

Focus on Your Neighbors

Likes the Neighborhood



Marilyn Breeze started playing piano when she was seven. Her professional career began at 14. At 25 she was entertaining the troops in Vietnam where her husband was also working. This is only the beginning of her professional career

spanning many decades. She has been an accompanist for the great Violinist Jasha Heifetz.

Very Busy

Marilyn's senior years are busier than ever. As a professional pianist, Marilyn plays every Sunday at both Saint Bonaventure Catholic Church and the Grace Lutheran Church. She is the resident accompanist for local community theatres such as Rose Center along with most the High Schools in Huntington Beach. She works with local vocal artists to develop their performances.

Perfect Place

As a long time resident of over 20 years, Marilyn states that "Harbour Vista is a perfect place for me to live." I like the way neighbors help one another. The landscaping is beautiful. Ten years ago her husband (now deceased) was on the Landscape Committee. She is really proud of the community and it's wonderful location.

For Fun

For fun, Marilyn has wowed the audiences and judges at the Ms. Senior California Pageant dressing up and winning the prestige Entertainment Award for the last couple of years.

If you want to hear her play, there is a YouTube Video posted at YouTube. Marilyn has also recorded several CD's in a variety of music genres which can be obtained by contacting Harbour Vista News (714-883-1949). ■



April HOA Meeting

Road Repair Applauded

Quorum Not Met

Legal Expenses Questioned

There were three Board Members, along with the Community Manager and eighteen homeowners/residents present at the May 28th Board Meeting. Two Board Members, Ramy Eskander and Tim Jordanides were absent.

Attendees Applaud

The repair work done on the roads/parking lots received applause from those in attendance. The Board acknowledged that Eagle Paving did more than they were expecting. They thought it would be just pothole repairs and instead whole sections of the roads were resurfaced. Eagle Paving stated that it was easier to do some resurfacing than just doing individual pothole repair and it would cost about the same. They laid 100 tons of asphalt in the job.

Ballot Measure Quorum Not Met

There were still not enough ballots returned for the needed quorum for the By Laws changes. So, once again the ballots were not counted. Ballots received are 83. Ballots needed to meet quorum are 87. The time for people to mail their ballots in was extended again. A second ballot was mailed to homeowners/property owners who did not vote and return the first ballot mailed asking them to vote. The Board president said they may call a special meeting to count the ballots if the needed additional ballots are received before the next regular board meeting on June 2nd.

Board Progress Report

The Board President announced a progress report would be mailed out to homeowners detailing the accomplishments of the board over the past year. The report will include maintenance issues:

- Installation of Lever release exit locks
- Tree trimming and new plantings
- Improved irrigation
- Perimeter fences repaired and painted
- Light poles replaced
- Damaged parking space bumpers replaced
- Parking lots/potholes repaired
- Pumps and motors for streams

The Board President also stated there would be a small update on the Land Lease included in the progress report. The report will also include that the HOA Reserves have increased from 6% to around 15%.

Delinquent HOA Dues

The Board announced that approximately \$100,000 of delinquent HOA dues have been collected over the past two years. Partly from homeowners who currently reside in their condo and largely from the bank owned properties where the banks are finally putting the property on the market for sell. The HOA lien on the property for delinquent dues must be satisfied before the property can close and the buyer gain clear title to the property.

Open Forum

A member asked about the status of the Land Lease. The President stated that there was nothing new to report at this time but there would be an update in the progress report the board will mail out later this month.

Another member asked about the \$35,000 expenditure that was on the Audit Report for 2013. He wanted to know how much of it was for the attorney for collections verses general legal expenses for the board obtaining legal opinions etc. There was no clear answer given by the board or community manager. Also this same member asked about the \$44,000 expenditure in the Audit Report for refuse collection. He wanted to know if it was necessary to have the current frequency of trash pickups or could we reduce the frequency. The board said they felt the number of trash pickups and the cost was necessary.

Another resident asked the board to consider having the parking lots swept. She stated that her tires had been punctured by nails and small rocks. Another resident asked when the board planned to have the ficus trees by the 16512 Blackbeard building removed and damaged sidewalks caused by the roots of the trees repaired. Taylor DeLauder said he would look at that area and advise the board.

New Business

The Board Approved:

- One second floor balcony repair for dry rot and termite damage
- General preventive maintenance for four boilers
- Replacement of four damaged light poles

The next HOA meeting will be on Monday June 2nd. ■

Editorial

Thinking About Running??

by Michael Barto

You should be in receipt of a cover letter from Taylor DeLauder and a Candidates Statement form along with a copy of the newly adopted Election Rules. If you are considering running for a seat on the Board, the Candidates Statement form must be returned to Taylor DeLauder no later than **5:00 P.M., Friday May 9, 2014**. There is going to be at least one open seat on the Board since one current member has already stated he will not be a candidate.

Tenure on the Board is still one term of one year. Therefore, all five seats will be up for election. Each elected Board member has

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Rep: Taylor DeLauder Community Manager
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Homeowner's Portal: www.vivoportal.com

HOA Official Web Site: <http://harbourvistahoa.com>

HOA Email: hbboard@harbourvistahoa.com

(Editorial continued)

equal voting powers and equal responsibilities. After the election the new Board Members choose who will be the President, Vice President, Secretary and Treasurer. **Now is the time for HOA Members to consider running for a seat on the Board** and become more involved with your HOA and the residents of Harbour Vista.

Skills and Experiences

Maybe you have some concerns about how the common areas in the complex are maintained, or concerns about how your HOA dues are spent, or want to see movement on the Land Lease. Or maybe you have some ideas that would make Harbour Vista a better place to live. Maybe you have skills and experience that would benefit the HOA. These are all good reasons to consider running for a seat on the Board and contribute to your community.

Responsibilities and Rewards

Current and former Board Members will tell you that it will take a commitment of time beyond the once a month Board meetings. But this time is well worth the reward of knowing you are contributing to the HOA and the community as a whole. You will be an important part of the decision making that impacts the quality of life for the residents, and the property values of the homeowners/property owners. Residents will appreciate your service and commitment to the HOA and the community. And many will thank you! Unfortunately, I cannot run again (see New Election Rules) since the Board has disqualified me as a property owner who does not live in Harbour Vista along with the current Board Treasurer. But, I enjoy doing the newsletter and look forward to continuing in this capacity.

Incumbency has its Advantage

You may think that incumbents have the advantage. However, in the last election the two non-incumbent candidates garnished a larger number of votes than the incumbents. Many HOA members have concerns about some of the present Board's action so it might be easier for a non-incumbent candidate to be elected.

Should You Decide to Run

Harbour Vista News will provide a forum in the Newsletter for all candidates who want to post their points of views. Besides distribution to homeowners who live in Harbour Vista, the Newsletter is mailed to a large number of the offsite owners. If you have questions regarding serving on the Board or being a Candidate we would be happy to try to answer them. ■

Remember, "We are all in this Together™"

April Maintenance Happenings:

Maintenance Happenings Cabana Drainage



A new rain drainage subsystem has been installed at the northwest corner of Cabana Building. Residence had

complained about the flooding during rain storms in this low area sidewalk. Now it should stay clear.

Another Ground at Lago

The 4861 and 4791 Lago buildings experienced another major pipe leak starting on April 8th. The pipe leak was from a water pipe adjacent

(continued right)

(Maintenance Happenings continued)

to the boiler unit for those two buildings. Scott English plumbing came out and turned the water off to identify where the leak was and to make repairs.



Three Days with No Water

Repairing the leak took three days and entailed digging a hole next to the stream that was around 5 feet deep. Fortunately, Scott English Plumbing was able to turn the water for these buildings back on in the evening so residents would have hot and cold water overnight.

Getting Use to it

Most residents have become use to the many water shut offs that have to take place in the complex. However, it is important for residents to have good communication regarding when these shut offs will take place and for how long. For the consideration of the residents these plumbing issues should be handled as quickly as possible and with the utmost consideration for residents with clear and timely communication .

Notice Confusion

Scott English Plumbing was responsible for posting the water shut off notices. While they did post notices for the first and second day of the water shut off correctly so residents knew ahead of time to plan for the water being off, the notices for the third day were not posted until the morning of the third day. Many residents were not prepared for having the water shut off that day. Some residents complained they didn't have water to make coffee, brush their teeth or take a shower in the morning. One resident said he had to go over to the pool and take his shower at the common area pool showers.



Leak Repaired

At the end of the third day the leak had been repaired, the hole filled in and the water turned back on.

Major Roadway Repair Summary

(see extended article at <http://harbourvistanews.com>)

On Friday March 25 starting at 6:45AM, Eagle Paving resurfaced some of the worst parts of The Harbour Vista private roadways.

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(Maintenance Happenings continued)



Approved at the last Board meeting, this repair work entailed a 100 tons of asphalt, road work equipment and a paving crew. The paving crew . worked till 3:30PM to complete this complex job which cost approximately \$14,000.

Easier to Drive

With these repairs, residents have noticed a difference --there is less crunching noise. The dust has lessened. The roadways generally look better. ■



On Our Web Site This Month

- Dinning Around Harbour Vista
- The Roadway Repair
- Letters to the Editor

Go to <http://harbourvistanews.com>

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Property Listing (as of 1 May 2014)

Active Listings

Address	Type	Asking
4852 Cabana Dr #201	3BD	\$175,00 (Bank owned sold "as is")
4831 Lago Dr #305	2BD	\$259,900

Contingency/Backup

Address	Type	Asking
16542 Blackbeard Ln #203	2BD	\$180,000
4861 Lago Dr #103	3BD	\$225,000
16551 Grunion Ln #204	2BD	\$180,000

Pending


Address	Type	Asking
16512 Blackbeard Ln #101	3BD	\$200,000

Closed Sales

Address	Type	Sold For
4861 Lago Dr #202	2BD	\$227,000 ↓
16551 Grunion Dr #101	3BD	\$185,500 ↓

Note: An up green tick (↑) means sold for more than asking price.

A down red tick (↓) means sold for less than asking price.



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Harbour Vista News mandate is to provide news and community information for the owners of Harbour Vista properties in Huntington Beach. Contributions and letters to the editor are welcome.

Harbour Vista News provides a FREE SERVICE to owners, property managers or Realtors to announce units for lease or rent at Harbour Vista Properties in our "Property Information" Section. Contact us either by email or telephone 714-883-1949 to post the information.

**Upcoming HOA Meetings
Cabana Club House
June 2, 2014 at 7:30pm**