



*Dinning Around Harbour Vista*

**Military Coffee Shop**  
by Jim Gregg



**Paul's Coffee Shop** captured my interest from the very start, especially from an ole military guy like me. Located in a tiny strip mall across from Bullwinkle's Family Fun Center just off the 405 Freeway at Warner Avenue, you will snap to attention in this quant military theme restaurant just off the edge of Huntington Beach.

**Memorabilia**



Our first gaze is of the wall to wall military memorabilia from all branches of service. I never saw so many uniforms in glassed showcases in one place in my life. There is one section of wall totally dedicated to Battleships, which was memorable to see. I tried to follow protocol by firing off a very sharp salute to the waitress, but she was having none of that, "stand at ease mister, were all taking it easy here"!



**Very Very Large Chicken Fried Steak**

It was "shock and awe" time military style when they delivered the food, we ordered the BLT and fries, and one humongous chicken fried steak  
*(continued on next page)*

*Editorial*

**The State of the HOA**  
by Michael Barto

This month, members received the Election Meeting announcement, request for Candidates and the 2016 Audit Report. Approaching the Election, there are a few things to consider before casting your vote.

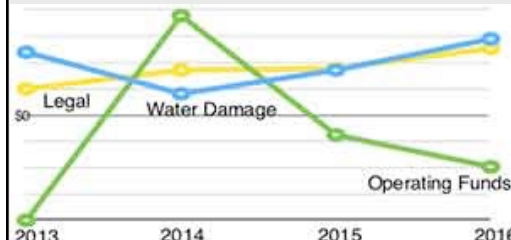
**The Audit Report**

Over the years that Audit Reports have been published, the underlying theme has been that the HOA needs to improve its reserve funding.



Though this is a red flag, this year it was different. The reports showed that the HOA is borrowing from the reserves to maintain its operations. Since the beginning of the 2016 to the present, the HOA operating funds have shown a deficit from 8% to 10% of our yearly assessments. Previously to that everything was positive.

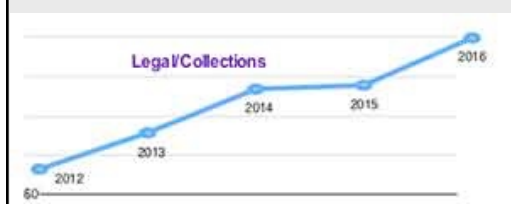
**Draining the Funds**



Over the last two years, the Board has funded repair of balconies, slab leaks (water damage) and a couple of legal actions. This has resulted in significant draining of the HOA funds.

**Legal/Collections**

Noted in the 2016 Audit report, a dispute arose with a homeowner for two slab leaks. The



Association resolved the dispute with a settlement for \$12,200. In 2012, Harbour Vista spend around \$15K on the yearly Legal/Collections. For the 2016 Audit, the yearly Legal/Collections were almost \$90K.

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*April 2017 HOA Highlights*

**APPROVAL OF RULES DELAYED**  
**HOA President Will Not Run**  
**Land Lease Questions**

The April 24 monthly HOA meeting was held in the Cabana Club House. Board Members in attendance were [Mike Mengel](#), Michael Huma, [Ted LaMantia](#) and [Mary Williams](#). Action Property Manager [Peggy Shaw](#) was present along with eleven members. Board member [Terri Piper-Johnson](#) was not present.

The main gate to the Cabana Pool had been padlocked by the maintenance vendor, and access to the Cabana Clubhouse was prevented till an alternate utility gate from the Cabana parking roadway was opened.

**Open Forum**

- Members expressed concern with the landscaping vendor again. Board member Mike Huma reported that the carcinogen weed killer Roundup was still being used.
- Several members expressed strong concerns about the Cabana Pool Area closure for just the repair of the Spa.
- A member asked about the Land Lease. No action is currently being taken in this regard.

**Financial Report**

The HOA reported that it is carrying an operating accounts deficit of approximately 8% of the HOA yearly assessments. Gas expenses were high this month. A possible reason is that members are not turning off the gas barbecues when they are finished. It was suggested that signs be post for the proper way to turnoff the gas barbecues.

**Committee Reports**

- **Parking Committee**  
The Board appointed Brenda Richardson as the new Parking Committee Spokesperson.
- **Architecture Committee**  
Spokesperson [Michael Barto](#) said had been working with the City to develop a policy for a wall electric space heater system that are installed in some unit without permits. The Architectural Committee will develop Guidelines for electric space heater system installations.

**Elections Meeting Checkoff List**

The Board established the Annual Meeting (Elections) for June 26. Notices will be sent out. Candidate nominations must be received no later then May 24. To vote in this election, a member must be the owner of record by May 26th. As in the last four elections, [Majority Rule](#) will facilitated the Elections with count and

*(continued on next page)*

*(HOA Meeting continued)*

publishing the election results.

President [Mike Mengel](#) announced that he would not run for re-election. He stated that he has been doing this for so many years and would like to move on.

**Unfinished Business**

- Approval for Bemus Landscaping planting was again tabled.
- Adoption of the Rules and Regulations was deferred till the next meeting as several members stated that they have never received their printed copies in the mail to review and submit comments.

**New Business**

- Deck Repair for 4852 Cabana was approved
- Roof repairs for 16551 Grunion, 16521 Blackbeard, 4791 Lago, and 4861 Lago were approved
- Required Elevator Load testing was approved

The next Open Session meeting of the HOA is scheduled for May 22nd at 6:30pm in the Cabana Clubhouse. ■

*(Editorial continued)*

**Parking Roads and Spaces**

For the last two years, the HOA has promised to fix the parking roads and spaces. The parking roads and spaces are turning to gravel. The HOA said they were contemplating a special assessment. but the follow through of this plan has not occurred.

**Land Lease**

Members asked about the Land Sub Lease. To this date, no negotiation with Demot Realty (e.g. William Dickey) has taken place since 2013. How does this affect Harbour Vista? Our property values remain low. With our land sub lease expiring in 2041, operating fund deficit, and legal expenditures, purchasing property at Harbour Vista is only "cash-based". Lenders are not providing loans.

**Becoming Rental Properties**

Yet cash investors (not homeowners) are lining up to buy properties at Harbour Vista. With rents high and property values low, the return on investment makes Harbour Vista condos a good investment for rental conversion. Out of 180 members, 86 are non residents. The only way this can be halted is to increase the property values. Harbour Vista must renegotiate the land sub lease and improving its financial picture.

**Need More Money**

Will dues go up? It would be financially irresponsible not to do so. Adding a special Assessment for the Parking Roadways repairs can culminate in significant burden to members. This would have significance impact to our members on fixed income.

**Cut Cost**

A creative way to reduce cost is to allows the HAO to transfer maintenance responsibility for *(continued on next panel)*

*(Dinning Around continued)*

that was so big it could feed a family of four. It also came with scrambled eggs and hash browns



potato's and even a very large biscuit smothered in country gravy.

**Delicious!**

Wow, I don't believe I've ever seen a meal so large for a single person, and on top of that, it was

delicious! We didn't know what we were getting ourselves into when we visited **Paul's Coffee Shop**, luckily, they supply ample amounts of "doggy bags"! ■

**Paul's Coffee Shop**

16947 Bushard St,  
Fountain Valley, CA 92708  
(714) 965-3643

Web: <http://paulscoffeeshopfountainvalley.com>

Business Hours: Daily 7am to 2pm

Dinner Hours: Fri, Sat and Sun only 3 to 9pm

*(continued from left panel)*

"Exclusive Use Common Areas (EUCA)" to the property owners such as balconies. But the



HOA will still enforce members maintaining them. But many members say they still want this "entitlement". Also, many balconies are not "up-to-snuff" for this maintenance responsibility transfer. This will require some negotiation. But for many members, this idea is unpopular. But those who want this "entitlement" will need to compare increasing their dues to supporting retaining this entitlement. They cannot have both.

**Conclusion**

At the next Elections, members will be asked to vote for a new Board. Whoever is on this new Board will have a lot a work ahead of them. Responsibility as a Board members is not just a once a month meeting and asking the Property Management and Legal Council what to do. Hopefully those who win the next election will fix these pressing issues. ■

**Editor Notes:**

1. Closing to submit nominations for the Board is May 24 (Wednesday).
2. The Graphs in this article were created from HOA Financial Statements and the yearly Audit reports. HOA Members may request from this author these charts and graphs in electronic formats which will include the actual numbers.
3. The 2016 audit does not include any collection for the two year old legal action against the Rosendahl's. The Rosendahl's settlement will recover \$30K for the HOA. This should appear in April 2017 statement.

**Upcoming HOA Meetings  
Cabana Club House  
Monday May 22, 2017 at 6:30pm**

**On Our Web Site This Month**

- Video Door Bells
- Expanded HOA Meeting
- Maintenance Happenings
- Gate Kiosk Broken
- Stream Overflows

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

**Property Listing (as of April 24, 2017)  
Active Listings (no change)**

Address	Type	Asking
4861 Lago Drive #104	1bd/1ba	\$243,000 ↓
4831 Lago Dive #103	2br/2ba	\$295,000 ↓

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

**Comments, Responses and Suggestions**

Contribution, comments, responses, suggestions, corrections (including broken links) or something to add? Restaurant Reviews, Pet of the Month (does not need to be your own) Please take the time from a busy life to help us and 'mail us' at:


email: [mbarto@logiqwest.com](mailto:mbarto@logiqwest.com)

You will have a warm inner glow for the rest of the day. ■

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**Harbour Vista News**  
16458 Bolsa Avenue #15  
Huntington Beach, California 92649  
Phone: 714-883-1949  
<http://harbourvistanews.com>

 Publisher/Editor  
Michael Barto  
[mbarto@logiqwest.com](mailto:mbarto@logiqwest.com)

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