



OWNERS PETITION BOARD

A homeowner at Harbour Vista is concerned that owners can only have one real estate sign placed in a window of their condo when they are selling or leasing their unit. So, he decided to start a Petition asking the Board to re-install the Sign Posts for Real Estate signs for properties that are For Sale or For Lease/Rent in Harbour Vista. The Petition points out that having a place where Real Estate signs are visible from the street (Heil & Green) is an important part of advertising and marketing a property that is being sold or leased.



Harbour Vista owners who need to sell or lease their condo(s) are at a disadvantage by not having a centralized, street visible place for Real Estate signage.

The Petition was signed by numerous on site and off site owners and respectfully submitted to the Board for their consideration.

It is the hope of those who signed the Petition that the Board will install sign posts at the corner of Heil and Green on both sides of the complex. ■

Focus on Your Neighbors

I Do Cartoons

by [Michael Barto](#)



Long time Harbour Vista resident Jim Gregg draws cartoons of many types. His political cartoons have appeared in the local paper The Register and in many Washington D.C. journals and publications. This is not his only vocation; he also creates small sculptures that he makes into small magnets and

pins. Universal Studios has used some of his art work and molds for some of their movie memorabilia. Jim is the owner of a small business that sells cleaning supplies to restaurants. He has owned his condo in Harbour Vista since 1987.



magnet

Praised for His Cartoons

When Jim left the Navy after serving in combat on the USS New Jersey (1968-69) off the coast of North Viet Nam he decided to take classes in business. For fun he also took a class in cartooning. Not only was his teacher impressed with his skills a guest speaker from Warner Brothers Animation studio singled his drawings out as the best example of what they wanted in an animator. A week later a representative from Disney Animation visited the school and offered him a job. At the time Jim wanted his feet planted more solidly on the ground and he turned down the job offer to pursue a business career. He often wonders how his life would



pin

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Dinning Around Harbour Vista

Better Indian Restaurant by [Mary Williams](#)



I have been dining at the **Himalayan Grill** for about 6 years now. One of the better Indian restaurants around. They have approximately 12 tables on the inside and for summer dining there is a patio area with heat lamps. Several dinners in the summer we had at least 24 people and they accommodated us outside with several large tables easily. Denish (Dennis) the owner was telling me they plan to expand soon and take over the next unit in the building. That should be a big plus.

Not Strictly Vegetarian

There is something for everyone on the menu. The Himalayan does have chicken, lamb and seafood on the menu. It is not strictly vegetarian. Small wine list but adequate. No corkage on Tuesday and Wednesday. Frankly I do not know what the corkage is because I have been going there so long I never get charged. They have a few Indian beers which go well with the spicy food. You can order food, mild, medium or hot. I always order my food mild as I am not into the burning heat.



Numerous Variations

All sauces are considered curry and there are numerous variations. I have been told hundred's. I am partial to Vindaloo, They also use onions a lot. The menu does give you a description of the food items if you are unfamiliar with Indian cuisine.

Top Notch

Some of my favorite items are the Samosa's, deep fried dough filled with potatoes, peas and onions. Not at all greasy like some Indian restaurants. Any of the Naan breads. Anything with Vindaloo in the name. Rogan Josh, lamb in sour cream and curry. Lamb or shrimp Saag, Saag is a spinach sauce. Vegetables Korma,

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September HOA Meeting Highlights

DOGS OFF LEASH Draft Budget Community Wide Garage Sale Revise Rules & Regulations?

Three Board Members were in attendance along with Community Manager Mike Sukey and ten residents. Board Members Mike Peduzzi and Ron Rolewicz were absent.

Open Forum

- Issues with dogs off leash were expressed by several residents. Also a concern that dog owners do not have good control of their dogs when they use extension leashes and it would be safer if these types of leashes were not allowed. Also complaints about dog barking and dog walkers/owners not picking up after their dogs.
- Raccoons in the complex pose a threat to cats that are allowed to be outdoors.
- A homeowner from the Grunion side of the complex asked the Board to approve a Community Wide Garage sale for October 11th. She said she would organize the event and coordinate the logistics with the Board. The Board approved the event.
- It was brought to the attention of the Board that a large commercial truck has been parking inside the complex and that is against the R&R's. The Board will issue a violation notice to the truck owner.
- Homeowner Brenda Richardson wanted to address the Board regarding a letter she received from the Board stating she had violated the Board's Association Water Shut Off Protocol & Policy on several occasions by posting water shut off notices, turning off water/boilers and being involved in homeowners water shut off issues. Mrs. Richardson stated that the Board had wrongly accused her and that she had not posted any notices or turned off any water/boilers for over a year since the Board removed her from the water/boiler shut off volunteers. The Board president stated that Mrs. Richardson would have to contact Mike Sukey and schedule a hearing with the Board to discuss the letter.

Unfinished Business

- The Board discussed again having 5 trash cans for the pool areas purchased. Board Member Ron Rolewicz was asked to purchase the trash cans at the last Board meeting since he has a truck and could transport them to the complex.
- Stream cleaning. More discussion about the methods and cost for trying to clean the silt out of the streams. No decision was made at this time.
- Enforcement and Fine Policy has been mailed to owners for a 30 day comment period. Only one comment had been received. The Board will vote to approve the new fines at the October Board meeting.

New Business

- Satellite dish installations. Mike Sukey expressed concern that allowing dish installation on railings and stucco can cause

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

(Your Neighbor continue)

have been if he had taken that job. He is happy with his life as it is and with his family.

Brushes to His Own Company

After serving in the Navy Jim worked for a company that sold commercial cleaning brushes to restaurants. In 1982 he started his own company selling commercial cleaning products to restaurants. His business continues to this day on a smaller scale due to a heart attack and stroke he suffered in 2004.

Inventor

Jim owns several US Patents for cleaning brushes. One of his patents is for a floor tile-grout cleaning brush he invented. I borrowed one of his prototypes to try out. My family thinks it's terrific since you don't have to sit on the floor to clean the grout. It uses only water since lime is in the grout and no chemicals are required.

Political Cartoon

Jim draws political cartoons that are neutral and don't support any political party. Most of his cartoons take issue with the lack of support of US Patent laws by Congress. He is involved with a group that thinks the government is not doing enough to protect small business patent rights. Published in DC Journals and distributed to members of Congress his political cartoons show the hypocrisy where large special interests overshadow the rights of small business owners.

Rides a Recumbent Bike

For exercise he rides an uncommon three wheel bike. A recumbent bike places the rider in a reclining position. Jim can ride his bike up to 20 miles per hour. You may have seen him riding around the neighborhood.

A Web Extra

Jim also does cartoons for family and friends. We have included one of his cartoons he did for his daughter after she saw the movie Titanic. ■ **Editor Note:** Interested in Jim's cartoons, sculpture or inventions. Contact the newsletter and we will put you in touch with him.

A REALLY DEEP HOLE

In response to backed up sewer lines in the 16542 Blackbeard building, a six foot deep by six wide hole was excavated in the sidewalk. Scott English

Plumbing was able to get the sewer line open quickly. But the next day, it



backed up again. Using a video camera they ran from the Blackbeard building, they located plant roots intruding into the pipes. Excavating for a couple of days down to more than six feet, they located the failing sewer pipes. Broken and shattered by roots, the pipes had not been properly glued when installed. They rebuilt the line and have added some cleanout traps to the lines to improve efficiency if this problem occurs again. Located buried at the same depth as the failing pipes was a crushed Core Beer can. Go figure. ■

(Dinning Around Meeting continue)

mixed veggies in a cashew curry cream sauce. Any of the Chau Chau dishes, pan fried wheat noodles with additions. Thupka, which is a soup with noodles, meat and vegetables. Their Chicken Tikka Masala is top notch. The lamb chops are excellent.

Had Everything

I have had everything on the menu at some point. Even the Dal, which is lentils, not my favorite but for lentils it was good. I find it best to go with several people and have everyone order a different dish and share. That way you are tasting numerous dishes and not getting bored with just a single item. They do have combination plates for 1 or 2 people also. All orders come with rice and Paradam, which is a crispy cracker/bread item made from lentils. ■

Himalayan Grill

16400 Pacific Coast Hwy., #110

Peter's Landing

Huntington Beach 92649

(562) 592-9080

www.himalayangrill.com

Closed Monday. Open for Lunch and dinner.

Closed between 2:30 and 5:00.

Does take reservations and has takeout.

Sunday Buffet.

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

Property Listing (as of 14 April 2014)

Active Listings

Address	Type	Asking
16581 Grunion Ln #100	3BD	\$260,000

Contingency/Backup

Address	Type	Asking
4791 Lago Dr #200	3BD	\$234,000
16581 Grunion Ln #104	2BD	\$199,900

Pending

Address	Type	Asking
4861 Lago Dr #306	1BD	\$148,500

Closed

Address	Type	Sold For
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.

For Lease/Rent

Address	Type	Monthly	Contact
16551 Grunion Ln #202	2BD	\$1950/mon	714-500-5126

(HOA Meeting continue)

damage to these areas. He asked the Board to change the HOA Rules and Regulations to not allow installing dishes on railings and stucco of buildings. Dish companies should re-install dishes at no cost to the homeowners. Sukey stated that the FCC and California law states that an HOA does not have to allow dish installations that do not follow the rules of the HOA even if reception is not good from the allowed placement of the dish. Sukey asked the Board to amend the R&R's regarding placement of satellite dishes.

- Review of Rules & Regulations. The Board President indicated the Board wanted to review and make changes to the Rules and Regulations. Mike Sukey pointed out that a complete review would take months and he thinks it is important to change the dish rule right away since the HOA is having several balconies rebuilt/repared and it would not be good to have dishes re-installed on railings. The Board asked that a change to the dog leash rule be included with the change to the dish installation rule at this time.

- Reserve Study Draft review. Mike Sukey said the Reserve Study is not completed yet and therefore his draft of the 2015 Budget is not completed.

Based on what he sees at this time he will probably recommend an increase to the monthly HOA assessment of 3% however that could change after he receives the final Reserve Study.

- Board Meeting Conduct notice will be posted on the HOA web site.

The Board approved recording four (4) liens. Next Board meeting October 27, 2014 ■

Note: You can log onto your Vivo account on the Action web site to see the approved financials for the HOA.

Upcoming HOA Meetings Cabana Club House October 27, 2014 at 7:30pm

Homeowner's Portal: www.vivoportal.com

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

HOA Email: hyboard@harbourvistahoa.com

On Our Web Site This Month

- Lago Gate Brakes Again and Again
- September Maintenance
- Cartoon
- Unique Way to Post Notices
- New Mailbox

Go to <http://harbourvistanews.com>



Harbour Vista News

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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.

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 or telephone 714-883-1949 to post the information.

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