is not available or out of town, he will contact a Board member (to be determined by the Board). The Board member will make the decision if the gate company is to be called out as an emergency. Usually a Board member can make minor repairs or adjustments without paying for an emergency repair.

WINTERIZE YOUR HOME


This is an excellent time of the year to winterize your home, such as changing the filter on your furnace. Check your firebox and chimney if you plan to sit by the fire this winter. If you plan to have your chimney cleaned, your contractor must be licensed and insured to protect you from liability should they damage the roof tiles. See page 10 and 11 of the Community Handbook for further details and suggestions. Don't forget to check your dryer vent. This should be kept free and clear to prevent a fire hazard and will improve the efficiency of your dryer! Also, make sure that your window box is free and clear of all debris and that the drains are not plugged. Window boxes may never be filled with rock, sand or stone. Clean out the tracks on your windows and sliding glass doors so that the drainable holes are free and clear and re-caulk as necessary. Drains on decks, balconies and patios should also be clear and running freely. These items are the responsibility of the homeowner, not the Association.

REQUIRED DAMAGE PREVENTION


Residents need to make sure that potted plants are elevated and not sitting on the wood decks or stucco surfaces. Saucers need to be under potted plants to catch water run-off. Failure to do so can cause damage to the wood surfaces and stain the stucco. We want all residents to have advance notice so that you can take the appropriate action. Inspections of the community will be conducted, and those who are not in compliance will be notified. Those who are not in compliance may be assessed for costs associated with repairs. Thank you.



*Happy
Holidays!*
From Joyce & Marilyn



Marilyn Frick & Joyce Phillips
REALTOR, LIC.#01063391/00612018
30 Year Broadmoor Specialists
Marilyn: 714-322-1027
marfrick@aol.com
Joyce: 714-322-1301
joycedphillips@yahoo.com





Broadmoor Is Managed By:

Villageway Management, Inc.

P.O. Box 4708, Irvine, CA 92616

949-450-1515 or 877-450-6468 (including emergency or after-hours)

Property Manager: Becky Seifert, seifert@villageway.com

Customer Service: Marie Wigler, wigler@villageway.com

Assessment/Billing: 949-585-0141

Gatehouse: 562-592-4213

Happy Holidays

COMMITTEE ROSTER

Architectural: Chris Gray, 3299 Moritz — Chair

Events & Recreation: Don Kujat, 3251 Moritz — Chair

Landscape: Susan Conrad, 3211 Moritz; Michael Carpenter, 3267 Moritz; Ellen Orange Brown, 16485 Tropez

Maintenance: Chris Gray, 3299 Moritz; Carlos Bosio, 16416 Martin — Chair

Parking: Carlos Bosio, 16416 Martin; Jim Parrott, 16477 Tropez; Edith Wilmoth, 16585 Bordeaux; William Wong, 3201 Anne Circle

Grimaud Architectural: Ron M. Sarabi, 16532 Grimaud, Karyn Abbott Stone, 16462 Grimaud, Robert Sebring, 16402 Grimaud, Lloyd Fields, 16582 Grimaud, Laurence Clark, 16592 Grimaud