

*Plumbing-Heating Maintenance*

### Hydronic Heater Suggestions

Recently a member had to replace the coil from the Hydronic Heater system



in her condo after it started leaking. She located a company in Gardena called American Coil who would make a replacement with a five year guarantee for around \$455 including tax. She had CJ Cooling & Heating install it with flexible piping with a disconnect.

### Easier Maintenance

As originally installed, the hydronic coils were copper solder into each unit making it somewhat complicated to



replace. Upgrading with flexible piping with a disconnect, provides easier service.

### What is a Hydronic Heater System?

Each unit at Harbor Vista has a Hydronic Heater system installed in the ceiling attached to a forced air vent system. A Hydronic Heater system consists of a fan, electronic control system and a radiator coil. The HOA

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*December 2017 HOA Meeting Highlights*

- LandLease Discussion**
- Roadway Slurry Seal**
- 13% Budget Surplus**

The December 18 HOA meeting was called to order by President [Helen Revalus](#). Board members in attendance were Secretary [Candice Shultz](#), Treasurer [Mary Williams](#) and Member-at-Large [Teri Piper-Johnson](#). Vice President [Mike Peduzzi](#) was not present and no explanation was provided. The Action Property Management new property manager [Lanese King](#) who replaced Peggy Shaw was present along with her supervisor [Rhonda Hart](#). Only 8 members attended this meeting.

### Executive Session Disclosures

The Board announced that they had held one executive session in addition to the regular schedule executive session meeting for this month. This meeting lasted 3 hours and discussed delinquencies and charge backs.

### Financial Report

The HOA enjoyed an operating funds surplus increase from 12% at the end of October to 13% at the end of November of the HOA annual income. It was announced that 24 accounts were over budget this month with water damage, plumbing and roof repairs as the big items.

### Committee Reports

#### • Landscaping Committee

The Landscaping Committee announced that trees on both sides of the property were in poor shape from the previous Landscapers. This has required major pruning by the new landscaper which started this month.

HOA Secretary Candice Shultz has personally decided to remove some of the "muck" from the streams. She has started with her building (4861 Lago) and Cabana. She asked for volunteers to help her.



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*Harbour Vista Lunch Report*

### Super Mex by Mike Borzi



Had lunch at **Super Mex** on Beach Boulevard on Monday afternoon. The restaurant is in the Newland Mall so parking is not an issue and is right next to the Huntington Beach historical "[The Newland House Museum](#)". **Super Mex** is a chain restaurant. It is clean with a small Bar area.

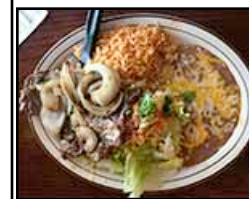
### Pleasant and Comfortable

This **Super Mex** has an outdoor Patio to dine alfresco. The restrooms were clean and well supplied. The service was prompt and polite.



The tables and chairs are wooden and match the Mexican style decor. They are pleasant and comfortable for dining.

### Refried Beans Were Great



There were full size corn Tortilla chips with salsa presented at the table. The food came quickly, the plates were hot to the touch, and very tasty. I

had a burrito, my tastes tend to be very bland. My lunch mate had a Carne Asada plate that looked very nice. My lunch mate said the refried beans were terrific and the steak was tender. But he is easy to please. The prices



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*(hydronic heater continues)*

provides circulating hot water from the common boilers through these coils for each unit. Hot water costs are included as part of each member's monthly assessment. ■



See Harbour Vista News on the Web for more information about this installation <http://harbourvistanews.com>.

Also at our is an email alias to allow members to contact other member for bulk purchasing.

*(HOA Meeting continued)*

**Safety Committee**

The Safety Committee needs additional residents to act as building monitors in case of emergencies. They announced that safety classes will be offered. The Safety Committee will be publishing another Newsletter. The Safety Committee is collecting emails for a mail out.

**Unfinished Business**

- A boiler maintenance proposal was deferred to obtain additional quotes and more information.

- The boiler system for the buildings 4861 Lago and Cabana (Boiler System #3) are undersize and failing.

- The boiler system for the buildings for 4831 and 4791 Lago (Boiler System #2) are failing.

- A boiler system on the Grunion side also needs repair.

- The Board received two bids for replacement of Boiler System #3. One from a Boiler company and the other from the plumbing company who installed the undersized boiler #3. This undersize boiler was installed in 2016 and is conveniently out of warranty. Even though both bids were for the same boiler model and President Helen Revalus proposed accepting the boiler company's proposal, Board member-at-large Terri Piper Johnson proposed that other bids be submitted specifically from another boiler company. Boiler maintenance was deferred.

- Roof and Gutter Maintenance Proposal was deferred for more clarification.

- President Helen Revalus stated that she did not have enough time to investigate roll up shades. Terri Piper-Johnson proposed establishing an ad hoc committee with former members of the previous Architectural Committee and interested parties to review roll up shades and provide recommendations to the Board.

**New Business**

- Secretary Candice Shultz stated that the HOA could not afford repaving of the roadways/ parking spaces. She provided a bid from a local vendor for asphalt patching and slurry seal.
- Candice stated that the material that would be used would last 10 years. Terri Piper-Johnson

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*(HOA Meeting continued from left panel)*

asked that an additional bid be provided along with more information.

- A homeowner reimbursement for plumbing expense was approved.

**Land Lease**

Extension of the land lease to 2056 (currently expires 2041 when all buildings revert back to the lease holder) was discussed. President Helen Revalus proposed that an agreement by 80% of the members be "polled" for the Board to pursue a discussion with the lease holder. Helen stated that it is too early any information to exist as to what the discussion with the lease holder will entail. She only wants permission from the members to start a discussion.

Secretary Candice Shultz took action item to prepare the "poll" for mail out to the members.

**Open Forum**

- Asked by a member, the Board stated that liens are placed on properties if payments are more than three months over due.
- A member asked if the stairway hand rails are going to be painted.

The next meeting of the HOA is scheduled for January 22, 2018 at 6:30pm in the Cabana Clubhouse. ■

*(Dinning Around continued)*

are moderate, the menu is ok, nothing exotic. All in all a pleasant lunch with no complaints. Not exactly an authentic Mexican cuisine, but not bad.

**Other Location**

Though we went to this restaurant because it was near the "[The Newland House Museum](#)", it was later pointed out that this franchise has a closer location to Harbour Vist such at 17208 Pacific Coast Highway in Seal Beach near Warner Avenue. ■

**Super Mex**

19684 Beach Boulevard  
Huntington Beach, CA  
714-964-1828

Web: <http://www.supermex.com>

Monday - Friday 11am-9pm

Saturday 9am-9pm

Sunday 9am-8pm

**Upcoming HOA Meetings  
Cabana Club House  
Monday January 22, 2018 at 6:30pm**

**On Our Web Site This Month**

- Expanded HOA Meeting Highlights
- Harbour Vista Holiday Tea Party (Animation)
- Harbour Vista Lights (Animation)
- November HOA Meeting Highlights (Archive)

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

**Property Listing (as of January 4, 2018)  
Active/Under Contract Listings**

Address	Type	Asking
16521 Grunion Ln #101	3br/2ba	\$365,000

**Pending**

Address	Type	Asking
16581 Grunion Ln #100	3br/2ba	\$328,000
16512 Blackbeard Ln #205	2br/2ba	\$275,000

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

**FYI**

**Earthquakes and Harbor Vista  
by Mike Borzi**

*This is part one of a multiple part article about Earthquake emergencies at Harbor Vista. The author Mike Borzi is a retired City of Los Angeles Senior Inspector. He has also taught Building Inspection at various institutions including Cal State Long Beach. He is a first responder for Northridge quake among other disasters.*

**Part I- Land Types**

Living in California we are always aware of the possibility of a sudden earthquake. In the last 50 years we have had 4 significant earthquakes. Coachella, Northridge, Whittier, and the San Francisco quake. By far the most damaging was the San Francisco quake.



**Liquefaction**

The reason that the San Francisco quake was so bad was because the entire area is built on land that is subject to "Liquefaction". This means that it is not stable soil, and when the earth shakes, the land turns liquid.

**Stable Ground**

This is not to say that when we have an earthquake that it is not serious, but for the most part southern California is on fairly stable ground. Here in Huntington Beach we are on flat land near the beach which means sandy soil which is the best circumstance as far as soil stability.

**Light Damage**

The earth quakes in southern California have been significant but relatively light damage compared to San Francisco. As a first responder to the Northridge quake the major damage was limited to a couple of poorly designed apartment buildings. Even the remaining unreinforced masonry buildings that have been retrofitted were able to withstand the quake. The practice of open walls on the first floor is no longer allowed.

**Lessons Learn**

We learn lessons from each occurrence to make the Building Codes better to try to limit the damage of the next earthquake. If you start with firm stable ground you are ahead of the game. Next chapter will be on the different types of buildings and how they respond in a major earthquake event. Next time, I will discuss how different types of building will fair during earthquakes in Southern California. ■

**Aero Photo Cover taken from Hobby Drone**



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