



**Dining Around Harbour Vista**

**LUNCH AND DINNER**

by **Mary Williams**

La Choz a Mexican Restaurant is your traditional Mexican food menu, tacos, enchiladas, burritos, carne asada, chile verde etc., They do have a few seafood plates and several beef plates. Prices are reasonable and food is good. Was listed as one of the top 75 restaurants in OC by the OC Register.



**Sauce Excellent**

Started out with the Guacamole which was good but mild and we felt it needed a bit of punch to it.



I had the Chile Verde and was very happy with it. Pork was very tender and the Verde sauce was excellent. Came with the standard rice and refried beans. Also came with either soup or salad. I ordered the salad which never showed up. The plates of food came out so fast that I forgot about the salad until I got home.

**Both Very Good**



A Pork and Avocado Wet Burrito was ordered and a Beef Enchilada plate also. Both were very good. Neither of these dishes came with soup or salad.

**Fresh Hand Made Tortillas**

The real draw here is that they make their own corn tortillas. Two women stand in the front of the restaurant patting out the mixture by hand and then cooking them to order, They are the size of a small tortilla but a bit thicker. Good flavor and a nice touch to the meal. You can have as many as you want. Just ask for more.

**A Bit Much**

They do push the drinks on you which I found to be a bit much but I did have a Margarita and it was good. I had called about

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**NEWS FLASH!!---NEWS FLASH!!---NEWS FLASH!!**

**BOARD ELECTION IN JEOPARDY**

Ballots for the upcoming HOA Annual Meeting and election of Board Members were mailed out to homeowners on May 24th. To our **shock** and **surprise** only ONE name appears on the ballot. Mike Peduzzi submitted his Candidate's Statement for a another term on the board. Our other board members, Gayle Poyntner, Ron Rolewicz and Adele Shiffman were **NOT** on the ballot indicating they are **NOT** seeking another term on the board.

**NOT A WORD**

Nothing was said at the last board meeting on May 26th about their decision. Had their intention to not seek re-election been publicly announced, homeowners would have had a clearer opportunity to consider running for a seat on the board.

**WHAT COULD HAPPEN??**

According to [Davis-Sterling](#), if the members cannot elect a Board, our HOA cannot conduct business. Insurance coverage will lapse, maintenance ceases, rules enforcement ends and the association corporate status lapses which exposes each homeowner to potential liability. If it becomes necessary, a court can appoint a "receiver" to oversee the Association.

**WHAT CAN BE DONE?**

The Association members must elect a five (5) members or the Association will be without a Board. There can be **"WRITE-IN" CANDIDATES** who ask for homeowners to vote for them. The **WRITE-IN** Candidates will need to be nominated from the floor at the Annual Meeting on **June 29th**. They can even nominate themselves. Votes can then be counted for them on the paper ballots.

*If you have misplaced or discarded your ballot, you can call Peggy Shaw (949-450-0202) at Action and request another ballot so you can vote for any of the write in candidates of your choice. You need to do this right away...time is running out.*

**WRITE IN CANDIDATE**

As soon as Harbour Vista News leans of the **WRITE-IN** candidates, we will announce the information on the Harbour Vista News web site and in a special edition of the printed newsletter which we will distribute to residence and to off-site owners. ■

**May HOA Meeting Highlights**

**Water Shut Off Notices Revised  
More Maintenance Deferred**

There were 12 residents/homeowners the four board members and community manager Peggy Shaw in attendance.

**Announcements**

The board announced they would no longer be posting the non-emergency water shutoff notices on the 1st Monday of each month on individual buildings affected. Only one notice will be posted at the mailboxes informing residents of the building(s) affected by the water shutoff. Gayle Poynter stated the reason for discontinuing the service was because it was time consuming for the board and cost money to print the notices.

It was clarified that non-emergency water shut offs would only occur between 10 AM and 4 PM.

**Open Forum**

Michael Barto (editor of the Harbour Vista News) gave a short discussion on the proposed change to the Internal Dispute Resolution (IDR) policy and procedure proposed by the board ([see link](#)). His point was to encourage the Board to include language that would encourage the Board to work with homeowners

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**Letters to the Editor**

**From Heartbroken Owner (Second Letter),**

Our battle with the HOA Board continues and in the interest of transparency we wanted to let other homeowners know what is happening.

**Preliminary Injunction**

The Board had the HOA attorney file for a "Preliminary Injunction" against us in the Orange County Superior Court on May 5th. The judge denied the Injunction stating he did not find that it met the requirements for a Preliminary Injunction. The court ordered both our HOA Board and us to appear in court on June 4th when the judge will resolve the issue unless the HOA Board and we work out an agreement which is "fair, reasonable and expeditious".

**Very Scary**

The Board wants an Injunction to order us to immediately stop all construction of renovations on our condo. And further to return the condo to its original condition (??) within 30 days and we would be financially responsible for any damage to the common areas. Lastly, if we do not stop all construction on renovations to our condo the Board could gain access to our condo by having a locksmith change the locks on our condo with the assistance of the HB Police Department. Then the Board can have our

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*(Dinning Around continued)*  
 corkage and was told \$19 per bottle. Way out of reason for this restaurant. Their wine list consists of varietal's only, no labels, that to me is always scary. All wine was \$6.50 per glass. Stick with the mixed drinks.

**Will Return**

They were crowded on a week night so I would imagine weekends are busy. I felt the food was good enough for me to go back. Lots of parking. Close to Bella Terra. ■

**La Choza**  
 7402 Edinger Ave  
 Huntington Beach, 92647  
 (714) 842-7888  
<http://LaChozaHB.com>

*(May HOA Meeting continued)*  
 instead of battling them. Even though a notice with the proposed change letting homeowners know the Board would adopt the new language at this meeting, it seems the item was not on the Agenda and so it will not be adopted until next month's meeting.

Parking violations of large trucks parked inside the complex was discussed. The Board is not issuing parking citations at this time while they review the parking policy.

**HOA Board Sues Homeowner**

A new homeowner announced that the Board/HOA had initiated Court action to stop them from renovating their newly purchased condo. The couple expressed that this HOA Board was not acting in "good faith" and was not working with them to resolve their issues. They stated they have the proper permits, inspection reports from the City of Huntington Beach, architectural plans and structural engineering survey for the renovation. They said the Board has not clearly identified the concerns they have and were requesting an unreasonable solution to the concerns they have. The Board responded to the couple telling them they had turned the issue over to the HOA legal counsel and it was out of their hands.

**More Deferred Maintenance**

Several maintenance items were discussed. Balcony repairs, stream maintenance and boiler repairs were discussed. Most of these were deferred and the board asked for additional proposals/bids or more information. The Board approved servicing of the fire extinguishers, repair of a fountain and Reserve Study computer updates.

**Safety issue**

The Board will only approve balcony repairs if it is a safety hazard. (They did not state how it would be determined if there was a safety hazard).

Board approved one lien on an account. ■

**Note:** The Board did not mention that three of them (Gayle Poynter, Ron Rolewicz and Adele Shifman) did not submit their names for the ballot for the upcoming Board election. Only one member, Mike Puduzzi, submitted his candidate's statement and is on the ballot.

Visit "[bewaterwise.com](http://bewaterwise.com)" for suggestions for water conservation.

*(Letter to the Editor continued)*  
 condo returned to its original condition and the cost would be assessed to us along with all the attorney fees and court cost and any other associated costs. Scary!!

**For Our Family**

My husband, me and our two children still hope that we can continue to make our condo modern and updated and move in to our new home in Harbour Vista. We have tried to get our condo renovated so we can live in it since last November. We have paid our monthly HOA dues, land lease fees, property taxes and have not been able to live in our condo to this date.

We hope the Judge will help us reach a "fair and reasonable" agreement with the Board so we can go forward with our plans without incurring any further expensive attorney fees and court costs for the HOA or us.

**To Heartbroken Homeowner:**

It is troubling to learn that our HOA Board has proceeded ahead with attempting to file an Injunction against a fellow homeowner. I hope that the judge will find a fair and reasonable solution when you go to court on June 4th.

I am concerned for both you and the HOA. There are already significant attorney and court costs that either the HOA or you will have to pay. Not to mention the financial costs you have spent to purchase your condo and to do the renovations you hope to do.

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**Property Listing (as of 21 May)**  
**Active Listings**

Address	Type	Asking
4971 Lago Drive #104	1BD/1BA	\$239,900
4971 Lago Drive #102	3BD/2BA	\$299,000

**Contingency/Backup Offers**

Address	Type	Asking
4971 Lago Drive #103	3BD/2BA	\$329,000
16521 Grunion Lane #202	2BD/2BA	\$189,900 (short sale)

**Pending Sales**

Address	Type	Asking
16521 Grunion Lane #207	3BD/2BA	\$349,900
4861 Lago Drive #203	3BD/2BA	\$220,500 (on-line auction)

**Closed Sales (2015)**

Address	Type	Sold For
4831 Lago Drive #104	2BD/2BA	\$205,000 ↓
4831 Lago Drive #103	2DB/2BA	\$265,000 ↑
4852 Cabana Drive #106	2BD/2BA	\$282,000 ↑
16512 Blackbeard Lane #202	3BD/2BA	\$240,000

**Note:** An up green tick (↑) means sold for more than asking price.  
 A down red tick (↓) means sold for less than asking price.

**Upcoming HOA Meeting**  
**Cabana Club House**  
**June 22, 2015 at 7:30pm**

**Homeowner's Portal:** [www.vivoportal.com](http://www.vivoportal.com)  
**HOA Official Web Site:** <http://harbourvistahoa.com>  
**HOA Email:** [hyboard@harbourvistahoa.com](mailto:hyboard@harbourvistahoa.com)

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*(Letter to the Editor continued from column at left)*  
 I hope cool heads will prevail by all involved and a reasonable, fair and equitable solution will be reached and soon!

-----Michael Barto



*HB City Inspector checks work done on "Heartbroken" homeowner's condo.*

**To Ask a Question of Harbour Vista News:** Simply email, call (714-883-1949) or send a letter. Remember: "We are all in this together™".

**Upcoming HOA Annual Meeting**  
**(Elections)**  
**Cabana Club House**  
**June 29, 2015 at 6:30pm**

**WATER PROTOCOL REVISED**

The HOA has posted this week at each Mailbox Location a notice revising their flag ship "Water Protocol" Policy. Our Water Protocol Policy states that non-emergency water shutoff is only schedule for the first of the Month. Under the current Policy, the HOA Board provide a service to the members to post notification on the buildings and at the mailboxes that were affect. The policy change **will NO longer post notices at the affected buildings** and will only post notification at the Mailboxes. The reason for this changes maybe that the Board feels it is an imposition on their important duties to continue to provide this service. For this change there was no public discussion at the HOA meeting. Make sure you



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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.