



PET OF THE MONTH



MEET REX

by Diane Pannone

REX, aka "Wreck it Ralph" is a very handsome two year old Alaskan Malamute who weighs 75lbs.

He has red hair and olive green eyes and was born on St. Patrick's Day. Rex is a rescue dog. His owner found him walking along a road in Oklahoma when he was 8 months old. She notified the local authorities that she had him. When no one claimed him she adopted him and brought him back home to Huntington Beach.

He loves to go to Dog Beach and the dog park where he can play in the ocean and exercise. When he wants to go out for a walk he goes over to one of his family members and gently takes their hand in his mouth and leads them to the front door. Too cute!

The Malamute is the largest and oldest of the Artic sled dogs. They have great strength and endurance. Many Malamutes are family pets. They are highly athletic and enjoy sledding, weight pulling, back packing, jogging and swimming with their owners.

Not only is Rex a handsome fella, he's also very friendly. So, if you see him and his owners walking around the complex stop and say hello and give him a pet! ■



March HOA Meeting

BALLOTS NOT COUNTED

**Election Rules Changed
Potholes to be Repaired**

At the HOA Board meeting on March 31st there were three board members in attendance along with the Action Community Manager and twenty three residents. Board members Ramy Eskander and Timothy Jordanides were absent. The financial report was given by Ron Rolewicz.

Quorum Not Meet

Community Manager, Taylor DeLauder announced the HOA had only received 66 ballots as of the meeting. This did not meet the required number of ballots for the required quorum of 83 ballots. Therefore the ballots were not opened or counted. The Board instructed Action to send out a second ballot to those homeowners who had not returned the first ballot asking them to vote and return their ballot by the HOA Board meeting in April. If the needed additional ballots to reach the quorum are not received the bylaws will remain unchanged.

(See Editor's Note 2 and 3 below)

Election Rules Changes Approved

The Board voted to approve the changes to the Election Rules with no discussion from the Board or the membership in attendance at the meeting. The changes will apply to the upcoming election of new Board Members this June. Only HOA members whose primary residence is in Harbour Vista will be eligible to run for a seat on the Board. This means that approximately 40% of the HOA membership will not be allowed to run for a seat on the Board in the future. *(See Note 2 and 3 below)*

Open Forum

A homeowner raised a question about excessive noise from his neighbors, disturbing him and other residents with loud noises very early in the morning. The board told him this type of complaint about a neighbor should be handled confidentially and therefore the homeowner needed to contact Taylor DeLauder with the complaint.

Needed Help

Homeowner, Mike Friedman told of his experience with Action when he needed information regarding a leak in the heater coil in his unit. He did not know how to turn the water off to the heater coil. (See "My Heater Nightmares"). He asked if the Action Call Center could provide vendor names and recommendation when a homeowner calls asking for help. *See Note 4*

Fish are Disappearing

A question was asked about the mosquito fish that seem to be gone from the streams and ponds. Were they going to be replaced? Taylor DeLauder stated he would check with Vector control.

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Dinning Around Harbour Vista

Close and Convenient

by Mary Williams



Located in the Huntington Harbor Mall in behind of Trader Joes. There is parking in the back area off of Saybrook. Large bar that fronts the dinning area. Good selection of craft beers. Decent wine list by the bottle and glass. Corkage is \$10 for the 1st bottle, \$10 for the 2nd bottle, Third bottle is \$25 which leaves this place out for my wine and dine group as we usually have 8 to 15 bottles on the table. But for the 3 of us who dined here recently it worked out well.

Daily Specials

Daily specials on the blackboard. Specials are worth looking at. I was tempted to order the daily burger special, thick beef patty with a slab of pork belly on top. Maybe next time. We started out with the Red Table Fries, served with a spicy catsup. Tasty fries, nice potato texture and crispy outside. I had a bowl of lobster bisque. This was the non-cream version. Good flavor and just the right amount of tang. Next we had

(continued to the right)

(Dinning continued)

the flatbread special, garlic with shrimp. Loads of garlic which set the flatbread into something really different.



Meatball Sliders

Two other dishes were ordered. Meatball Sliders, three large meatballs and sauce. I did not taste this dish but I was told it was very good. A plate of Beer Brined Porkchops, two chops, caramelized red cabbage and mashed potatoes on the plate. Tasted the porkchop, brining does make a difference. This dish is worth ordering again. It was on the daily special menu.

It Does Get Busy

Service was good. On a Tuesday night the place was busy but not full. As the weekend approaches it does get busy. Menu has a large selection along with the daily specials. Portions are on the larger size. The use of spices add flavors makes the

(continued on next page)

NOTICE: The HOA Board has engaged HOA Elections of California, Inc. (a company that provides election inspectors and election services) to prepare and mail a second ballot to only those HOA members who had not returned the first ballot for the proposed Bylaws amendments changes. These second ballots must be returned to HOA Elections before April 24th or delivered in person at the next HOA Meeting April 28th.

HOA members whose ballots were disqualified because the return envelope was not signed or did not have their Condo address on the return envelope where sent an affidavit to sign to certify any corrections and qualify the ballots to be counted. ■

(HOA Meeting continued)

Pothole Repair

The Board approved the proposal of 100 tons of asphalt for the repair of the parking lots at a cost of approximately \$14,000. This project was not in this year's budget. Funds will need to be taken from other accounts in the budget. Taylor DeLauder suggested the Board reduce the amount of funds put in the reserves from \$62,000 to \$50,000 for this year. Other suggestions were to move funds from other accounts in the budget. Taylor DeLauder also stated that the asphalt company estimated it would cost around \$500,000 to completely resurface the entire parking lots.

Board Announcements

- The painting and repair of perimeter fences and gates has been completed.
- The HOA Annual Audit report will be mailed to the membership in April.

Other Business

The Board approved the following:

- Sign pole & sign repair/replacement in the complex
- Repair of landscape drain pipe
- Draft Annual Audit Report
- New Election Rules to be mailed out to the HOA membership
- 2 balcony repairs were tabled to the next meeting
- Locks on the Fire Alarm boxes replacement.
- The Official HOA mailing address was reinstated.
- Liens on three units were approved. ■

Editor Notes:

1. Taylor DeLauder at Action was asked for clarification on the reason the ballots were not counted. He explained that in order to make a change in the HOA Bylaws there must be a majority of the membership, i.e. 90+1 who vote in favor of the change. And only 66 ballots had been returned by the meeting. Since some members are ineligible to vote in this election the number of needed ballots dropped to 83. Some homeowners are delinquent in paying their HOA monthly dues and therefore are ineligible to vote at this time.
2. There was a flyer handed out to those in attendance from a resident, who is currently renting a unit in Harbour Vista, supporting the change in the Election Rules along with a legal opinion from the Adams Kessler law firm.
3. The non-resident owners of the HOA membership is approximately 40%. Currently board member Tim Jordanides is a non-resident. With the Board passing the new Election Rules, he will now not be eligible to be elected to the Board in the future. His tenure serving with the current board has been difficult since he was not always in agreement with the Board President and other board members regarding the HOA finances and legal expenses.
4. Homeowner Mike Fridman was interrupted as he was addressing the board by a resident/renter who told him he knew about his heater leaking a month ago. This was not the point Mr. Fridman was trying to make. He simply was suggesting it would be helpful if the Action Call Center had a list of vendors and recommendations they could give to owners when they call asking for help. Such confrontation by people attending the HOA meetings should be discouraged by the Board.

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(Dinning continued)

food stand out. Red Table is close and convenient to Harbour Vista. ■

Red Table

16821 Algonquin St
Huntington Beach 92649
(714) 846-4700
11:30 to 9:00 seven days
<http://redtablerestaurants.com>
Comments/Feedback: Harbour Vista News invites your comments/feed back on articles on this web site or on the printed version of the newsletter. Let us know what you like or what doesn't interest you.

On Our Web Site This Month

- My Heater Nightmares
- April Maintenance Happenings
- Letters to the Editor

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

Homeowner's Portal: www.vivoportal.com
HOA Official Web Site: <http://harbourvistahoa.com>
HOA Email: hvboard@harbourvistahoa.com

Action Property Management Company

2603 Main Street, Suite 500
Irvine, CA 92614
Tel: 800-400-2284
Web: <http://www.actionlife.com>
Rep: Taylor DeLauder
Email: tdelauder@actionlife.com

Property Listing (as of 16 April 2014)
Active Listings

Address	Type	Asking
None		

On Hold

Address	Type	Asking
16542 Blackbeard Ln #203	2BD	\$180,000

Contingency/Backup

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

Pending Sales

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 #103	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.

For Lease/Rent

Address	Type	Monthly	Contact
16551 Grunion Ln #203	2BD	\$1950/mon	626-705-5151

Upcoming HOA Meetings
Cabana Club House
April 28, 2014 at 7:30pm

For Your Information

RENTAL RESTRICTIONS

Harbour Vista News has done some research on Rental Restrictions since many Homeowners have mentioned their concern about the number of renter occupied units in Harbour Vista.

Adopt Restrictions

Our HOA could adopt rental restrictions via an amendment to the CC&Rs. Restrictions approved by the membership and recorded would affect all future owners. The current 40% of owners who use their condos as rentals would still be allowed to use their units as rentals. Only new buyers of units would be affected.

Occupancy Requirement

One common restriction is an Occupancy Requirement that would require a unit buyers to reside in a unit at least one or two years before the buyer can rent the unit. This restriction slows the number of buyers who want to use the unit as a rental. (See Civil Code 4740).

Rental Cap

Another restriction is Rental Cap. This also would need an amendment to the CC&R's. Since the renter occupied units in Harbour Vista is about 40%, it would be good to set the CAP at 45%.

High Percentages

Insurance Carriers and Lenders recognize problems associated with high percentages of rental units in condo developments. Many preferred carriers have seen a higher claims history when the percentage of rental units rises above 35%. As a result they charge higher premiums to these associations. Many lenders have a minimum owner occupied requirement to lend in condo developments. Lenders are reluctant to lend to buyers when the development has a high percentage of rental units, since a high percentage of rental units depresses market values.

Protect Our Property

It would benefit all Harbour Vista homeowners/property owners and protect our property and property values, for the HOA Board to look into these issues and to propose amendments to the CC&Rs. While there is a cost associated with amending the CC&R's and some additional administrative work for the management company, having rental restrictions would benefit all homeowners/property owners and the HOA. ■



"Since the downsizing of the membership, the voting procedure will be simpler"

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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.