



ANNOUNCEMENT

Harbour Vista News' web site (<http://harbourvistanews.com>) provides a FREE PUBLIC SERVICE to homeowners, 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.

PET OF THE MONTH

MEET "MAUDE"

by Diane Pannone



Let us introduce you to "Maude". Maude is a beautiful, three year old Basset Hound who is a Champion show dog. She lives with her owner Cathy Hubbling on the Grunion side of Harbour Vista.

Maude shows about once a month in local dog shows. On August 21st of this year she received her first "Best of Winners" Championship award from the Santa Barbara/Conejo Kennel Club. "Best of Winners"

is the top show dog award. She beat out the male dog. Show dogs are judged on many points including having a real straight back. For Halloween, Cathy dresses Maude in her Princess costume and they go "trick or treat" at the dog shows.



Until recently Maude lived with two other "Champion" Basset Hounds, Chloe and Penny, also owned by Cathy. Unfortunately both Chloe and Penny passed away earlier this year. Chloe passed away in May and Penny in July.

Chloe and Penny had lived at Harbour Vista for fifteen years and had a long string of Championship awards to their names. Chloe and Penny were litter mates and came to live with Cathy when they were 10 months old. Of course both Maude and Cathy miss their fellow companions.

Cathy is planning to adopt another Basset Hound puppy from a fellow Basset Hound lover when a new litter of puppies arrives. She said she will probably name the new puppy "Harold" in honor of the comedy movie "Harold & Maude".



Harbour Vista News will let our readership know when the new puppy arrives.

MEMBERS ASKED FOR FINANCIAL OPINION Meeting Was Polite and Orderly Plumbing and Security Discussed

by Michael Barto

The August 26th HOA Board meeting was a huge improvement over the last meeting in July. Attendance was higher and there was a tone of politeness by all in attendance. The Homeowners Open Forum focused on security and plumbing issues. The Board Treasurer, Tim Jordanides, surveyed those Homeowners at the meeting for their opinion on HOA finances.

General Policy Distributed

Included the printed Agenda distributed to the attendees was a copy of the "General Policy Statement for Open Forum and Board Meeting Conduct".

Finances

The Treasurer, Tim Jordanides, gave a summary of the Harbour Vista finances. He stated that "while we are not out of the woods yet, things are getting better". Based on the June 30th summary, the operating accounts were \$132,641. The Reserve account balance was \$234,218 and the income from HOA dues for the month of June was \$57,608. The recommended amount of shortfall for the Reserves remains at \$634,737. The Board President stated that "the HOA is trying to save money everywhere it can." Also, expenses have been reduced by new vendors and competitive procurement.

Straw Poll

In a brilliant move to engage the Homeowners at this HOA meeting, Tim Jordanides took a straw poll asking if they would want to defer maintenance expenses to avoid raising homeowner's dues.

Those in attendance were overwhelmingly in favor of deferring maintenance. Tim Jordanides said he would make every effort not to raise the HOA dues.

Easy Exit Locks

The Board President Gayle Poynter announced the installation of the new easy exit locks on the pool gates and exit gates in the complex. Not all gate locks have been upgraded. Only the two pool gates and four exit gates were changed. Board member Ramy Esklander stated "when funds become available, the intent is to make all gate locks easy exit (no key required). See article "HOA Installs Easy Exit Locks"

The Streams

Ramy Esklander provided details on the new stream maintenance. Water chemicals are being added more frequently than before. A young resident found his baseball that had been lost in the stream for over a year because the streams are clearer! Ramy stated "there is still mud in the bottom of the ponds and streams, but commercial removal would be too expensive—estimated at \$50,000 or more". Ramy is looking for volunteers to help him experiment with cleaning up the streams. One Homeowner present said she would help.

Vendor Monitoring

The new landscape company is doing a reasonable job, but they do need to improve. Board Member Cheryl Boyd along with volunteers Barbara Torchio and Gail McCord are monitoring the landscape work with the Action Property Manager. The Board is planning a meeting (date and time not set) with several vendors to review their work.

(continued on next page).....

New Plantings

Ramy described the new climbing vines planted around the perimeter fences on Green by the Cabana pool to improve esthetics and add privacy.

Open Forum

Former HOA volunteer Brenda Richardson expressed concerns about the new Water Shutoff Policy. She stated that asking homeowners to schedule water shutoffs for repairs/upgrades for the first Monday of the month was causing extra expense to homeowners. One homeowner's plumbing job might require more time than another homeowner. Because repairs and shutoffs are scheduled on the same day with multiple homeowners and plumbers, the same amounts of time will be charge to each homeowner waiting for water to be turned back on.. Further she said many plumbing issues in each unit do not wait for a monthly policy shutoff day. She requested the Board suspend this policy.

Shutoff Valves

Former HOA Board Member Michael Barto stated "whether you have a coordinated shutoff day or not, the problem really rests with the individual homeowner." From thirty to forty units are impacted by a single homeowner each time the water needs to be shutoff. A guideline policy would be more appropriate where homeowners are encouraged to install individual shut-off valves for their showers/tubs and washer hookups.

All the water lines to the kitchen and bathroom sinks already have water shutoff valves under the cabinets. What remains are the showers, washer hookups and the ice maker line.

Homeowners should at least be encouraged to install at their own expense, shutoff valves for the showers/ tubs and the washer hook ups. Typically this adds \$200 to the plumbing job.

Overgrown Balcony Plants

A member complained about plants over growing balconies. She requested the HOA send letters to these offenders who are violating the HOA plants on patios and balconies rules.

Land Lease

A homeowner asked the Board if there was any update on the Land Lease Issue. The Board president said they were still researching the issue and there was nothing new to report at this time.

Security

A member express her concern about possible transits who have sneaked into the complex and were seem around her bottom unit. She asked about installing security bars on her unit -- and would the HOA Board approve this? The HOA Board asked her to provide more details.

Pole Lights

After the Homeowners Forum, the Board meeting continued with a discussion of replacement of four broken pole lights. Bids had been received but seemed too high. Board member Ramy wants Solar Pole Lights. Community Property Manager Taylor DeLauder said he would obtain additional proposals.

Salt Water Jacuzzis

The Board members discussed replacing the chlorine in the Jacuzzis with salt water which is less irritating to the skin. Besides the cost, salt may corrode the copper pipes and ruin the pumps. The pool vendor will be asked to advise the Board on this issue.

Other Items

New umbrellas need to be purchased for the pool areas. It was suggested they be blue or red.

Board member Cheryl Boyd discussed a proposal from Bill Spense Fencing for the repair of the perimeter fences around the complex.

The Board wants to buy additional water turn off keys for the water main lines.

Clueless Landscape Act of the Month

For the Weekend starting Friday September 13th, our beloved landscapers Tierra Verde, trimmed the edging at 16521 Grunion and left the clippings on the lawn for the entire weekend. Both residents and realtors showing property were expose to this mess.



However, Tierra Verde coordinates its maintenance, they need to improve the follow through of their work. Also the edging trimming looked like the an axe was used--jagged and crooked.



Property Listing (as of 16 September)
Active Listings

Address	Type	Asking
16521 GRUNION #203	2BD	\$192,000

Pending Sales

Address	Type	Asking
4861 LAGO #101	3BD	\$199,000

Closed Sales (back to 26 August)

Address	Type	Sold For
16521 GRUNION #100	3BD	\$200,000 ↑
16521 GRUNION #206	3BD	\$232,000 ↑
4831 LAGO #106	3BD	\$180,000
16551 GRUNION #305	2BD	\$160,000
4852 CABANA #101	3BD	\$170,000 ↑
4831 LAGO #206	3BD	\$171,000 ↑
16551 GRUNION #303	2BD	\$176,000 ↑
16542 BLACKBEARD	2BD	\$187,000 ↑

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

NOTICE: Harbour Vista News is proposing a trial balloon to offer FREE PUBLIC SERVICE to retailers to advertise in a web base **Harbour Vista Local Retailer's Guide** and in a limited printed version. Retailer may advertise their services and wares FREE OF CHARGE (approximate Business Card size - Color OK). The only caveat is that any retailer must offer a special Harbour Vista resident discount. This offer is not open to Realtor at this time. Contact **Harbour Vista News** either by email or by phone (714-883-1949) to participate.

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We are all in this together

Homeowner's Portal: www.vivoportal.com
HOA Official Web Site: harbourvistahoa.com
HOA Email: hvboard@harbourvistahoa.com

Upcoming HOA Meetings
Cabana Club House
September 23, 2013 at 7:30pm
October 28, 2013 at 7:30pm
*subject to change without notice

Welcome to the *Non Internet* version of **Harbour Vista News**. This publication is devoted to Harbour Vista Condo Community in Huntington Beach, California. More News and information is available on our Web Site. This printed editions only highlight some of the articles on the web and is provide free to those residents who do not have internet access. If you have internet access please go to our web site:

<http://harbourvistanews.com>

If you know of a neighbor who does not have internet access, please contact us and we will them on the distribution list

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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 are welcome.

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