



PET OF THE MONTH

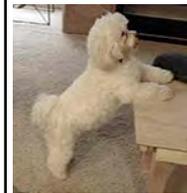
MEET COOPER AND BAILEY

by Diane Pannone

Cooper and Bailey live with their owner Hannah on Lago. They are both Shipoos a hybrid of a Shih Yzu and a Toy or Minature Poodle. Cooper is two (2) years old, weighs 20 lbs and was adopted by Hannah when he was 12 weeks old. His favorite activity is going to Dog Beach and playing in the water. He's athletic, playful, friendly and affectionate. Hannah is teaching him to "surf" and he loves it!



Cooper's companion is Bailey who is a one (1) year old Shipoo who weighs 13 lbs. He also loves going to Dog Beach. He runs down the ramp and up and down the embankments until he is covered in dirt. His favorite thing to do is "collect shells". He goes along the beach picking up shells in his mouth and chewing on them. He has shells at home that he plays with every day! Hannah says both dogs are a joy to see playing at the beach.



Bailey is more of a lap dog than Cooper and is also playful, friendly and affectionate. Hannah walks them around the complex several times a day and they have numerous doggie friends they play with on their walks. They also love attention from the humans they see on their walks! ■

GROUND LEASE EXTENSION

Harbour Vista News has obtained a copy of the MEMORANDUM OF THIRD AMEMDMT TO GROUND LEASES for Harbour Vista.

The Memorandum was filed with the Clerk Recorder's office of Orange County on January 7, 2013.

The Memorandum extends the Ground Leases for Harbour Vista for an additional fifteen (15) years from **August 31, 2041 to August 31, 2056** (a period of approximately forty five (45) years and eight (8) months.

The Agreement for the extension is by and between the Landowners (the Duc family) and the Ground Lease Holder (Harbour Vista LLC). This Extension **IS NOT** an Extension of the current SUB-LEASES each homeowner/property owner has with Harbour Vista LLC and **makes no changes to the current Sub-leases.**

You can obtain a copy of the Memorandum, for your records at the Harbour Vista News ■

<http://harbourvistanews.com>

A Dream Come True

We have a really nice story for all to read.

Connie is a new owner of a unit on Grunion in



Harbour Vista. To live here was a lifelong dream of hers. In 1995 she lived in a studio apartment in the apartment complex across Heil from Harbour Vista. When she walked down Green Lane she would always pass the complex and think "what beautiful buildings, landscaping, streams and pools". Not to mention the ducks and other birds she saw. It was always a treat to



walk by Harbour Vista. She often thought what it would be like to live there. Fast forward nineteen years and guess what! As of this September, she moved into her own unit on Grunion. Connie already has commented on how much she enjoys seeing the dog owners with their pets walk by her patio. "Some really beautiful dogs". ■

Parking Lot Painting

by Mike Peduzzi

Ten volunteers from both sides of Harbour Vista spent part of their Saturday morning painting. Starting on the Grunion side, which seemed in worse shape than the West Side



(Blackbeard, Lago & Cabana) most of the curbs, speed bumps and steps

The date to complete the parking lot painting is tentatively scheduled for Saturday, November 23rd—weather permitting. The volunteers will meet in front of the Cabana gate at 9:00am.

More information about the HOA volunteers and how you might participate



at the next event see information on the official web site at:

<http://HarbourVistaHOA.com>

October HOA Meeting

Dues will not Go Up Light Poles and Ground Leak Parking Lot Painting by Michael Barto

Sixteen residents/homeowners with four board members and our community manager were present at the October 28 Harbour Vista Home Owners Association Meeting. The major business for the meeting was the passing of the HOA Budget for 2014. Significant to the 2014 Budget is HOA dues will not go up for 2014. Also, it was announced that on Saturday November 2nd volunteers will paint the red curbs and possibly the yellow (continued on next page) speed bumps on the Grunion side of the complex. Several maintenance issues were discussed including the ground leak by the Lago pond, the pole light replacement, and (continued on next page)



were painted. The group started at 9 AM and stopped about 11:15.



Board member Cheryl Boyd led the effort. We formed teams, some people sweeping, some doing the speed bumps, some the curbs.

A splendid, and fun time was had by all. [continued to the right-->](#)

Go to <http://harbourvistahoa.com>*(continued from previous page)*

stagnate water in the streams on Grunion.

Budget Passed

The Budget for 2014 does not raise the HOA dues. Additionally a new account will be set up to pay \$6360/mo. additional money into the HOA reserve account. Again the additional revenue is the result of lower maintenance costs, collection of delinquent accounts, and deferring some maintenance issues. The Community Manager pointed out that the utility expenses for 2013 remained about the same and the new budget allocated the same for 2014. Also, he stated that the budgeted amount for water/plumbing leaks should be sufficient to cover emergency water/plumbing issues in 2014.

Community Manager, Taylor DeLauder, provided the Treasurer's report in the Treasurer's absence. He noted the HOA operating budget for the September 30th closing was again under budget by about \$3,000.

Parking Lot Painting

A Volunteer Committee report was given by Board member Cheryl Boyd. She announced that volunteers will start painting of the driveway curbs. This is schedule to start on Saturday November 2 on the Grunion side. Along with the volunteers, the Board invited anyone present who wanted to participate to meet at the Grunion Mail Boxes at 9 a.m. A test has already been done with brush rollers for painting and the work should go quickly. Participates should wear their "paint clothes".

Vendor Oversight

The Board stated that it is always improving the work/service from vendors. A walk through is done twice a month with Board members, the Community Manager, and the various maintenance vendors where items of concern are discussed and issues pointed out. Most recently three board members met with the Landscape and Stream vendors for a two hour walk through on a Saturday. Such issues as dead bushes, over grown areas and other areas of concern for the Landscape company were placed on a punch list for action. The board will be closely monitoring the list over the next few months. It was pointed out that not all items can be corrected immediately, but improvements are going to be made.

Maintenance Issues

Replacement of six pole lights on Lago and Grunion was approved by the Board. The approved bid was competitive. DJ Lighting was awarded the contract after matching the lowest bid. Replacement poles have been ordered by the contractor and will be installed as soon as they arrive.

A slow underground water leak by the 4791 Lago building near the pond is in the process of being repaired. The large tree over the leak has been removed to expose the leak area. Work will begin soon on the repair. Taylor DeLauder pointed out it was a slow leak and did not present any current hazard.

Streams

Board member, Ramy Esklander, talked about his work with the Stream vendor. A major issue with maintaining clear water in the streams is the accumulation of sediment lying at the bottom. The current Stream vendor is discussing using a new prototype system to vacuum out the streams instead of the old expensive method of draining the water and then removing the accumulated sediment by hand. Harbour Vista would be a test case.

Open Forum

A new resident asked why the tree/shrub trimmings are being left around on the ground for a couple of hours. This new resident also asked about having the asphalt around his parking space repaired. He was having a problem with the hot water in his unit. It does not stay hot but switches between hot and cold. The Board asked the

Community Manager to contact him regarding this hot water problem.

A suggestion was made by a resident that the rain gutters be cleaned prior to the raining season. They had not been cleaned for four years. This would prevent some roof leaks from occurring. Property manager Taylor DeLauder expressed that this was a great idea and he would look in to having it accomplished.

New Business

The Board discussed several proposals to improve the electronic gate entrances to the complex. They asked the Community Manager to consolidate the proposals with an overall plan for the replacement of the gate rollers, repair/replacement of the mechanics for the gates, painting of key kiosk and phone area.

The Board approved purchase and installation of a new pump for one of the streams on Grunion. ■

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

Dinning Around Harbour Vista**Equal to Most**

by Mary Williams

Sea Siam Thai Restaurant has been around for numerous years. They have just had a change in ownership and the small place has been painted and refurbished. Nice combinations of red walls and black tablecloths. Tables are covered with a glass top so with the dimmer lighting you do get a bit of sparkle. This place looked very clean. The staff was very accommodating.

On Many Levels

I frequent several different Thai restaurants and this place is equal to them on many levels. They have a very limited selection of inexpensive wines and several different beers. Beer at times goes well with Thai food because of the spicy nature of Thai cuisine. Corkage is \$10. The food prices are reasonable and the portions are good size. Enough for sharing or take home.

Varied Selection

We had a varied selection of dishes, all made with mild heat. Green salad was very crisp and fresh. Choice of a few dressing. Honey Mustard



was chosen and it had good flavor. They also offer a peanut dressing. Vegetable soup was ordered.

Good broth with a lot of flavor. Mushrooms, tomato, garlic, onions, cilantro and shrimp were the ingredients.

Spring Rolls

Ordered a dish of Spring Rolls. Sea Siam calls them "Skinny Salad Roll". These are wrapped with rice paper and are not cooked. Cucumber, carrots, bean sprouts, basil, lettuce, cilantro and a peanut dressing. Crisp and crunchy and very tasty. 6 rolls to an order. I am not a big fan of cilantro and can do without it but for those that like it, you will really get into these rolls.

Tamarind shrimp was another dish we tried. Shrimp were decent size and very fresh. Grilled, on a skewer with a good Tamarind sauce. Fifteen shrimp on skewers sitting on a bed of shredded cabbage.

Two different orders of Fried Rice were tasted. One was Chicken with Vegetables and loads of chicken. The other was Pineapple Fried Rice, also

with loads of chicken. But I would have preferred a bit more pineapple in it. Both were good.

Very Fresh

All the ingredients seem to be very fresh. Which is a big plus. Presentation was nice. We were told that they are very busy

during the lunch hour but the evenings were less busy. Seems like that would be the time to go and try them out. The



staff would have more time to explain the dishes to you if you are unfamiliar with Thai cuisine. It can be spicy but you do have the option to ordering mild, medium or hot. ■

Sea Siam Thai Restaurant

16103 Bolsa Chica Street

Huntington Beach 92649

(714) 846-8986

Open for Lunch & Dinner 7 days. Free Delivery within four miles (\$20 minimum order).

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 free printed edition only highlights some of the articles on the web and is provided free to those residents who do not have internet access. Go to our web site for complete article:

<http://harbourvistanews.com>

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

On Our Web Site This Month

- Cabana Name Change
- New Classified Ads
- The Great Ground Leak
- Broken Pole Lights Replace
- Editorial: The Parking Lot is Crumbling

Go to <http://harbourvistanews.com>

Upcoming HOA Meetings**Cabana Club House****November 25, 2013 at 7:30pm**

(subject to change without notice)

Homeowner's Portal: www.vivportal.com

HOA Official Web Site: <http://harbourvistahoa.com>

HOA Email: hvboard@harbourvistahoa.com

**Harbour Vista News**

16458 Bolsa Avenue #15
Huntington Beach, California 92649
Phone: 714-883-1949

<http://harbourvistanews.com>

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.

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.