

New Owner's Quick Information

The following is to provide to new homeowners at Harbor Vista.

Initial Contacts:

The first thing you should do is contact Powerstone Property Management to obtain access to your account, report problems or request maintenance services:

Powerstone Property Management (949-716-3998)

Property Owner Registration: <https://myaccount.powerstonepm.com>.

Property Manager: Brittany Harmon Email: bharmon@powerstonepm.com



Rules and Regulations

Make sure you have the latest copy of the HOA Rules and Regulations. You may obtain them from Powerstone Property Management.

Remodeling

The first thing that many new homeowners do is to replace appliances, flooring and cabinets and even plumbing. Harbour Vista Condos share common walls, floors and ceilings. Your remodeling project may impact your neighbors or the outside of the building (screens, windows, doors). Simple installing new flooring impacts sound proofing with your neighbors. The inside of your unit's walls may have plumbing and electrical that service other units. You should contact the property manager to obtain a copy of the latest HOA Architectural Guidelines. You may be required to submit a Architectural Request prior to starting your project. You should also consider contacting the HOA Architectural Committee to simply ask questions. Improperly installed flooring, recess light and so forth can impact sound proofing and a firewall barriers with your neighbors.

Common Water System

Your condo shares a common water supply with all units with both hot and cold water paid for by the your HOA dues. Your condo does not have a master water shutoff supply valves. Your sinks do have individual shutoff valves, but the shower/tubs do not unless they have been upgraded (a good suggestion). You should contact the property manager before performing any water turn off to your unit that may affect your neighbors.

Hydronic Heaters

Each condo has a forced air Hydronic hot water coil heater system install in the ceiling. These system may leak. These heaters have shutoff valves which are located behind the ceiling vent cover. Two ball valves (intake and outage) are behind a pulldown metal plate on the opposite side of the coil when the vent cover is removed (4 screws). Maintaining and repair of the hydronic heater is the homeowner's responsibility.

Electrical/Cable TV Lines

Each unit has an inside 70amp circuit panel. But sometimes the master breaker for a unit can be tripped. You cannot turn the power back on from the inside breakers. The master breaker is located in a locked cabinet in each building. If you accidentally have this breaker trip, contact the property manager, a Board member or a building monitor. These cabinets also have the electrical boxes for land line phones, internet and TV. Though each vendor is suppose to have keys to these cabinet, some new vendors may not. Please have then contact Powerstone.

Garage

Each unit is assigned on Garage. Installed on each garage is a small circular lock located on the door that when unlocks will allow the garage to be open manually by pulling a wire in case of power failure. Make sure you have a key