



PET OF THE MONTH

Meet Loki

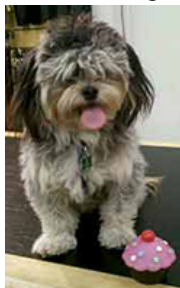
by Diane Pannone



Loki is a four year old Poochin hybrid dog that lives on Lago. His owner likes to joke that he was a "layaway" dog since she saw him at the Pet Store and wanted him, so she gave a "down payment" on him. She went to visit him several times over the next two weeks until she could pay for him and bring him home.

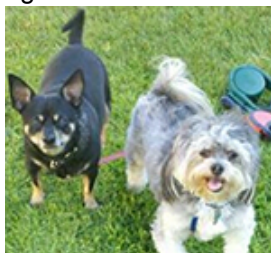
The Poochin is created by crossing a pure bred Poodle with a Pure bred Japanese Chin. The Japanese Chin's origin was in China. They were bred to accompany the ladies of the Imperial Palace and to warm the laps of aristocrats. Queen Victoria of England was given a gift of two Japanese Chins and from there they eventually came to America.

Loki loves to go to the dog park and dog beach where he can run circles and play with



other dogs. While he is a little shy at first he will warm up to other dogs and have fun playing. He has his "group" of dog friends in the complex he likes to walk and play with. His best friend (BFF) is Spike (see picture), he even has sleep overs with Spike.

His owner says he is a real lap dog and wants to be with her all the time. He is an indoor dog who only requires moderate exercise and likes the creature comforts of his home. When outdoors, he likes to lay on the cool cement for about half an hour just watching the world go by...with his owner close by of course!■



Dinning Around Harbour Vista

Definitely Will Be Back

by Mary Williams

This is our first time at The Black Trumpet, but definitely will be back. The place is small with a eat/drink bar that holds about 12 people and looks onto the kitchen / cook area and approximately 12 tables. The Black Trumpet Bistro & Tapas is open for Lunch & Dinner on weekdays and dinner only on weekends. No reservations accepted.



The Black Trumpet specializes in small plates (tapas) . Mediterranean/Italian style of cooking. Good wine list with choices from numerous countries. Many wines by the glass. Glasses are decent size but a little heavy. Corkage is \$12. I had a couple of glasses of Raimat Albarino at \$6 per glass.

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(Dinning continue)

Green Olives and Garlic

The Restaurant starts you out with a plate of pita bread and a sauce made with olive oil, feta cheese, green olives and garlic. Very good. But I wish this would have been brought to our table when we ordered our drinks. It showed up after we had been served a couple of the tapa dishes we ordered. Next time I eat here I will ask for it when I place my beverage order.



We had a wide variety of plates. started off with Bruschetta Three Ways, Kalamata Tapendae, Caponata & Cannelini. All had excellent flavor and the bread was soft and easy to eat. Spiced Garlic Shrimp - very garlicky with a hint of red pepper and very fresh shrimp. Stuffed mushrooms - the sauce was outstanding and we took the pita bread and sopped it up. Veal Meatballs in Marinara sauce - large meatballs and very light. Again excellent flavor.

(continue on next page)

January HOA Meeting

Major Plumbing Expense Real Estate Posts Removed Operating Budget Deficit

There were twelve residents along with four Board Members and Community Manager Taylor DeLauder in attendance. Board Member Tim Jordanides was absent. No explanation was given. Financial Report was given by Taylor DeLauder. Due to unexpected emergency plumbing costs the Operating Budget has a deficit at this time.

Sewer Leak

Taylor DeLauder explained there was a significant sewer leak/back-up in one of the units which caused significant damage. He went on to say that he is working to get reimbursement to the HOA from the Insurance Companies involved. The HOA has submitted a claim and is awaiting payment.

HOA Real Estate Sign Posts Removed

In a surprise announcement the Board said they have removed the HOA Real Estate Signs Posts that were on the corner of Heil and Green. These posts were installed about 8-10 years ago as a designated place for property owners to display Real Estate Signs for sell/lease/rent and fulfilled a legal requirement of the HOA CC&R's. The Board removed the posts because of dry rot. Board President Gayle Poynter stated that the CC&R's had been interpreted "illegally" when they were installed and the Board is moving the function to the two common area bulletin boards at the mailboxes.

Managed by Action

Gayle Poynter continued that posting of properties for sale or lease/rent would be managed by the Property Manager Taylor DeLauder. If property owners want to advertise/market their properties they can only place one Real Estate sign in the unit's window and provide a small notice of the sale/lease/rent to Action Property Management for posting at the mailboxes. The size, shape and any restrictions were not defined at the meeting. Action Property Manager Taylor DeLauder expressed concern that he only visits the complex twice a month to update these notices. Discussion of this subject was then closed by the Board.

Beautification

The Board announced a "beautification" project for the complex. The removal of the HOA Real Estate sign posts was part of this project and new flowering plants have been planted in that area along with new plants in other areas of Harbour Vista.

Confrontation

Gayle Poynter described a confrontation with a homeowner and their Realtor during an open house/ garage sale. Both Gayle and Board member Cheryl Boyd had observed the placing of signs for the garage sale in the common areas and the Real Estate signs on the outside street along Harbour Vista up to the Well's Fargo Bank. Both the homeowner and her Realtor were told to take the signs down. When the signs were not removed within an hour, the HOA removed them. The Realtor complained about this interference. As a result Board President Gayle Poynter stated that a letter would be sent to the Real Estate Company stating that this Realtor is no longer "welcome" at Harbour Vista.

Parking Lot

New pot holes have developed in the parking lots. One of these pot holes has standing water and may be caused by another broken pipe similar to a pot hole a couple of months ago. See the "Pot Hole that wouldn't Die". The Board stated that Action will try to have pot holes repaired as soon as they appear. Property Manager Taylor DeLauder expressed that it is too bad that the HOA cannot do a complete repair and resurfacing of the parking lots at this time.

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HOA Meeting continued.....

Mud Area Re-Planting

The mud area next to the pond between the Lago-Blackbeard buildings has finally dried out. This place was where a large Ficus tree was removed for repair of a main water line leak. See "The Great Ground Leak". A broken sprinkle pipe was recently discovered that was keeping the ground wet. With its repair, the area is now dry and new plantings with a new tree will begin.

New Fountains

Two new pumps/motors have been installed for the Grunion streams/ponds. Not only do they improve the streams and fountains, they help eliminate the stagnate water areas. Taylor DeLauder explained that there was no Budget item in last year's budget for Stream Maintenance, so he took funds from the Common Area Maintenance account to pay for this maintenance. This years Budget does have budgeted Stream Maintenance.

Open Forum

A homeowner expressed concern that violations of HOA Rules and Regulations were not being addressed by the Board. The homeowner said there are bikes stored on balconies, bike locked on stair railing, bikes left on common area grass, Christmas lights on outside areas of units are still up. Taylor DeLauder stated that he and Board Member Cheryl Boyd do two walks of the complex a month and try to see and note violations. He said they might not catch all of the violations and asked this homeowner to send him a list of the violations causing concern.

Trash Bins

Former Board Member Mary Williams expressed a concern that the trash bins are often overflowing and the community may need to provide additional trash bins. She stated that during her term on the Board they reduced the number of trash bins from two at the trash enclosures to just one. This was done to save money and because of the number of unoccupied units one bin was enough to handle the trash. Now with more units occupied it may be necessary to have additional trash bins. Taylor DeLauder will contact Rainbow Disposal and let the Board know their recommendation.

Structural Modification

A homeowner brought a Real Estate flyer to the meeting that advertised a property for sale in the complex "with a large attic". The homeowner questioned if this was allowed for modifications to be made to units. The Board asked Taylor to investigate this and report back to them.

New Business

The Board approved proposals from Island Pacific for the complete re-build of a balcony on Grunion and the repair of the balcony directly below it. Also approved was a proposal from Island Pacific for the clean out of the Rain Gutters in the complex and the repair of a garage roof leak.

Other

It was announced that the Volunteers would resume painting the yellow speed bumps and red fire lanes as temperatures get warmer. Taylor DeLauder announced that the Annual Audit prepared by the CPA will be mailed out in March. The Board approved placing Liens on properties with delinquent HOA dues. ■

NOTE: HOA monthly meeting reports are made from notes that are taken by members who attend the meetings.

On Our Web Site This Month

- Mysterious Real Estate Sign Post Removal
- Editorial; We Are All in This Together
- More Letters to Editor: Attic Remodeling
- Classified Ads

Go to <http://harbourvistanews.com>

The website contents of Harbour Vista News is not an official or legal entity of the Harbour Vista Homeowner's Association, LLC. The content has **not** been approved by, nor are the views, expressed or implied, those of the Harbour Vista HOA Board of Directors or the membership.

(Dinning continued.....)

Best I Have Had

A roasted Pear, Spinach and Gorgonzola salad was ordered along with a baked brie- the brie was one of the best I have had.

One of our group ordered the "Parker" plate which was a dinner plate of salmon, with roasted asparagus and rice. All of their dinners are named after Jazz persons. The Duke, Satchmo Bouillabese, Coltrane. Miles, Ella, Parker, Ray, Billie and Louis.

Toasted Coconut

Ended up with a dessert of Dolce Leche covered with toasted coconut. Decadent.

Everything we ordered was either very good or excellent. I will be going back soon to try a lot more of their dishes. This not a place to miss.

Very Popular Spot

Service was good. Noise level was high. People had to wait to be seated. Seems that this is a very popular spot to eat. I would not recommend this place for small children. I would suggest to try dining here early in the week or get there by 5:30. We were here on a Thursday night and it was crowded between 6:00 and 8:30, after that it lightened up. I can imagine what the weekends must be like. ■

The Black Trumpet Bistro & Tapas

18344 Beach Blvd
Huntington Beach 92649
(714) 842-1122
theblacktrumpetbistro.com

January Maintenance Happenings

Announced at the January Board Meeting, two new pumps/motors have been installed for the Grunion streams/ponds. Not only do they improve the streams and fountains, they help eliminate the stagnate water areas.



Parking Bumpers

Approximately twenty-six broken or damaged cement parking bumpers have been replaced early in January on both sides of Harbour Vista. Rebar had been exposed on some of the broken bumpers which could damage cars or injure people walking by. The new bumpers certainly improve the parking spaces.



Each bumper costs approximately \$85. Over the years broken bumpers were not reported to management or replaced therefore a larger expenditure was required and board approval needed for the replacement. Now that the majority of broken/damaged bumpers have been replaced, a single broken bumper can be expedited for repair by Taylor DeLauder at Action. If you notice a damaged/broken bumper take a minute and call it in to Action.

Also, all residents should take care not to run over the bumpers when parking their cars and trucks. Damage is done when cars or trucks run over the bumpers. ■

Letter to the Editor

From Mike

A GOOD ARTICLE IN THE LA TIMES

No doubt we all know about the Davis-Sterling Act, and dealt with some sections of it.

However, as of January 1, 2014, numerous sections of the code will be repealed and replaced with a new Part 5. California legislation reorganized and recodified the Act. But it is causing confusion for many people.

To help dealing with the changes, the December 29, 2013 Los Angeles Times (Business section), where every Sunday a column under subtitle "Associations" is printed, published the one titled "Code change is confusing", and the authors offered a free conversion chart of how the changed statuses relate to the original Davis-Sterling Act. To obtain such chart, a first-class stamped, self-addressed envelope should be sent to the authors. I think you can forward this to the Harbour Vista Board, and it will be helpful for the board to get such referenced conversion chart for future use.

Dear Mike

I am aware of the changes you referred to in your letter. On the Harbour Vista News web site there is a link under the "HOA Documents" tab to Davis-Sterling.com web site. This web site has a conversion chart for the new code numbers and is very user friendly. It has the entire Davis-Sterling Act along with an index of subjects that makes it easy to look at the statuses that pertain to a subject you would want to look up. The site also shows legislation and case law pertaining to Davis-Sterling.

I appreciate you bringing this to our attention so we could let homeowners/property owners at Harbour Vista have this information also. We hope the web site is useful and convenient for you and others.

To Ask a Question of Harbour Vista News: Simply email: mbarto@logiqwest.com, call (714-883-1949) or send a letter. Remember: "We are all in this together".

**Upcoming HOA Meetings
Cabana Club House
February 24, 2014 at 7:30pm**

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

Property Listing (as of 12 February 2014)
Active Listings

Address	Type	Asking
4791 LAGO #102	3BD	\$249,000

Contingency/Backup Offer

Address	Type	Asking
4861 LAGO #202	3BD	\$234,900

Pending Sales

Address	Type	Asking
16521 BLACKBEARD #101	3BD	\$200,000
16521 GRUNION #103	2BD	\$192,500

Closed Sales

Address	Type	Sold For
16551GRUNION #203	2BD	\$134,000
16551 GRUNION #101	3BD	\$200,000 ↑

Note: An up green tick (↑) means sold for more than asking price. A down red tick (↓) means sold for less than asking price.