



Harbour Vista Lunch Report

**“Mangia...Mangia”
Italian Restaurant
by Mike Borzi**



Had lunch at a little Italian restaurant “Mangia...Mangia” at the corner of Golden West and Edinger around the corner from “Living Spaces” on Goldenwest. It was in a mall so not



very much as far as atmosphere. Parking was easy, Clean and modern in motif. Service was good, and the facilities were neat and clean.

Chicken Parmigiana

I had the chicken parmigiana, and my lunch mate had the chicken marsala, with vegetables. The



portions were generous and served on a large plate. The entree was not bad, but not special. The vegetables were good. They served warm bread prior to the meal that was

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Maintenance Happenings

Cabana Gas Barbecues Redo

The Cabana pool barbecues have had a recent gas system update adding new valves. But the vendor performing this maintenance may have created confusion where two of the valves are difficult to use and a new third valve creates complexity.

Updating the Valves

For recent gas line repair/maintenance to the Cabana barbecues, a master shutoff valve was installed. This new shutoff valve was added to the outside of the barbecue enclosure allowing interruption time to the other services (e.g. water heater, jacuzzi) to be reduce



while more complex maintenance could be performed on the barbecue enclosure. Each barbecue had a new valve installed with some line work.

But these new valves were placed deep inside the barbecues enclosure requiring that a person almost lays on the ground to access them through the



stainless steel doors—particularly the right side Cabana barbecue.

Consequences

Until this new maintenance, users only used a single gas valve to turn on and off the individual barbecues. But with this maintenance update, it is much

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October 2017 HOA Meeting Highlights

**NEW FINE POLICY ADOPTED
New Landscape Company
Spreadsheet Refuted?**

The October Meeting of the HOA was held in the Cabana Clubhouse. It was called to order by President [Helen Revalus](#). Other Board members in attendance were Vice President [Mike Peduzzi](#), Secretary [Candice Shultz](#), Treasurer [Mary Williams](#) and Member-at-Large [Teri Piper-Johnson](#). Action Property Manager [Peggy Shaw](#) and her supervisor [Rhonda Hart](#) were in attendance along with 11 members.

Financial Report

Because at the last month’s meeting, the President Helen Revalus had told Action to reverse the funds in the Reserve Account for 2017, the Treasurer Mary Williams announce a positive cash flow of approximately \$61K. This deficit dates back almost two year ago starting December 2015. This surplus represents approximately 6% of the yearly HOA assessments. With this reversal, the Reserves Account had dropped by approximate \$168K. This is expected to be paid back with the new HOA assessment rates to be implemented starting January. See “[Who Got What](#)” March 2017 Harbour Vista Newsletter to see where some of the money went.

Committee Reports

- **Landscaping Committee**
There was no formal meeting of the Landscaping Committee this month. But a walk thru of the property was performed.
- **Public Safety Committee**
 - The safety committee has decided to publish a Newsletter. See [Note 1](#)
 - The committee wants to set up CPR training sessions for residents.
 - The committee wants to establish a community watch program.
 - There are issues a drone flying around the property. The board felt that these are nuances.
 - This committee is looking for volunteers.

Unfinished Business

- A new revision to the HOA [Rules and Regulation](#) will be sent out to members for comments to be approved at the next meeting. Helen Revalus want to add a new section for offsite property owners. She wants t require owners to provide tenant information. Helen also wants

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(Dinning Around continued)

very good, served with with olive oil and shredded cheese. The salad was



good, but only two dressing choices, but no blue cheese dressing.

Pleasant Atmosphere

Nice place for lunch, there was a bar also. Seating was comfortable, with a pleasant crowd, no entertainment or music. ■

Mangia... Mangia Italian Resturante

16079 Goldenwest Street
Huntington Beach, CA 92647
714-841-8887
<http://www.mangiamangiarestaurant.com>
Open Daily for Dinner
Monday - Friday for Lunch

(Barbecue Redo continued)

easier to turn on or off the new master valve while it is very awkward to use the enclosed inside valves. If one of the inside valves is left open and the user just turns off the master valve, it is more likely that an un-notice gas leak will occur the next time the barbecue is used if the next user elects to use the other barbecue. This situation can be exasperated by next user only turning off the inside valve to their barbecue and leaving the master valve on.

How to Fix This

It is suggested that each individual barbecue valve be re-located right inside the stainless steel doors of the enclosure for easy access. This is the same way it was before and is the present way that it is for the Grunion pool barbecues. A sign (e.g. "Do Not Turn Off") or a wire mess box could be places over the new master

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(HOA Meeting continued)

another section to band drones from the property.

- This years Reserve study will be approved after some corrections are added. The elevator count was not correct along with some other issues.
- A new "[Enforcement and Fine Policy](#)" was adopter by the Board. "Non-compliance" assessment went from \$100 to \$200. "Failure to Comply" went from \$200 to \$300. "Sequence Fines" went from \$300 to \$500. Not explanation was provide for these increases.

- The Board announced that they had posted on the Action Vivo portal, a "[Maintenance Responsibility](#)" table.

New Business

- The Board approved the selection of a new landscaping service [S. A. Landscapers](#). This will be effective December 1, 2017. For the same price as the previous vendor, [S. A. Landscapers](#) will provide more services. Member at Large Terri Piper-Johnson was instrumental in locating this vendor and this selection was independent from recommendations from Action.

- The Board approve trimming of three tree.
- Selection of a tax and audit service was approved.
- Helen Revalus discussed the status of the Harbour Vista garbage dumpsters. Some garbage dumpster are over used and some are under used. She had observed that the Landscaping company Bemus deposits gardening trash from the Grunion side in the Lago dumpster. She is planning at January HOA meeting after the holidays to propose reducing the number of dumpster from 13 to 10.
- It was voted to not renew the Costco membership card.

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(Barbecue Redo continued)

shutoff valve since it is only for maintenance purposes. Instructions should be posted. ■

On Our Web Site This Month

- Garage Sale 2017 (animation)
- Recipe of the Month (Family Goulash)
- City Street Repaving

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

**Upcoming HOA Meetings
Cabana Club House
Monday November 27, 2017 at 6:30pm**

Comments, Responses and Suggestions

Contribution, comments, responses, suggestions, corrections (including broken links) or something to add? Restaurant Reviews, Recipes 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:editor@harbourvistanews.com

Have a warm inner glow for contributing. ■

(HOA Meeting continued)

- One lien was approved.
- There were no Architectural Requests this month.

Helen's Announcement

President Helen Revalus announced at the meeting, that member [Michael Barto](#) had made an error in his Excel spread when he provided documentation to the Board reporting a discrepancy in the April 2016 Action financial statement of approximately \$71,000 along with other discrepancies. He did not accept there findings. See [Note 3](#).

Open Forum

- A members complained about irrigation problems.
- A member complained about dog facies in the pool area. The Board stated that no dogs are allowed in the pool area.
- Members complained about Cigarettes in the parking lot and on the roof around one of the Grunion buildings.

The next meeting of the HOA is scheduled for November 27, 2018 at 6:30pm in the Cabana Clubhouse. ■

Notes:

- 1 The official Harbour Vista Newsletter from the Board which is called **HV HOA News** was posted under the glass cabinet at the mail boxes.
- 2 Members should review the "[Maintenance Responsibility](#)" table before contacting Action Property Management.
- 3 [Michael Barto](#) refutes the Presidents claim that his calculation are wrong. The April 2016 statement show the exact same number for the money "owed the reserve" and the "money in the reserve". When added together to represent the Reserve Account, it is off \$71K. This discrepancies is on the first page of the statement. This implies that manual entries are being made. Similar statements months prior and months after add up correctly.

**Property Listing (as of November 15, 2017)
Active Listings**

Address	Type	Asking
16512 Grunion Ln #205	2br/2ba	\$275,000

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



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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
editor@harbourvistanews.com

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