



PET OF THE MONTH



MEET ATHENA

by Diane Pannone

Athena is a seven (7) year old Borzoi who lives with her owner Nina on Lago. Her quiet elegance exemplifies a quiet, well mannered house dog. She was adopted by Nina when she was 4 months old. She has grown to be a graceful 80lbs. and stands about 3 feet tall. She is cat like, quiet, independent, doesn't demand attention and can seem very aloof. She is also very sensitive so you have to be gentle with her. One of her hind legs was badly broken and could not be fixed by surgery so the leg had to be amputated. Athena has adjusted to life with 3 legs beautifully.



The Borzoi breed is a sight dog that hunts by sight rather than scent. The breed came from Russia and is also called a Russian Wolf Hound. They were treasured by Tolstoy and the Russian aristocrats.



Athena loves to go outside and see her doggie friends who live in the complex. She is partial to the smaller dogs who visit with her when she is outside. She loves to sit on the grass and just watch the world go by.



If you see her sitting on the grass, stop and say hello, but don't be surprised if she is in her "aloof" mood and doesn't get too excited to see you.■

The Pothole That Wouldn't Die



It was a surprise to have a new pothole appear at the exit to the Grunion Gate.

But this was no ordinary pothole. First it started as a crack and then the ground around it started to sink. All within a couple of weeks.

A work order was sent out for the repair. The HOA Board announced that it would be fixed right away. But



water now appeared in the hole and it was getting bigger. Scott English



Plumbing was sent out to investigate. The ground was dug up. The culprit was located as a broken irrigation line under the driveway. The pothole area was block off to dry out. On Friday October 4, the pothole finally ended its life with asphalt being poured. May the pothole rest in peace.■

Dinning Around Harbour Vista

Casual and Unpretentious

by Mary Williams

Buon Gusto at the corner of Warner and Bolsa Chica is a casual and unpretentious dinning experience. Great for families and casual dining. Lot of pasta and pizza dishes on the menu. Portions are very large, plan on taking home your leftovers. They seem to automatically give you take out containers.



All Good

I have had several dishes at Buon Gusto and they were all good. Last time in I ordered the Veal Marsala, two large slices of veal, lots of mushrooms and sitting on a bed of rigatoni. Also had the house side salad which is a meal in itself. Loaded with marinated vegetables, tomatoes, lots of parmesan cheese and good dressing. My dining companions had the Gnocchi with marinara sauce and the pasta with meat sauce. Both were pleased with their selections. Sauces taste like they are made from scratch. No complaints on the food. Prices are reasonable

Great Environment

Buon Gusto is clean and the wait staff really hustles but they don't hustle you. Take your time and enjoy your meal. Long bar with wine and beer only. Several televisions showing the games.



There is no corkage which is great for those who prefer their own wines. The house Chianti is made by the San Antonio Winery in Los Angeles. At \$3 a glass it's a bargain. Outdoor seating area with heaters. If you don't want the noise from inside this is the place to sit. They do take reservations which I highly recommend for weekends. Otherwise there is a line waiting for a table. Buon Gusto does a very large take out service. Open 7 days from 11 AM to 10 PM and within walking distance to Harbour Vista if you don't want to drive. Lots of parking in the front and back area.

Buon Gusto
4911 Warner
Huntington Beach
714-846-2600
www.buongustohb.com■

September HOA Meeting

New Plumbing Vendor Preliminary Reserve Study and Draft Budget Presented

The Harbour Vista Homeowners Association meeting for September 23, 2013 was a short and organized meeting with 16 members in attendance plus the Board Members. One Board member was not present due to vacation.

The Board announced a new plumbing vendor for the Association and the membership. The Board has approved the repair of the large pothole with standing water at the Grunion entrance. The preliminary reserve study was again dismal as it has been for more than ten years but is not worst. The budget proposal looks promising to pay back the reserves. The Land Lease/Purchase committee will continue to meet monthly but it does not look like there is going to be any progress in the near future.

Recommended Plumber

The Board has engaged Scott English Plumbing, Inc. for the HOA and also as a recommended plumber for the residents. Scott English Plumbing, Inc. is a local plumber, familiar with the HV property and can provide a quick response for emergencies. The company is available 24 hours seven days a week. See <http://www.scottenglishplumbing.com>.

The Board announced that volunteers received water-boiler shutoff training from the vendor.

Land Lease/Purchase Committee

The Land Lease/Purchase Committee will meet once a month. They have been evaluating options for the land lease, sub-lease or land purchase. See [Land Lease Report](#). It has been slow progress. They are working on different solutions. There does not appear to be any magic solution. The Board President stated they could make no promises on the outcome of their efforts.

Reserve Study

The Reserve Study was presented to the Board. A board member highlighted that the Reserve Study shows the reserve fund is only 6% funded at this time. Community Manager, Taylor DeLauder reminded the Board the Reserve Study is only a recommendation and tool for the Board to use as they develop the Budget for 2014. Reserve studies and what they mean are complicated and really something for another article. Right now the study is for the Board to review and use in making budget decisions for the 2014 budget.

Draft Budget

Community Manager, Taylor DeLauder, discussed the current progress in development of the proposed HOA budget for 2014. Some current allocations in this year's budget were too high and need to be revised. A proposal to allocate an additional \$8K a month to the reserves in addition to the normal allocation would allow an additional \$96K a year to be applied against the \$634K reserve deficit. Action stated the HOA finances are improving due to reduction of expenditures, collection of delinquent HOA dues, monitoring costs and more income from monthly HOA dues.

Open Forum

At the Open Forum, a member asked the Board if they know what the ratio of investors (rental properties) versus owner occupied units. The Board answered that it was between 39% to 40% investor own.

Parking violations was a large topic of Open Forum. Car are being left unattended in front of garages and red and loading zones. Residents with multiple cars are moving their cars from one visitor parking space to another. This is a violation of the HOA rules. The Board stated that they are aware of this

and that parking violation notices will be issued. The Board asked residents to report parking violations to Action Property. Management. The report should include Make, Model and License number of the vehicle. The first notice will be a warning. But if not complied with, the vehicle will be towed and impounded at the owner's expense.

Other Things

In the Financial Update, Action stated that one account in the operating budget was over budget due to excessive plumbing expense from the previous month. It should be noted, that at the July Board Meeting, Action reported that they had a \$50K budget surplus.

The Board engaged the members present for their opinion on the color the new umbrellas for the tables in the two pool areas. The consensus was blue. Action was directed to obtain a quote for good quality non crank type blue umbrellas. Also a new table will also be purchased to replace a broken one.

Landscaping and Fencing

[Tierra Verde Landscaping](#) is asking for \$1500 to distribute perennial grass seeds around the complex to keep the grounds green and lush during the winter. A decision was postponed till after a Board Member meets with Tierra Verde Landscaping.

[Bill's Fence Company](#) provided a quote that was accepted by the Board for repair of the perimeter fencing in the complex.

Light Poles

Four or five outside light poles need to be replaced. The electrical components in these poles are broken beyond repair and the poles and supports are rusted out. One light pole has completely broken off. Two Board members complained this was reported more than three months ago and this was a safety issue that needed to be corrected as soon as possible. Quotes have been received from two electrical companies and the Board instructed the Action Property Manager to obtain another quote for replacement with solar lighting.

The next HOA Meeting is scheduled for Monday October 28th at 7:30pm at the Community Center. All residents, property owners and interested parties are welcome to attend. Agenda will be available four days prior to the meeting. ■

Property Listing (as of 17 October)
Active Listings

Address	Type	Asking
no active listings		

Pending Sales

Address	Type	Asking
no pending sales		

Closed Sales (back to 26 August)

Address	Type	Sold For
16521 GRUNION #203	2BD	\$185,000 ↓
16521 GRUNION #206	3BD	\$189,000 ↑
4861 LAGO #101	3BD	\$199,000
16521 GRUNION #100	3BD	\$200,000 ↑
16521 GRUNION #206	3BD	\$232,000 ↑
4831 LAGO #106	3BD	\$180,000
16551 GRUNION #305	2BD	\$160,000
4852 CABANA #101	3BD	\$170,000 ↑
4831 LAGO #206	3BD	\$171,000 ↑
16551 GRUNION #303	2BD	\$176,000 ↑
16542 BLACKBEARD	2BD	\$187,000 ↑

Note: Up green tick (↑) means sold for more than asking. Down red tick (↓) means sold for less than asking price.

Announcement: The HOA has placed on their Approved Vendor list Scott English Plumbing to support the Association as well as the homeowners.
Scott English Plumbing, Inc.
 1287 N Jefferson Street
 Orange, CA, 92865
 Phone: 714-987-9801
 Phone: 949-462-9773
<http://www.scottenglishplumbing.com>

Upcoming HOA Meetings
Cabana Club House
October 28, 2013 at 7:30pm
November 25, 2013 at 7:30pm

NOTICE: Harbour Vista News is proposing a trial balloon to offer FREE PUBLIC SERVICE to retailers to advertise in a web based **Harbour Vista Local Retailer's Guide** and in a limited printed version. Retailers may advertise their services and wares FREE OF CHARGE (approximate Business Card size - Color OK). The only caveat is that any retailer must offer a special Harbour Vista resident discount. This offer is not open to Realtors at this time. Contact **Harbour Vista News** either by [email](#) or by phone (714-883-1949) to participate.

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 Rep: Taylor DeLauder
 Email: tdelauder@actionlife.com

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

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 If you know of a neighbor who does not have internet access, please contact us and we will put them on our distribution list

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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.

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