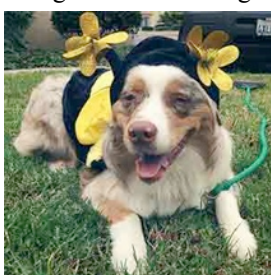


**PET OF THE MONTH**

**MEET "ELVIS"**

by Diane Pannone



Elvis is a handsome 11 month old Australian Shepherd who lives with his owners on Cabana. He was adopted when he was 8 weeks old and has grown to 53 pounds. He's very friendly and energetic. He loves going to dog beach and has doggie play dates at the dog park in Newport Beach. His 2 best doggie friends in Harbour Vista are Bailey and Cooper, two small white dogs that live on Lago. They have great fun playing together. The Australian Shepherd dog is an intelligent, energetic breed with strong herding and guarding instincts. They thrive on lots of mental and physical exercise. They need a sense of purpose to be truly content. Elvis is still in his puppy stage and craves lots of attention and play from the humans in his life. He is very friendly and likes to meet new people. For halloween, Elvis was dressed in his Bumble Bee costume. If you see him out on a walk stop and say hello. ■

**October HOA Meeting Highlights**

**BOARD SET TO RAISE DUES BY 3%  
Real Estate Sign Post Petition Rejected  
Land Lease/Sub-Lease Discussed**

Four Board Members and the Action Community Manager Julie Carter were in attendance. Board Member Mike Peduzzi along with Community Manager Mike Sukey were absent. There were 12 residents in attendance.

Community Manager Julie Carter gave the financial report.

**Increase in HOA Assessment Approved**

Based on the Reserve Study and the proposed budget by Action the Board unanimously voted to increase the monthly HOA assessment by 3% for 2015. This follows the 5% increase in monthly assessment two years ago.

**Real Estate Sign Post Petition ignored**

The Board President stated the Board had received a copy of the Petition, but she could not support having a place for real estate signs in the common areas of the complex because she believes it is against the HOA CC&R's. The other three Board Members agreed with her and the petition was dismissed. (See note below)

**New Fine Policy Approved**

The new proposed Fine Policy was mailed to homeowners for comment. The Board received only one comment. The Action Community Manager stated that most associations have been raising the fines for violations. The Board unanimously approved the new Fine Policy.

**Open Forum**

A resident asked about the cold water shut off valves for the buildings located on Cabana, Lago & Blackbeard. Each building has four cold water shut off valves. Each of these valves turns off the cold water to 5 units. Residents need to call Action if they have a plumbing issue that requires water shut off.

A homeowner asked about the current status of the extension of the Land Lease/Homeowner Sub-leases. The Board indicated there is nothing new to report and that the Board felt they had reached an impasse with Dermot Realty last year. They stated they think the extension would be too expensive and therefore have not pursued the issue with Dermot Realty. Another homeowner asked if the Board had thought about making a counter-offer to the lease holder. The Board indicated they didn't think Dermot Realty would agree to a counter offer. (Dermot Realty, the lease holder, did secure a fifteen year extension from the land owners).

**New Business**

The Board unanimously approved the following:

- Tree trimming schedule
  - Repair of motors for the pools
  - Repair of valves for boilers
- Trash bin repairs were deferred.

*(continued on next page)*

**Dining Around Harbour Vista**

**FOR BREAKFAST AND LUNCH**

by **Mary Williams**

Perfect for breakfast or lunch and walking distance from Harbour Vista, Green Street Cafe is located at the corner of Green Street and Warner Avenue.



**No Reservations**

No reservations and a little wait on weekends. We waited about 15 minutes for an opening and there was a long line of people. Small dining area outside with heaters and not much bigger on the inside. A eat at bar where they serve beer and wine and watch sports on television. Owned by the same people as [Buon Gusto](#).

**Good Dishes**

I had the Eggs Huntington which consisted of grilled portobello mushrooms, sauteed spinach, tomato, avocado and poached eggs with Hollandaise sauce. Nice dish if you are limiting your carbs. No English muffin to be seen. Hollandaise sauce was good. Other dishes ordered were the regular French Toast which consisted of 3 whole slices of bread and an Belgium waffle. Waffle was crispy. All the dishes we had were good.

**Large Portions**

Extensive menu and breakfast is served all day. The "big" plates, meatloaf, steak, fried chicken *(continued on next page)*

**Community Garage Sales**

The Community Wide Garage sale took place on October 11th. Garages were open and display tables set up with a variety of items for sale. Both fire gates and the Cabana and Lago gates were open for shoppers to come in the complex. Most participating residents thought the number of shoppers was lower than in previous garage sales. Also fewer residents participated which was attributed to the short notice of the event. Some attributed the lower traffic and shoppers to the modest number of signs announcing and directing people to the sale. The traffic went up when two enterprising participants placed two large stuffed bears with signs at the Lago and Cabana gates. Those who participated would like to see it become an annual event with more notice so more residents would participate. ■



Editor Note: The Harbour Vista News Web Site contains an Animated slide show of our Community-Wide Garage Sale.

**Announcement:**

**BOARD MEMBER MOVES**

Board Member Cheryl Boyd has sold her condo and moved from Harbour Vista. She was elected to the Board for the 2013-2014 term and was re-elected in June of this year for the 2014-2015 term. She served as a water shut-off volunteer along with her other responsibilities as a Board Member. Harbour Vista News hopes she enjoys her new home. ■

**Upcoming HOA Meeting  
Cabana Club House  
November 24, 2014 at 7:30pm**

News and Other Things for Harbour Vista Community Huntington Beach (go to <http://harbourvistanews.com>)

*(HOA Meeting Highlights continue)*

The Board again deferred taking action on the cleaning of the streams in the complex.

Changes to the HOA Rules & Regulations regarding satellite dish placement and extension dog leashes was deferred. The Board President stated the Board wants to review all Rules & Regulations and make all changes at one time.

**Discussion**

- It is unclear if the new design for the railings on patios and balconies will save money. It was suggested there would be a 10% savings to the HOA with the new design. Some homeowners who have the new design railings do not like the new design.
- The water main shut off valves for the complex have become very hard to turn to shut off the water. It is not clear if repair or replacement would be an HOA expense or the City of Huntington Beach's responsibility. Action will look into the matter and advise the board.

The next HOA Board meeting is scheduled on November 24, 2014. ■

**Editor's Note:** According to the [HOA CC&R's 8.04 \(Signs\)](#): "The Board of Directors shall erect within the Common Areas a Master Directory of the Units that are for sale or lease". Why the Board does not want to consider providing a place in the common area of the complex for an effective real estate signs does not seem to make sense.

*(Dinning Around continue)*

and so forth are served starting at 11:00 am. You can build your own burgers, omelettes and burritos from a large list of ingredients. Considerable side dishes are offered. Portions were large but not over whelming. Everything on the menu is available for takeout.



**Late Afternoon Becomes Dinner**

This was my first time eating here and I will be back. They have the traditional Monte Cristo sandwich on the lunch menu so I definitely need to try that. Come late enough in the afternoon and it becomes dinner instead of lunch. ■

**Green St. Cafe**

4911 Warner Ave., #102  
Huntington Beach 92649  
(714) 846-0909 or 714-846-4949  
[www.greenstreetcafehb.com](http://www.greenstreetcafehb.com)  
7am to 4 pm, 7 days

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**October Maintenance Happenings:**

**ANOTHER BROKEN PIPE**

The Cabana and 4861 Lago buildings had the water shut off from 10 a.m. to 7 p.m. recently



for repairs to another leaky pipe. While water shut off notices had been posted telling residents the water would be off from 10 a.m. to 4 p.m. - the repair took longer. The leak was from the backflow valve located by the Lago gate. Scott English plumbing broke through



the cement to expose the pipe involved only to find a second layer of cement slab further down. It took significant time to break through

and remove the second layer of cement. The leak was caused by an aging connecting thread to the water main line from the water meter. The water was finally turned back on around 7p.m.

This type of metal pipe installation that broke is no



Property Listing (as of 7 November 2014)  
**Active Listings**

Address	Type	Asking
4861 Lago Dr #304	2BD	\$350,000
16512 Blackbeard Ln #202	3BD	\$240,000

**Closed**

Address	Type	Sold For
4861 Lago Dr #306	1BD	\$148,500 ↑
4791 Lago Dr #200	3BD	\$234,000
16581 Grunion Ln #100	3BD	\$260,000
4852 Cabana Dr #201	3BD	\$201,000 ↑
16542 Blackbeard Ln #202	2BD	\$285,000 ↓
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.**

**Some of the Halloween Decorations at Harbour Vista**



**NEWS FLASH!!**

**COMMUNITY MANAGER CHANGE**

Community Manager [Mike Sukey](#) has been re-assigned by Action Property. [Julie Carter](#) is our current Community Manager. You can e-mail her at [jcarter@actionlife.com](mailto:jcarter@actionlife.com) or call 949.450.0202 and ask for Julie Carter. ■

**Action Property Management Company**

2603 Main Street, Suite 500  
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Tel: 800-400-2284  
Web: <http://www.actionlife.com> Management  
Rep: Julie Carter, Community Manager  
Email: [jcarter@actionlife.com](mailto:jcarter@actionlife.com)

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

**On Our Web Site This Month**

- Balcony Design Change
- Community Wide Garage Sale Animation
- Photos Ops.

**Go to <http://harbourvistanews.com>**

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Publisher/Editor  
Michael Barto

**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.

**Harbour Vista News** provides a FREE SERVICE to owners, property managers or Realtors to announce units for lease or rent at Harbour Vista Properties in our "Property Information" Section. Contact us either by [email](mailto:email) or telephone 714-883-1949 to post the information.