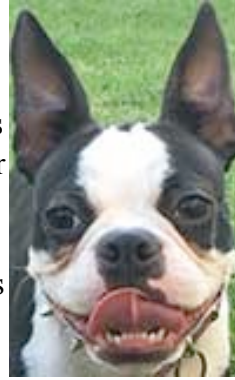


PET OF THE MONTH

MEET EMMA

Emma who also goes by the name Mimi is a pure bred Boston Terrier. She was a one year anniversary gift from her owner's boyfriend and just recently turned one year old on February 1st. A few favorite things that Emma likes to do is go bike riding around Huntington Beach with her owner's in her basket. Another favorite of hers is going through the "In-N-Out" drive



through and having her owner's order her a meat patty with no salt.



Emma also likes to play dress up. She likes watching ASU football games with her Dad in her favorite ASU jersey. Say hello to Emma. ■

Dinning Around Harbour Vista
A SPORT BAR FLAVOR

by Jim Gregg

You have all experienced driving down a lonely country road, and all of a sudden this restaurant pops out in front of you amid nowhere, you know you just got to stop and check this out! That's the first impression you get with My Place, a sports bar & grill, but it's located in the heart of Huntington beach industrial park! What a find!...order" experience, without leaving our neighborhood



Goes Back a Long Time

My first experience goes back to the early eighties under a different ownership, in fact several Ownerships since then, but today's edition has really got it right.

(continued on next page)

Editorial

It's Time for YOU!! to Run

by Michael Barto

HOA election will be upon us starting in May. All five positions are open for election including President. Last year, the HOA was on the verge of a disaster by having only one official candidate on the written ballot. Four members reluctantly accepted a write-in campaign for the good of the community, but most of these people served on the HOA Board years ago. It would be nice to have some new faces and not have the HOA elections be a last minute panic.

These following are important reasons why you should serve on the Board.

Financial Issues

The HOA operating expense deficit was very high in the February statement. If this continues, dues will need to be raised. As a Board member, you can review these over runs and spending policies and vote to change them.

Maintenance Issues

Complaints about the management of the property runs from "nothing ever being done" to "shoddy workmanship". It was recently revealed that the HOA plumbers had not

(continued on next page)

March HOA Meeting Highlights

TREASURER RESIGNS
Land Lease Still on Hold
Elections Coming Up

The March HOA meeting was held in the Cabana Clubhouse. Only three Board Members were present which made a quorum: Michael Mengel, Cynthia Lee, and Mary Williams. Peggy Shaw from Action Property Management and ten residents/property owners were in attendance.

Announcements

It was announced that HOA Treasure Mike Peduzzi had resigned his position. The Board asked if any members would be interested in filling this vacancy for the next three months until the next election. Interested parties should contact Action Property Management to submit their names.

The HOA Light Maintenance Contractor is now Horizon Lighting in Irvine.

Open Forum

- A new homeowner was concerned about removal of a satellite dish and the stucco repair responsibilities at his unit. It was suggested that an HOA contractor evaluate the issue.
- With the trial completed and a judgement issued, the homeowner, who has been prevented from living in their unit, asked if 1/4 " cork acoustic underpayment was acceptable sound proofing for laying tile. The homeowner needs to finish their floor so they can move in. The Board said that they would get back to them as quickly as possible.
- A homeowner asked the Board when are Building permits required. Specifically, was a building permit required to replace a garbage disposal. Architectural Committee Spokesperson Michael Barto said the answer was **no**. It was suggested that an exemption list be developed and distributed to the HOA members. .
- Because HOA elections will start in three months, a member asked if any of the current Board members had decided to run again. Mike Mengel said he had not yet decided. But he assured everyone that this Board would provide timely notice of their intention prior to nomination deadline. See note below.
- A member asked about the negotiation status for a 15 year land lease extension (from 2041 to 2056). The Board stated that negotiations are still on hold as they have been for the last three years. The Board explained that even if an agreement was reached, this must be approved by all the members. This is difficult to obtain.
- A member asked about repairing the parking spaces and driveways. The Board stated that this would most likely require a special

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(HOA Meeting continued)

- assessment which a large majority of the members must approve.

Committee Reports

The Board announced that Committee positions are full.

Both the **Architectural** and the **Parking** Committees held a meeting with two Board Members Mike Mengel and Mary Williams a couple of weeks ago. This was to review their written proposals. Corrections were made. All written documentation have been submitted to the Board for approval and to be forwarded to Legal Council for review.

• Architecture Committee

The Architecture Committee had recommended that beige color retrofit vinyl windows be added as an acceptable color option. But the Board overruled this decision and wants no additional colors for windows to be accepted.

The Architecture Committee expressed concerns that their Charter does not state that the committee has any responsibility for approval on any interior remodeling whereas the CC&R's clearly say they do. The Charter should be revised to reflect this authority to not confuse the membership.

• Parking Committee

The Parking Committee is proposing to reassign some unused areas as Visitor Parking Spaces. This will require approval by the Fire Department.

• Landscaping Committee

The Landscaping Committee is in the process of authorizing removal of a tree whose roots have impacted a unit's patio flooring.

Unfinished Business

- Replacement of Patio Furniture was again deferred.
- The Artistic Maintenance tree removal proposal was approved at the 16581 Grunion Building.

New Business

- Wood repair was approved for all of the Grunion Buildings.
- A Grunion Light Pole replacement was approved.
- Scott English Plumbing proposal was tabled.
- Replacement of Janitorial Services was tabled.
- Two liens were approved.

The next meeting of the HOA will be Monday April 25th at 6:30m in the Cabana Clubhouse. ■

**Upcoming HOA Meetings
Cabana Club House
April 25, 2016 at 6:30pm**

On Our Web Site This Month

- Water Quality and Expensive Toilets
- More Candidate Information
- Notes on March HOA Meeting

Go to <http://harbourvistanews.com>

Notice: If you do not wish to receive a copy of **Harbour Vista News**, simply contact the Newsletter by phone (714-883-1949), by mail (mbarto@logiqwest.com) or by mail 16548 Bolsa Ave #15, HB 92649.

(YOU continued)

obtained the required City building permits. As a Board member, you can review these vendors. You can vote to change contractors, enforce better follow-thru controls and so forth.

Land Lease Issue

It appears that nothing has been done to extend our land sublease in over three years. The current sub lease is now below the 30 year mark—expiring in 2041. Because of this, any financing or refinancing is impacted. As a Board member you could lead a group to restart the sublease negotiations.

Create and Enforce

As a Board Member, you create and enforce policies. Many HOA's have turned over common exclusive access areas to the homeowner such as their balconies and patios. Right now our HOA is financially responsible for maintaining these common exclusive access areas. If this was turned over to the homeowner, this could save the HOA money, but at the same time the HOA would have to create a set of enforcement policies for the homeowners to maintain them.

Pros and Cons

Pros: If you don't like the way the Association has been doing things, you are now in a position to change how things are done. You get to meet your neighbors and get lots (and lots!) of insights on human nature. You'll gain a better understanding of how your association is supposed to work - and make changes to run it better. Instead of complaining about assessments being "too high", you'll get more information on where the money goes and why - and you can have a part in controlling spending.

Cons: If our HOA is to be run efficiently for the betterment of ALL homeowners, it's more work than you think it is (and it's more than a monthly meeting). You will get some thanks but mainly you will likely get complaints (that's part of being on the Board). Things don't always move as fast as you'd like. You have to keep up with a substantial amount of information - not just what's going on in the neighborhood, but about various laws that impact your HOA. That means carving out time for continuing education and not only reading, but understanding a vast amount of complex reports and legal documents.

Come to the Board Meetings and Contact Action Property Management for more information.

Stop Complaining and **Take Action!**" We are all in this together." ■

The website and newsletter 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.

(dinning around continued)

Favorite Onion Rings

We started with our favorite **onion rings**, and BINGO! These rings were made right, with a crispy golden brown shell for every ring, they were the best I've tasted in years.



Cheeseburger with Fries

My lunch specialty was an **ordinary cheeseburger with fries**, but what I got was far greater than ordinary. Their burger was exceptional that would rival "In and Out" restaurants best, and their fries were not far behind either. It was an exceptional lunch.

Wide and Varied

Their menu is wide and varied and I'm sure they have something for everyone. My Place has a complete children's menu that will interest any kid, and they are large enough to accommodate parties and gatherings for school functions alike.

It is a Sport Bar

If you want peaceful lunch it can be had if you don't go when there is a televised sporting event like a week day lunch, but weekends are high decimal, so bring the proper ear protection. ■

MyPlace

5452 Commercial Drive
Near McFadden Ave. and Graham St.
Huntington Beach, CA
Phone # 714-892-8706

Property Listing (as of April 20, 2016) Active Listings

Address	Type	Asking
16542 Grunion Lane #100	3bd/2ba	\$265,000
16512 Blackbeard Lane #101	3bd/2ba	\$329,900
4831 Lago Drive #201	3bd/2ba	\$297,000
4861 Lago Drive #104	1bd/1ba	\$224,900
16512 Blackbeard Lane #105	1bd/1ba	\$220,000
4861 Lago Drive #203	3bd/2ba	\$334,900 ↓

See <http://harbourvistanews.com> for more real estate info



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Harbour Vista News provides news and community information for the owners of **Harbour Vista** properties in Huntington Beach.