

The Broadmoor Breeze



December 2022

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

President's Message

Sleigh bells ring, are you listenin'?

On Grimaud Lane, snow is glistenin'

A beautiful sight

We're happy tonight

Walkin' in a winter wonderland

Well, perhaps no snow on Grimaud but a new glistening slurry coat! Temperatures have now dipped below 60 degrees and winter in Paradise is underway. As we begin to finish up the Holiday's and turn the page on a new year, your board of directors continues to stay hard at work for the community. The decorations at the main entrance look great (thank you to our staff and volunteers), the buildings all look clean and fresh, and the Lagoon project is wrapping up.

Although there are always things to be done every year, 2022 was an extraordinary year of major projects that should extend the lifespan of our buildings and certain common areas. 2023 will be a much less eventful year with respect to major infrastructure projects. The board intends to investigate replacement our community streets, but only one street at a time and over many years. We also plan to fumigate the rest of the buildings in 2023 to allow us to complete the entire community to ensure all the buildings are protected. The required engineering inspection of the balconies has been conducted and we are awaiting the engineer's report. And we still have the rest of the stand-alone garage roofs ready to be replaced after those buildings are termite tented.

The only other BIG project will be the re-statement of our CC&R's. Although we have been delayed due to the attorney involved with the project on maternity leave, this should be presented to our owners before summer of 2023 along with scheduling one or more town hall meetings. Many of the new CC&R's provisions are dictated by the Davis-Sterling Act (which was enacted in 1985 or over eight years after our old 1977 CC&Rs were drafted) with boiler plate legal provisions required by law, and there will be other issues we will all want to have input. Clarifying that air conditioners are

permitted in common area, allowing for balcony enclosures, and authorizing long-term internet/cable contracts will all be up for discussion and a vote of the community. There will be other issues that may peak our interest, including addressing maintenance responsibility for the items that always have homeowners and the board scratching their heads. For the most part having new, modern CC&R's after 45 years, will be a great accomplishment for our community. Updated CC&R's will provide clearer direction going forward and eliminate the many ambiguities that some owners use as an excuse to challenge decisions made for the community's benefit.

Please don't forget our maintenance and guard staff when making those holiday treats. These people work hard to make our lives better and the holidays are a great time to show them our appreciation.

Your entire Board of Directors wishes everyone Happy Holiday's and a Happy, Healthy and Prosperous New Year.

Ben Goldberg
President

Winter Pruning of Shrubbery

Harvest spends a lot of time maintaining the landscaping in a neat and orderly manner. However, many plants and shrubs are overgrown and need pruning. During the upcoming winter months, some plants may be drastically cropped leaving them bare. These plants should rebound with new foliage by spring time.

2022 Outside Parking Decals Expiring

A reminder that 2022 outside parking decals expire December 31, 2022. Residents can obtain a 2023 outside decal by submitting a new Parking Pass Application before year end. Inside parking decals remain valid.

Association Legal Fees Due to Homeowner Claims

The board of directors is tasked with managing the association's affairs using its best business judgment. Each director takes this responsibility seriously. Despite the board's best efforts, however, some Broadmoor homeowners routinely submit claims challenging many of the board's decisions and actions. These homeowners have accused the board of breaching contracts, violating the CC&Rs and California law, engaging in fraud, etc. Claims of wrongdoing or breach of fiduciary duty often dictate that the board seek legal counsel's review. In just the past three years, such allegations have resulted in the association having to spend over \$10,000 in legal expenses, costing the association and all homeowners needless expense.

No action or decision by the board is going to please everyone. However, what each member should evaluate is whether the efforts and direction of the board as a whole is productive and beneficial to the members' interests collectively and individually. Any homeowner who disagrees with the board always has the right to voice their opinion during homeowner forum at a monthly board meeting. In addition, members can exercise their choice for board directors during each annual election. These are more proper ways to address one's disagreement with the board or association.

Speeding

Residents frequently report vehicles speeding through the complex which creates a risk of injury to everyone. Please be mindful that Broadmoor residents use the streets to walk, ride bicycles, and exercise their dogs. More importantly, there are many young children in the complex so please exercise extra caution by driving safely and slowly. Speed limit is 10 MPH in the complex and 15 MPH on Grimaud Lane.

Holiday Decorating Appreciation

This year we had an awesome turnout of 12 Broadmoor residents and board members who spent several hours sorting, placing, and shopping for decorations that are now adorning our front entrance and lagoon bulkhead. We want to thank the following volunteers for coming out on Saturday, December 3, to make our community feel like the holidays: Susan Bennett, Denise Faulkner, Sparky & Terry Ferguson, Chafic & Suzanne Hammoud, Don Kujat, Annette Merriam, Sally & Chuck Philips, Brad Schy, Jim Siegel and Toru Takahashi.

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.