

**Notification:** The fireplaces in each Harbour Vista Condo are not designed to burn wood, paper or any other combustible material. Only "gas logs" are allowed to burn in fireplaces. Burning other material such as pressed logs or wood in these fireplaces is **NOT** allowed and can create a fire hazards to the complex.



### Harbour Vista Lights

Several Harbour Vista residents are now decorating their units for the Holiday. One of our resident artist has even decorate some of the globe lights. "Do you want to build a snowman?" As we move more into the Holidays, Harbour Vista News will be posting more photos of these beautiful decorations. But pictures do not do them justice. Residents should take a stroll at night around the property to fully appreciate the show. ■



### Lane, Drive or Circle?

You may have noticed that the city sign on Green Lane has been recently changed from "CABANA LN" to "CABANA DR". Why is this? Well, a new



resident gave her delivery address for a package as "Cabana Lane" based on the old sign. But then, she received a call from the delivery company telling her they could not locate a "Cabana Lane" on their



maps. She told them it must be her correct address since the City street sign says "Cabana Lane". She contacted the City of Huntington Beach to verify the correct street name. After researching the matter the City apologized for the error and told her they would replace the sign with the correct name "CABANA DRIVE". The City has now replaced the old "Cabana Lane" sign with the new "Cabana Drive" sign. Harbour Vista News has updated our maps. By the way, the Cabana mailboxes have said for years "Cabana Circle" and has never been changed. Go Figure! ■

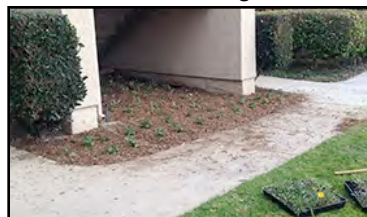
### December Maintenance Happening



#### Balcony Replaced

A water damaged balcony on the Grunion side of the complex has been repaired/replaced. The repair entailed both the replacing of the railings and repairing the deck. Island Pacific Contractors performed the work. This was an HOA approved repair.

#### New Plantings



Tierra Verde Landscaping has planted new plants along the perimeter fencing on Heil and Green and in other overlooked areas in the complex.

#### New Motors/Pumps

Diversified Waterscape has replaced the stream motors/pumps for both the Cabana/Lago streams and the Grunion stream. Residents will notice that the water levels in the streams and ponds are now consistent and the stagnate water in the Grunion stream is improving. (continued on next page)

### November HOA Meeting

#### New Lighting Vendor No Board Meeting In December Acknowledgement of Member

Eleven homeowners/residents were in attendance along with four board members and the community manager Taylor DeLauder. The Board approved replacing two stream pumps and one float valve. A proposal from a new lighting vendor was accepted. Volunteer, Mike Peduzzi was acknowledge for his service to the community. The Board approved the replacement of broken concrete parking bumpers. Funding for additional landscape plants was approved. Community Manager, Taylor DeLauder gave the finance report and stated that expenses for the month of October were slightly over budget. The Board Treasurer was absent from the open meeting but did attend the earlier executive session.

The Board announced there would be no December HOA meeting. The next HOA meeting will be on January 27, 2013.

#### New Stream Pumps and Float Valve

Two new stream pumps will be installed on the Grunion side of the complex. They will increase the water circulation and improve the water quality in the streams and ponds. In another stream issue, there has been a recurring problem with a broken float valve for the stream between the Cabana garages and the 4831 Lago building. The Board approved the replacement of the float valve immediately at a cost of around \$2,300, as it is causing the water level in the stream and pond to fluctuate and water to be lost down the overflow drain.

#### New Electrical/Lighting Vendor

A proposal was approved by the Board for a new Electrical/Lighting vendor, [Tyler Lighting Services](#). This new vendor has their own warehouse where they maintain many of the lighting parts and fixtures needed to maintain the lighting at Harbour Vista. Not having locally stocked parts with the previous vendor caused delays in repairs. Tyler Lighting will include monthly cleaning of the light fixtures, not just cleaning when light bulbs are replaced.

Acknowledgement and Parking Lot Painting  
Board member Cheryl Boyd announced that painting of red curbs and yellow speed bumps had to be cancelled due to bad weather but will be rescheduled when weather permits. Cheryl also thanked volunteer Mike Peduzzi for participating in the painting, Boiler shutoff training and providing his own tools for water shut offs.

#### Cement Bumper Replacements

A recent survey has indicated that there are twenty six damaged or broken cement bumpers in the parking lots. Taylor DeLauder stated it will cost about \$85.00 per bumper to replace them. The Board indicated they wanted to proceed ahead with the replacements.

#### Landscaping

The Board had a lengthy discussion on the landscaping regarding the moving of four Palm trees, and the additional planting of Honeysuckle and Jasmine plants in some of the areas where there are no plants. The cost will be just under \$3,000. The Board asked Taylor DeLauder to make sure homeowners are notified about the Palm trees being moved.

#### Other

The Board approved the painting of the wrought iron perimeter fences. (continued on next page)

*(November HAO Meeting continued from previous page)*

The Board asked for quotes for the annual audit and Action Property Management has provided the name of a CPA who would charge about half what the HOA was charged last year. The Board approved the recommended CPA.

**Open Forum**

New homeowner, Mike Friedman, asked if there could be a special assessment for property owners who use their unit(s) as rentals. Taylor DeLauder said that Civil Code prohibits such assessments.

**Fireplaces not for Wood Burning**

A Board member stated that homeowners /residents should not burn anything but gas logs in the fireplaces. Wood, synthetic logs or any other material pose a fire hazard and is in violation of the [HOA Rules and Regulations](#). It was suggested notices be posted at the mailboxes reminding residents to only burn gas logs.

**Lien**

The Board approved several new liens on properties with delinquent HOA dues. ■

*Editorial*

**The Parking Lot is Crumbling**

If one were to ask, what is the most common maintenance issue/concern at Harbour Vista, it would be the condition of the Parking Lots. They are in dismal condition with pot-



holes, cracks in the pavement, uneven and dirt oozing up through the asphalt. Last year, a volunteer effort re-stripped and numbered the parking spaces. This year they are going to paint the curbs. A few of the most serious potholes have been filled. This however, did not make all the improvements needed. It is only cosmetic and doesn't address the overall problem.

**Condition**

Talking to residents the most common comment is "I hate the condition of the driveways and parking areas." Rebar at the parking bumpers is sticking out and can damage car under carriages. More potholes are appearing and getting bigger.

**It is the Money**

So, why have the parking lots and driveways not been re-paved/ repaired? It comes down to "money" and the cost of repaving the driveways and parking lots. The last quote when I was on the Board was around \$190,000 (2012). What options do we have? A "Special Assessment", using funds from the Reserve Funds, a combination of "Special Assessment and Reserve Funds, possibly

obtaining a short term loan, or do nothing? Doing nothing seems the least desirable as our parking lot turns into a dust bowl.

**Has Been Used in the Past**

HOA Boards in the past faced similar issues have turned to Special Assessments to do maintenance/capital improvements that had reached a critical point. In 2005 a Special Assessment was passed at Harbour Vista for the replacement of the boilers in the complex, in the amount of \$500 per homeowner/property owner. The \$500 amount was collected over 2 monthly payments of \$250 each.

**Collected But Returned**

More recently a Special Assessment was passed in the amount of \$200,000 to try to obtain an extension of the



*(Parking Lot Crumbling continued)*

Land Lease. When that attempt to gain the extension failed the \$200,000 was returned to the homeowners/ property owners. Knowing that a Special Assessment can cause a financial hardship for some homeowners who are on fixed incomes, while also realizing the need for a Special Assessment for critical capital improvements/repairs, payment plans can be used to help those homeowners who need additional time to pay.

**Split the Costs**

Another suggestion is to use money from the Reserve Account to pay for half of the cost and to have a Special



Assessment for the other half. Since repaving/repairing the driveways and parking lots is a capital improvement it is legal to use Reserve Funds for this purpose. Keeping in mind the HOA Reserve Funds are low and the

HOA is attempting to build those funds up. Doing this would increase our reserve deficit which currently is \$637K. However, the funds are there for this very purpose. Anytime you use them for the intended purpose, you increase the reserve deficit.

**Short Term Loan**

Another suggestion would be to obtain a short term loan with the monthly payments for the loan added to each homeowners/property owners monthly HOA dues for a



specific amount to time until the loan is paid off. Whether the HOA would be able to obtain such a loan is not known. I have heard the suggestion that we do the work in stages. Do one section at a time. Do smaller Special Assessments and spread the work out over a longer period of time. The piece meal method would of course raise the overall expense of the work.

**For Discussion**

Whatever happens, it is a complex issue to generate a Special Assessment and requires not only initiation from the HOA Board and the Management Company, but the cooperation of homeowners/property owners. As I have always said "We are all in this together"! The first thing to do is to bring this issue up to the Board at the next Board meeting and ask for the issue to be placed on their next agenda to develop a plan to address the driveways/parking lots. **All HOA members need to provide their input.** ■

---Michael Barto

**(as of 28 December 2013)  
Active Real Estate Listing**

Address	Type	Asking
16512 Blackbeard #101	3BD	\$200,000 (Bank owned- Auction)
4791 Lago Drive #102	3BD	\$238,000 standard sale (not bank owned.)

**Pending Real Estate Listing**

Address	Type	Asking
16551 Grunion #203	3BD	\$134,000 Bank owned (sold "as is", water damaged.)

See <http://harbourvistanews.com> for complete listings

Welcome to the *Non Internet* version of **Harbour Vista News**. This publication is devoted to Harbour Vista Condo Community in Huntington Beach, California. More News and information is available on our Web Site. This free printed edition only highlights some of the articles on the web and is provided free to those residents who do not have internet access. Go to our web site for complete article:  
<http://harbourvistanews.com>

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

**Upcoming HOA Meetings**

**Cabana Club House**

**January 27, 2014 at 7:30pm**

(subject to change without notice)

**Newsletter Web Site:** [harbourvistanews.com](http://harbourvistanews.com)  
**Newsletter Email:** [mbarto@logiqwest.com](mailto:mbarto@logiqwest.com)  
**Newsletter Telephone:** 714-883-1949  
**Homeowner's Portal:** [www.vivoportal.com](http://www.vivoportal.com)  
**Action Property Management:** 800-400-2284  
**HOA Web Site:** <http://harbourvistahoa.com>  
**HOA Email:** [hvboard@harbourvistahoa.com](mailto:hvboard@harbourvistahoa.com)

**On Our Web Site This Month**

- Lease Extension
- The Great Ground Leak
- Pole Lights Replacements
- New Classified Ads
- Letter to the Editor

Go to <http://harbourvistanews.com>

*(Maintenance continued from previous page)*



**Fencing Repair/Painting**

[Bill's Fencing](#) is working on the wrought iron perimeter fencing of the complex. They are removing the old paint, making minor repairs and then painting the fences. ■



**Harbour Vista News**

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**Publisher/Editor  
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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.

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