



PET OF THE MONTH

MEET "Persnickety "PIXIE



Meet Princess Persnickity Pixie Prince, better known as just "Pixie". She is 5 years old and is a Himalayan Siamese mix. The Prince family adopted her from a friend of a friend when she was just a few months old. She has a playful personality, and loves to be around people however petting is on her terms and if she is not in the mood you will know it! She has lots of friends in the complex including a lot of the resident's dogs. Pixie is often found

keeping watch on the large rocks by the pond, basking in the sunshine near the pool or fast asleep in the owners closet. The Princes like to take walks around the complex with the owner's son and Pixie is usually a few paces behind him the whole way.



Elliot and Pixie have a strong bond and she was very protective over him as a baby. Now that he is 3, she can often be found running in the opposite direction to him as he loves to chase her around the house and complex! ■

Dining Around Harbour Vista

NUMEROUS TIME

by [Mary Williams](#)



I have been to **Issara** numerous time over the past few years. Located in a shopping center at Goldenwest & Warner. In the back near Ross.

Real Treat

Last night I was treated to a few new dishes that the owner David brought back from his recent trip to Thailand. A Red Curry Duck with Lechee, Tomatoes & Basil - it was outstanding, I am hoping he puts it on the regular menu. Also had a Pork salad. Strips of cold pork, Lime juice, lemongrass. Excellent flavor but a little goes a long way because of the lime. This is not on the regular menu yet.

Spicy Chicken Wings

Over the years I have really enjoyed the Spicy Chicken Wings made with fish sauce, tamarind and palm sugar. Sticky, crispy skin,

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EDITORIAL (FYI)

Things Your Should Know About Condo Remodeling

[Michael Barto](#)

Remodeling your Condo is something every homeowner considers at one time. Even



something as simple as installing a new facet or a more ambitious projects like redoing your entire kitchen,

owners should note that each unit at Harbour Vista is part of a complex building system. Because it is a condo, even simple remodeling projects have restriction beyond that of remodeling a house. This article is intended to provide some unofficial guidelines as to what you can do and what problems you might unintentionally create.

Talk First

Our [CC&R](#) has very few restrictions in what you can do to the inside of your condo. The inside restrictions fall under three concerns:

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November HOA Meeting Highlights

PARKING COMMITTEE CREATED Board Email Addresses

The November HOA monthly meeting was held in the Cabana Clubhouse at 6:30pm. All Board Members were present: [Mike Mengel](#), [Ted LaMantia](#), [Cynthia Lee](#), [Mike Peduzzi](#), and [Mary Williams](#). Also in attendance were [Peggy Shaw](#) from Action Property Management and 14 residents and homeowners.

Announcements

- The Board announced that they were going to hold an additional HOA meeting in December, normally, there is no December meeting. The President believed there is too much work to be completed to deny a resolution which will require this additional meeting. December 21 was suggested as tentative date.
- Due to water restriction from the city, It was announced that watering of the property will only be twice a week. The city has also restricted the Harbour Vista from any new plantings.

Committee Reports

- The HOA continues to ask for volunteers for the **Architecture** and the **Landscaping Committee**. One additional person did volunteer for the landscaping committee at the meeting.
- There is only one volunteer for the Architecture committee. The President expressed that the Architecture committees need to meet right away to publish guidelines to the community specifically for the Building Code and inspection requirement and use of attic spaces for remodeling project.
- Board member Mary Williams announced that the Landscaping committee who she chairs will meet Monday November 30th for a walk through of the property.

Open Forum

- A member expressed concern that there was no way to send emails to individual Board members. The Board explained that individual emails had been set up, but had not been published. This is to be corrected. Note: The Newsletter has updated this email information on our web site (<http://harbourvistanew.com>).
- A member complained that visitor parking restrictions were not being enforced. Several ideas were expressed as in previous meetings. The President create a new Parking Committee with Ray Koagel from the attending membership volunteered as chairman. The Committee will be responsible for proving guidance to the Board for the use of parking areas and any enforcement methods.
- A renter asked if they could become a volunteer. There was a mixed response from the Board. Some Board members did not want a renter to be a volunteer, whereas the President had no issue. One member in the audience supported the use of renters as volunteers. Some members complained about landscaping issues with the new landscapers (Artisian). It was told that the absence of a landscaper for more than a month and the heavy rains, that

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(HOA Meetings continued)

plant growth had got out of control. The new landscapers are just getting to the point where they can get control of the problem. The Board asked the members to be patient for a couple of months until the new Landscaper gets better acclimated with the job.

- Some home owner complained about non-compliant notices that they received that may have been in error or out of their control. The Board said they would look into this.

Unfinished Business

- Floor repair for a unit was approved.
- Repair of the concrete walkway on Grunion side was approved.
- Repair of some trash bin enclosures was approved.

New Business

The following new items were approved:

- New roof repair.
- New Drywall repair.
- New Light Pole replacement.
- New handrail repair.

One lean was approved.

The next General Meeting of the HOA is tentatively scheduled for Monday December 21 at 6:30pm in the Cabana Clubhouse. ■

(remodeling continued)

safety, structural and sound proofing. For outside remodeling such as replacing windows, installing a screen door, our CC&R's have restrictions. Anything that is visible from the outside of the Building, must be approved by the HOA. It is best to discuss your intention with the Board before embarking on any type of modification where it is visible from the outside. That includes your balcony or patio.

Our HOA

By law, our HOA must establish an Architectural Committee to oversee and grant remodeling approvals. The Architectural Committee may require the homeowner to obtain a City building permit. The City Inspectors have the expertise and the authority to protect the community from creating safety issues. Requirement for a City inspection depends on the complexity of your project. The HOA will provide you guidance and it is best not to assume.

City Permits

Many construction contractors offer you a choice to have your work performed with or without a City Permit. It must be noted that by Law there cannot be any difference in the cost of the work by the contractor whether you have a permit or not. Only the additional cost is that of the permit or permits. But if you get caught by the City performing work without a permit, you will be fined and required to obtain the required permits. Please note that Permits may be required for preliminary demolition or tear down before you even start the construction phase of your project.

The City Will Work With You

Though contractors may encourage a homeowner to NOT get involved with the City inspections, our City of Huntington Beach works with a property owner to meet California Building Code and will provide them advise and help. Members of the Association who have gone through the City inspections will give you glowing reports about how nice it is to worked with City.

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A Permit May not Be Required.

If you are just replacing a facet or an old toilet, you probably do not need a permit. If you decide to replace all you kitchen cabinets you probably still do not need a permit as long as you are not moving you kitchen sink, the plumbing, electrical or replacing you garbage disposal. If you are swapping out an existing light fixture with a similar type or a wall socket, you probably do not need a permit. Checking with the City is free. They even have a telephone number (714-536-5271) where you can talk with them without going in person.

Plumbing Issues

If your remodeling affects the plumbing, take caution, Harbor Vista uses a common plumbing system. If you are replacing a tub with the same type tube, you probably do not need a permit (but I would check that with the City to be safe). Also, any type of rerouting of plumbing WILL always require a City inspection.

Electrical Issue

If you decide to replace the fluorescent light fixture with new recess can lighting system, you will need a permit because you are rewiring the electrical system. The The State of California Tile 24 energy standards requires that you use LED lights. Any type of electrical change except simple replacement of the same type requires a permit.

Sound Proofing

We have shared walls and floors in the condos. Many homeowner have installed tile and wood floors without understanding the sound proofing ramifications. Tile and wood floors carry sound, if you do not take certain precautions your downstairs neighbor will have increased noise because of your remodeling. It is best to install a cork type sound proofing sheeting or similar material over the subfloor for an upstairs unit before installing tile or wood flooring.

Walls

If you replace the drywall of a shared wall between units, you might consider adding sound deadening material like Sound Choice Insulation Sheathing Board or a similar products.

Floors/Ceiling

Sound deadening materials are also very useful for downstairs units because they can be easily installed through the ceiling. Reports of where an upper unit owner has installed cork sound proofing sheeting with the downstairs unit installing ceiling sound deadening sheets has had spectacular results

Unofficial Guidelines

Harbour Vista News has prepared an **Unofficial Architecture Guidelines Page.**

These suggestion are our own. They have not been approved or sanctioned by our HOA Architecture Committee. They are just something that homeowners have discovered over the years. They are designed to give you some insight before you start a remodeling project. This will be a growing document. Additions and comments are always welcome. Email: mbarto@logiqwest.com or call 714-883-1949 ■

(dinning around continued)

finger licking good. Their Sa-tay with peanut sauce is another go to dish along with the deep fried crispy sole.

Traditional Thailand Dishes

Issara does an excellent job on all the traditional dishes of Thailand, Tom Yum Kung and Tom Khia Kai soups, Pineapple Rice, Pad Thai and Mango Salad.



Don't miss the Thai Tea Creme Brulee for dessert.

Beer and Wine Selection Small

Small selection of beer and wine. The do have a corkage fee but I have never paid it so I do not know the amount. ■

Issara Thai Cuisine

7251 Warner

Huntington Beach 92647

(714) 847-7777

<http://www.issarathaicuisine.com>

Open for Lunch & Dinner

Closed Sundays

Dine In - Take Out - Delivery (with restrictions)

Property Listing (as of December 2, 2015)

Active Listings

Address	Type	Asking
16551 Grunion Lane #205	2bd/2ba	\$269,900
4861 Lago Drive #304	1bd/1ba	\$249,900
16542 Grunion Lane #100	3bd/2ba	\$329,000
16512 Blackbeard Lane #106	1bd/1ba	\$199,900
16521 Grunion Lane #202	2bd/2ba	\$260,000 (short sale)
16521 Grunion Lane #105	2bd/2ba	\$289,000
4861 Lago Drive #200	3bd/2ba	\$329,000

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.

Action Property Management

2603 Main Street, Suite 500

Irvine, CA 92614

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

Management Rep: Peggy Shaw,

Email: pshaw@actionlife.com



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Harbour Vista News provides news and community information for the owners of **Harbour Vista** properties in Huntington Beach. Contributions and letters to the editor are

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