



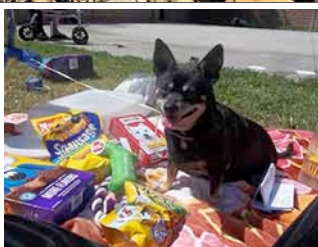
PET OF THE MONTH



HAPPY BIRTHDAY "SPIKE"

by Diane Pannone

Spike celebrated his 10th Birthday with his family and dog friends in May. His owner made him a special Birthday Cake with peanut butter icing and lots of dog treats. His dog friends in the complex joined in the fun. Spike got lots of presents from his friends...treats and toys. A good time was had by all. His family adopted him at the Swap Meet at Goldenwest College 10 years ago. He was 3 months old dogs names from left to right, Aticus, Boo, Athena ,Loki and Spike front center then



dogs names from left to right, Aticus, Boo, Athena ,Loki and Spike front center

and a little mal-nourished. He was happy to be adopted and spoiled by his family. He has lots of dog friends in the complex and loves to take walks and play with them. ■

Dinning Around Harbour Vista

Good Selection

by Mary Williams



Harvey's Steakhouse is at Warner and Springdale. Ample parking. Opens at 4:00 for dinner and Happy Hour. Early Bird menu goes until 6:00 which saves you \$2 to \$5 over the regular dinner menu. A very good selection of entrees. Dinners run form \$18 to \$35. A special of all you can eat baby Back Ribs with sides for \$19 on Monday and full Prime Rib dinner on Tuesdays for \$19. Also a children's menu. Happy Hour from 4 to 7 weekdays and 4 to 6 on Sunday. Outdoor patio area. Live entertainment 4 days a week and Karaoke 3 days a week.

Old Time House

This is your old time steak & chop house with a sports bar. My suggestion for dining is to ask to sit in the back area of the dining room away from the bar. Better lighting for reading the menu and not as noisy.

(continued on next page)

May Maintenance Happenings:

New Community Bulletin Board

A new "Community Bulletin" has been installed at the Cabana mailboxes. Unfortunately, several residents have expressed a concern that the placement poses a safety risk. The old bulletin board was flat against a wall. The new bulletin board is on a post and protrudes out 11 inches. There is concern that people, especially children might injure themselves on it.

This has been brought to the attention of Action Property Management for review and consideration to change the placement to avoid any possible accident.



Balcony Rebuilt

On May 7, Island Pacific Contractors started replacement of a badly deteriorated Balcony in the 4861 Lago Building. Suffering from both dry rot and termite damage, the balcony was rebuilt from the ground up. Another balcony on

(continued on next page)

June HOA Meeting

Pool Area Clean Up

Pear Tree to be Removed

New Outgoing Mailbox for Grunion

The meeting was called to order with three (3) Board Members present, the Action Community Manager and 11 residents were in attendance. A fourth Board Member arrived later in the meeting and one Board Member was absent.

Board Announcements

The Board President talked about the pool areas needing more clean up more frequently. The cleaning company will start coming on Fridays and Mondays to empty the trash bins in the pool areas. Additional trash cans will be purchased for the pool areas. Also, the Board ordered the new umbrellas for the pool areas 3 weeks ago and they should arrive soon. The barbeques will be deep cleaned by the cleaning company.

Homeowner Forum

Several residents brought up other issues about the pool areas. One resident wanted to know how many guests a resident could have at the pool. Our Rules state a resident can have 6 guests at a time at the pool. Another resident asked about the types of pool flotation toys that are allowed at the pool and stated a safety concern about some of the bogie boards and other items being used in the pool. Another resident said they found the gas to the barbeques left on twice and one water facet in the restroom left running one night. They stated they check the barbeques and restroom and showers to make sure they are shut off at night. Also the ash trays at the pool area have disappeared and so there have been lots of cigarette butts on the pool deck, especially around the spa.

New Business

- A. Approved Tierra Verdi removing a Pear tree at the 4831 Lago building, plant additional plants by the large pond by the Lago and Blackbeard buildings. The Board wants to make that area a focal point. Plant ivy and additional plants by the boiler for the 4861 Lago building. This is where there was a pipe leak.
- B. CPR Construction will install an "outgoing" mailbox at the Grunion bulletin board area. There has never been an outgoing mailbox on the Grunion side of the complex.
- C. Scott English plumbing will install new "check valves" at the boilers.
- D. Red Hawk will inspect the fire alarm boxes and systems.■

Editor Note: I am sorry I was not able to be present at the June 2nd HOA meeting. I did however have several attendees of the meeting provided me highlights of the the meeting from which this artilce was developed and reviewed from accuracy.

(Dinning Around continued)

A Quality Feast

Soup or salad comes with your entrees along with choice of sides. Salads were fresh and crisp and very good size. Soup of the day was cream of mushroom. Good mushroom flavor but devoid of any pieces of mushroom but then it did say "cream of". The rib eye steak was cooked perfectly and very tender. Had a good char to it. Garlic mashed potatoes were



garlicky. A thick pork chop with a spiced applesauce was ordered and was very tender and juicy. Baked potato came with all the extras you wanted. The shrimp scampi with pasta was alright. Needed a little more flavor. But lots of shrimp and they were fresh, not frozen. Portions were good size and we all took home lunch for the next day. Service was good.

Limited Wine Menu

Limited wine menu. But some decent wines on the list. Not expensive. I neglected to ask about corkage which is something I always do.

Suggest You Go Early

Nice local place for good steak at a decent price. My suggestion if you are just contemplating dinner, go early, order from the "Early Bird" menu or the specials and avoid the entertainment. If you are into having music and entertainment go after 7:00. The web site has all the menus listed along with their entertainment calendar. ■

Harvey's Steakhouse

6060 Warner Ave
Huntington Beach
(714) 842-5111

www.harveyssteakhouse.com

Sun-Thu 4:30pm-9:30pm
Fri-Sat 4:30pm-10:30pm

Letters to the Editor

From Unit Owner with Repairs,

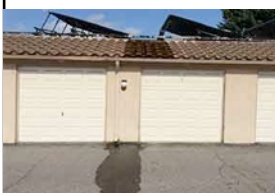
I want to share with you my story with the BUGMAN. I have to say I love their blue trucks but I can't say I agree with their pricing and billing. So the HOA decided to a termite treatment and wood repair and actually I didn't even ask for it so I was quite happy. I wasn't so happy with the events that unfolded on Saturday May 15th. At about 8 am, the young gentleman from the Bugman came by and treated my garage and unit. He only treated 2 or 3 areas above my window and my sliding door and a few areas in my garage. I asked about the balcony, rafters, etc and apparently this wasn't approved by the HOA. I am in the process of obtaining this now. After about 30

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(maintenance happenings continued)

the Grunion side of Harbour Vista is also scheduled for repairs and/or replacement.

Solar Heating Panels Leak



On May 6, water was spouting from the old, non-working solar heating panel pipes on the roof of the Cabana garages. These solar panels were used to heat the Cabana pool and have not worked for many years. The water was spraying up almost ten feet and a section of the roof was inundated with water. There was water leaking through the roof of one of the garage onto a homeowner's car parked in the garage. Several people contacted Action Property and reported the leak. Action dispatched Scott English plumbing the next morning.

Now Locked

The problem was a valve that was supposed to be turned off but had been turned back on by someone. Since the solar heating panels no longer function and the water pipes for the panels have leaks, the valve should remain off. Scott English plumbing put a lock on the valve so it cannot be turned on again. Taylor DeLauder will discuss the removal of the non-functioning solar heating panels and the repair of the holes in the garage roof (this is a recurring problem when it rains) with the Board. He pointed out that there was no budgeted money for this removal and repair of the roof in this year's budget so the Board will have to decide how they want to handle this repair/removal.

Rain Gutters Cleaned

The rain gutters on the buildings in the complex have been cleaned out, removing leaves and debris from them. All buildings, including garages, were cleaned. It is important to have the rain gutters cleaned regularly to prevent water damage to roofs and possibly individual condos or garages. ■

Note: There is only an abstract of the full article on the Harbour Vista News Web Site. Visit <http://harbourvistanews.com>

(letter to editor continue)

minutes of work, he presented me with a bill for \$375 and asked me to sign. Since I wasn't paying for it, I signed it but I would have been quite upset if I was paying for it. I still feel bad that the HOA is paying such ridiculous prices for a 30 minute service. Then in the afternoon, two gentleman from Bugman came to repair the closet frame and they finished the job in about an hour and half but they went to home depot for about 30 minutes and talked and joked and listened to music most of the time. The closet frame fixed was only about 10 inches long and they didn't even match the paint to my closet and just left it white. I was then presented with a bill for \$475 and signed this also. So apparently for about 1.5 hours of

(continued to right)

(letter to editor continue)

work total from the Bugman, I was charged \$850 and this was happily paid by the HOA. I think we have take some fiscal responsibility as homeowners and report that the BUGMAN is seriously overcharging the HOA and we should find a better contractor to do the work. I personally have paid licensed contractors much less or even a fraction for similar work. Hopefully the other homeowners will let the HOA know about how the BUGMAN is seriously overcharging us.

To Unit Owner with Repairs,

Thank you for your letter. You are absolutely correct, homeowners should pay attention to the HOA finances. Every homeowner has a vested interest in how our HOA dues are spent by the HOA Board and the management company. If a homeowner thinks the HOA is being over charged for services from a vendor, Homeowners can send an email to Taylor DeLauder advising him of the issue, or they can always send a Letter to the Editor and Harbour Vista News will publish it on the web site.

Thank you being a concerned Homeowner and bringing this issue to the HOA membership.

-----Michael Barto

Property Listing (as of 5 June 2014)

Pending

Address	Type	Asking
4852 Cabana Drive #201	3BD	\$175,000 (Bank Own sold "as is")
4831 Lago Drive #305	2 BD	\$259,900
4831 Lago Drive #205	2 BD	\$214,900
16512 Blackbeard Ln #101	3 BD	\$200,000

Closed Sales

Address	Type	Sold For
16551 Grunion Lane #204	2BD	\$185,000 ↑
16542 Blackbeard Ln #203	2 BD	\$201,000 ↑
4861 Lago Drive #103	3 BD	\$230,000 ↑
4861 Lago Drive #202	3 BD	\$227,000 ↓
16521 Grunion Lane #103	2 BD	\$188,500 ↓
16551 Grunion Lane #203	2 BD	\$134,000
16521 Grunion Lane #101	3 BD	\$200,000 ↑

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

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

On Our Web Site This Month

- Dinning Around Harbour Vista
- Security Cameras do not Work
- Letter to the Editor (Land Lease)

[Go to http://harbourvistanews.com](http://harbourvistanews.com)

The website contents of Harbour Vista News is not an official or legal entity of the Harbour Vista Homeowner's Association, LLC. The content has not been approved by, nor are the views, expressed or implied, those of the Harbour Vista HOA Board of Directors or the membership.



Harbour Vista News
16458 Bolsa Avenue #15
Huntington Beach, California 92649
Phone: 714-883-1949
<http://harbourvistanews.com>

Publisher/Editor
Michael Barto

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.



CANDIDATES CORNER

Candidate Statement:

Mike Peduzzi

Fiscal Responsibility

 I believe that the fiscal responsibility demonstrated by our current Board has placed our association on a much more sustainable footing. One of my goals as a member of the Board, would be to continue to build our reserves (replacement funds) while maintaining the proper functioning and attractive appearance of our community.

Will not Raise Dues

I would aim to keep association dues at their present level and avoid any extra assessments by encouraging more homeowners on both sides of Green Street to participate in some measure in the various volunteer programs. From stuffing mailing envelopes to painting the parking lot, volunteering results in considerable savings in expenditure and also nurtures a healthy atmosphere of community involvement. I would continue working with homeowners who have delinquent association dues to find creative ways to achieve resolutions.

Land Lease Trust

In addition, as a member of the Board, I would continue to nurture the renewed level of trust with our land lease holder to secure the future of our community.

My Current Involvement

I take an active interest in the activities of the Association by attending monthly meetings. I have enjoyed serving as one of the community volunteers in Harbour Vista. Together with others, I have helped to improve our community's appearance. I have painted stripes, numbers, curbs and steps in the parking lots and pick up stray litter on my frequent walks through our grounds. I was honored to be appointed one of the volunteer boiler shut-off crew, a new function which has saved considerable expenditure by reducing costly damages caused by incorrect shut-offs.

My Experience

Knights of Columbus. As Chancellor of the Knights I assist the President and his Deputy to achieve the goals of fund raising for charitable purposes. I participate in decision-making meetings, organize events such as community meals and parties, create and print posters and flyers and sell tickets, purchase supplies, prepare food, set up equipment, chairs, tables, decorations, etc., welcome and serve participants.

Economics Background

I would be honored to receive your vote. I believe my education, my personal integrity,

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INTRODUCTION:

You should be in receipt of your voting ballot and instructions for the Election of Members to the Board of Directors for our HOA.

The Annual Meeting of the Membership will be held on Monday June 23rd at 7:30 P.M. in the Cabana Clubhouse.

Since the proposed changes to the HOA Bylaws have not been approved by the membership, each unit owner has 5 votes and the voting is CUMULATIVE so you can cast all 5 of your votes for one candidate or you can distribute your 5 votes among the candidates.

The term for the candidates will be one (1) year.

A quorum of 51% (92 ballots) must be met by the time of the Annual Meeting on June 23rd in order for the ballots to be counted. Therefore it is important for you to vote for the candidate(s) of your choice.

As promised, Harbour Vista News is publishing the Candidate's Statements submitted for publication.

MEETING DATE: June 23, 2014
LOCATION: Harbour Vista Clubhouse
REGISTRATION: 7:00P.M.
POLLS OPEN AT: 7:15P.M.
CALL TO ORDER AT: 7:30P.M.

THE PURPOSE OF THE MEETING:

1. To elect new Directors: Five (5) Directors will be elected for a term of one (1) year;
2. To determine the allocation of any excess operating funds at the end of the current fiscal year;

If quorum is achieved and Directors are elected, there will be an Organizational Meeting of the Board of Directors immediately following the Annual Meeting to appoint officers.

CANDIDATES

The known candidates are:

- Cheryl Boyd
- Mike Peduzzi
- Gayle Poynter
- Ron Rolewicz
- Adele Shiffman

At the Annual Meeting, additional nominations will be taken from the floor for candidates to serve on the Board. Each nominee will be given a chance to present a brief speech on his/her qualifications for consideration.

(Peduzzi continued)

and my dedication to the well being of our community make me a qualified candidate for election to your Board of Directors. I have a background in Economics, was formerly a Manager and Tax Preparer for H&R Block, and am presently an independent network consultant.

Disaster Preparedness

Since the northern branch of the Newport-Inglewood fault runs through the Bolsa Chica wetlands, I am a proponent of disaster preparedness and would like to ensure our community has the necessary procedures in place in case of a serious emergency

Election Editorial:

Why Should I Vote?

by Michael Barto

With only five candidates running for five positions on our HOA Board, it becomes a mute point as to who will win.

Why spend 45¢ to send in your ballot? But wait! When you vote for a candidate, you vote



validates your support for that candidate. Whereas, not voting for a candidate expresses your disapproval of that candidate.

For this election we still have Corporate Proportional voting (e.g. cumulative voting).

That means you can cast more than one of your five votes for one candidate while denying another candidate your vote. In that why you can send a message as to who you want to lead the Association by giving that person the most votes. At the same time telling the Board who you do not want to lead the Association by denying them votes. This is no guarantee that your opinion will be adopted because the Board elects the officers (e.g. President). But at least for 45¢ you have expressed your opinion and it will be recorded.

By the way, if quorum is not met, the elections will automatically be postponed to another day and the quorum requirements will be reduced.

By not voting may delay a new Board from assuming office. ■