



PET OF THE MONTH

MEET "DONNA "

by [Diane Pannone](#)

Donna is a beautiful 2 year old American Staffordshire Terrier (Am Staff). She was adopted by her human family when she was 8 weeks old and came to live with them at Harbour Vista.



She is a beautiful fawn color with a white star on her chest. She weighs about 50 lbs now. She likes to go for walks in the wetlands and at the beach or running alongside her owner for a bike ride. Her favorite food is chicken. She also likes to chase and try to catch flies.

She is very friendly towards peoples and loves to give kisses when she is greeted.

According to the American Kennel Club the Am Staff is a people oriented dog that thrives when they are a part of a family and given a job to do. Although friendly the breed is loyal to their own family. ■

Dinning Around Harbour Vista

A Little Mexican Place

by [Mary Williams](#)

El Chile Frito is very small with only 7 tables. Chips and salsa were given, gratis. Salsa was freshly made and had a small kick to it. Spicy salsa was offered but we declined.



Chicken Mole

A Chile Relleno was ordered, it came with red sauce, also a plate of

Enchiladas Ranchero. Both had good flavor. I ordered the Chicken Mole and was quite happy with it. Chicken was tender and the mole was



good. I do not think they make the mole themselves because it is a time consuming sauce and only one dish on the menu featured it.

Thicker Version

All plates came with refried beans and rice. Just standard rice and the beans were a little too loose for my taste. I like a thicker version of refried beans.

Coca Cola Bottle in Mexico

They do have Coca Cola by the bottle and it is bottled in Mexico which gives it a whole
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CLEVER PLACE FOR REAL ESTATE SIGN

You may have noticed the "For Rent" sign displayed on the top of a parked car on Green. It seems a property owner in Harbour Vista has



one of their condos available for rent. This owner first placed a sign on the grass area just outside of the Lago gate. The sign was gone by the next day. So, they next placed another sign in front of the City sign post near the Lago Gate. That sign also disappeared the next day.



So, knowing they needed to have a sign that the public driving or walking by the complex could see from the street, they came up with another way to display the sign.

Car Parked with Sign

They parked their car on Green with the sign attached to the car's roof! The sign is very
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July HOA Meeting

**DELINQUENT ACCOUNTS DROP
New Board Seated**

Community Manager Resigned

There were 14 community members, all 5 Board Members and the Action Community Manager in attendance. The Board elected Gayle Poytner to serve as President, Ron Rolewicz as Vice President, Cheryl Boyd as Secretary, new Board Member Mike Peduzzi as Treasurer and new Board Member Adele Shiffman as Member at Large.

Manager Resigned

It was announced that Taylor DeLauder had resigned his position as Community Manager. He has accepted a position as a Commercial Property Manager.

Community Forum

A homeowner asked about his request for the approval from the Board to install a screen door on his front door. He said he had filled out and returned the forms for the Architectural Review but has heard nothing further. He started the process 3 months ago and still is waiting to be able to install the screen door. Action took his phone number and said she would follow up with him.

Delinquency Rate

A resident asked about the current delinquency rate. Action said there are currently 16 delinquent accounts. Some are Banks and others are homeowners who are delinquent in paying their monthly HOA dues. This is an improvement of the HOA delinquency rate and takes it down to under the 15% that Lenders like to see for approval of loans.

Staples and Nails

Another resident pointed out that there are staples and nails sticking up on the hand rails on the stairs in her building and they need to be removed so people using the stairs don't hurt themselves when they use the handrails. The Board didn't respond as to what they might do about this request.

Loose Wooden Bridges

There was discussion about the condition of the wooden bridges in the complex. An owner explained that he found numerous boards on the bridges loose with no screws holding them down. He and another homeowner purchased deck screws and volunteered to screw down many of the loose boards. However more boards are loose and need attention. It was suggested the Board ask volunteers to check all the bridges and do any additional work needed.

See note 1.

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(HOA Meeting continue)

Liens and Foreclosures

Three Liens were tabled. The Board approved recording the Foreclosure of Liens on a property.

New Business

The Board stated that they were not satisfied with the service of the current pool janitorial company and had invited a representative from another janitorial service to give them a proposal to include: coming twice a week during the summer on Mondays and Fridays to clean the restrooms, barbeque, pool areas, empty trash cans, clean elevators, clean hall ways on 2nd and 3rd floors, and the possible installation of doggie bag stations.

Association Insurance Renewal

The Community Manager explained there was only one quote from the current insurance carrier (Farmers Insurance) for the HOA. The Insurance Brokerage firm Action requested quotes from said that because of the HOA's claims from the previous year no other companies wanted to submit a quote for coverage. However the quote from Farmers was a good quote and only had an increase in the premium of a little over \$1,700 for the year. The Board approved Farmers quote for coverage.

Water Damage Restoration

The Board approved a Bid from Drymaster Restoration for the repair of a unit that had water damage from a leak in a water pipe.

Cleaning of the Streams

For cleaning of the streams, there is new equipment and method for sucking the sludge from the bottom of the streams. The process would recycle the water and remove the sludge from the streams, returning the clean water to the streams. The Board expressed concerns about one of the companies because they had misled the Board in the past by testing the water and telling the Board there was toxic material in the streams and therefore gave the Board a very expensive proposal for the removal of the sludge. The Board asked Action to get more information and a proposal from the other company.

Next scheduled meeting August 25, 2014 ■

Notes:

1. August 4, 2014: Action Community Manager Julie Carter placed a work Order to have the bridges in the complex inspected.
2. August 6, 2014: The Board of Directors is in the process of having the bridges evaluated and three competitive bids are being sought out. See: <http://harbourvistahoa.com>

NEWS FLASH!!

New Community Manager for HOA Michael Sukey

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different taste. They use cane sugar in Mexico and you can tell the difference, No beer or wine.

Large, Varied Menu

They featured a very large, varied menu with several authentic Mexican dishes that you usually do not see on menus unless you are in East LA.

Trying Hard To Please

El Chile Frito would be a good place for take out. Ambiance is lacking but they are attentive and trying hard to please you. They do take credit cards. Located in a strip mall near McFadden with adequate parking. ■

El Chile Frito

15491 Edwards
Huntington Beach
(714) 893-7380

On Our Web Site This Month

- Editorial: The Shabby Clubhouse
- August HOA Meeting
- Last Hive Removed
- FYI: Clubhouse Rental Requirements

Go to <http://harbourvistanews.com>

Homeowner's Portal: www.vivoportal.com

HOA Official Web Site: <http://harbourvistahoa.com>

HOA Email: hyboard@harbourvistahoa.com

Action Property Management Company

2603 Main Street, Suite 500
Irvine, CA 92614
Tel: 800-400-2284
Web: <http://www.actionlife.com> Management
Rep: Michael Sukey Community Manager
Email: msukey@actionlife.com

Upcoming HOA Meetings

Cabana Club House
September 22, 2014 at 7:30pm

Property Listing (as of 26 August 2014)
Active Listings

Address	Type	Asking
16581 Grunion Ln #104	2BD	\$199,900
16581 Grunion Ln #100	3BD	\$290,000

Pending

Address	Type	Asking
16542 Blackbeard Ln #202	2BD	\$328,000
4852 Cabana Dr #201	3BD	\$175,000

Sales

Address	Type	Asking
16512 Blackbeard Ln #101	3BD	\$200,000

Closed Sales

Address	Type	Sold For
4861 Lago Dr #306	1BD	\$182,862
16512 Blackbeard Ln #101	3BD	\$235,424 ↑
4831 Lago Dr #205	2BD	\$216,100 ↑
4831 Lago Dr #305	2BD	\$250,000 ↓
16551 Grunion Ln #204	2BD	\$185,000 ↑
4861 Lago Dr #103	3BD	\$230,000 ↑
4861 Lago Dr #202	2BD	\$227,000 ↓
16551 Grunion Dr #103	2BD	\$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.

(Clever Place continue)

visible and it's getting results. They started getting phone calls inquiring about the condo, and several people scheduled appointments to see the condo. The owner thinks it will be rented very soon.

Policy was Announced

The HOA Board made a decision to not replace the real estate sign posts that were at the corners of the complex at Heil and Green when they were removed for dry rot. This was where real estate signs were posted. The Board announced at the [January 2014 HOA meeting](#) that a new policy would not allow real estate sign posts in common areas as part of the beautification project for the complex. Owners are allowed to place one real estate sign only in the window of their unit as stated in the [CC&R's](#) which may or may not be visible from the street. ■



old sign placard

Editor Note: A couple of days after the "For Rent" signs were removed, Action Property Manager contact the owner and told him that he could pick up his property at their office in Irvine.

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New Grunion Outgoing Mailbox

A new outgoing mailbox has been installed on the Grunion side of the complex. There is now daily mail pick-up for the residents on Grunion. The mailbox is located on the outside wall of the bulletin board area facing the parking lot. ■



Harbour Vista News

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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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