

Focus on Your Neighbors

Looks Like Fishing

by Michael Barto

The photos in this article might look like a fishing trip. But for longtime resident Michael Mengel it is really part of his job for the Orange County Sanitation District.

Michael's history at Harbour Vista includes serving on the HOA Board as Board President



from 1994-1997 and again from 2006-2011.

On the Board

A couple of years after Michael moved into his condo in 1992 he volunteered to serve on the HOA Board. His first position was Board Secretary. He tells that when he was first on the Board the HOA Reserve Account was at an all-time low of \$14,000. The HOA could only meet its monthly expenses and only fund emergencies and safety issues. He was a member of the HOA Board when major balcony repairs and painting of the exterior of the buildings took place from 1998-2000. When he served as HOA President the Board replaced all the wooden bridges in the complex, re-routed half the building's plumbing pipes on the bottom floor units to prevent future slab leaks and removed several over grown trees in the complex.

Approachable

Residents who knew him during his tenure express he was always approachable. Michael is proud of the Boards he served on. He commented they used "common sense" to solve HOA problems instead of creating personal issues or being aloof to the membership.

On the Water

Michael, with his degree in Oceanography is on a boat during daylight hours offshore of Huntington Beach 3 to 15 days a month investigating water pollution and water quality. His job is to investigate the effects of water quality on marine plants, fish and mammals. The Water District closes the beaches if the water quality is unsafe. Michael's busiest time on the water is between

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Dining Around Harbour Vista

A GREAT FIND



by Mary Williams

A great find. Small place with a 5 table dining area in the front. Very casual, plastic chairs etc., But in the back they have made a patio area with lights, heaters, landscape painting on the walls to remind you of being in Cancun. Great place for the summer casual eating.

Loads of Seafood

Loads of seafood on the menu but they did have a couple of beef and chicken dishes available. Medium



price but the quality was good. I had the carne asada and shrimp burrito. Good flavors, served with black beans and white rice. A nice change from normal Mexican beans and rice. Another dish ordered was the bacon wrapped stuffed shrimp. Served with beans rice and salad. Also had a fish taco plate,



choice of fried or grilled with beans and rice. Excellent guacamole. Made fresh.

Beer and Soft Drinks

Beer and soft drinks are available. Wine was also but I do not recommend it. I would go for the beer. ■

The Seafood Zone

6441 McFadden; Huntington Beach 92647 (714) 891-1981 Web: www.theseafoodzone.com

Hours: M - T 11:00 to 8:00

F - S 11:00 to 9:00

Sun 12:00 to 8:00

Happy Hours M-F 2:30 to 6:00

Credit cards. Take out or dine in. Corkage \$7

Editorial

YOU CAN MAKE A DIFFERENCE!

Become a Candidate for the Board

Soon Homeowners who reside at Harbour Vista will be receiving the Declaration of Candidacy materials from Action Property Management. The Election for new Directors for our HOA Board will take place in June.

All Five Seats are Open

There are five seats on our Board of Directors. One seat has been vacant since a Director moved from Harbour Vista last fall. All five seats will be up for election in June. The term of office is one year.

Harbour Vista is Your HOME!

This is an opportunity for you as a Homeowner to contribute to our HOA. Because this is your HOME you can get involved in our HOA by running for a seat on the Board of Directors. As a Board Member you would be more involved with your community, its direction and policies. You would oversee the spending of our HOA funds (your monthly dues).

Governing Resources

As a Board Member you will have access to information such as why the General Legal expenses for the HOA been so high the last few years. The Board has stated that the Land Sub-Lease extension is deadlocked. As a Board Member you could direct more resources to this issue. You may have ideas on how to improve the common areas of the complex. All of these are good reasons for becoming a Candidate for the Board of Directors. This is your chance to help govern our HOA and provide a much appreciated service to the residents of Harbour Vista.

Make A Difference

We encourage you to "Make A Difference" by running for a seat on the Board of Directors. Harbour Vista News will publish a "Candidate's Corner" where all candidates can submit their Candidate's statements for publication.

"We Are All In This Together™".

---Harbour Vista News

March HOA Meeting Highlights

NEW COMMUNITY MANAGER

More on Parking Violations

Three homeowners, all four Board Members and the acting Community Manager, Julie Carter were in attendance along with Peggy Shaw our new Community Manager. The open meeting started 25 minutes late due to a lengthy executive session.

New Community Manager

The Board introduced our new Community Manager Peggy Shaw. Peggy Shaw stated she has over eight years of property management experience in California. She is also a new hire to Action Property Management.

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News and Other Things for Harbour Vista Community Huntington Beach (go to <http://harbourvistanews.com>)

(Focus on Neighbors continued)



January-February and July-August. His group investigates ocean water quality from Seal Beach down to Laguna Beach and goes out as far as 7 miles off shore. His group also extracts mud to

investigate microscopic organisms. Michael is very proud of his organization stating his agency has set standards which are used all over the nation for off shore water quality.

Large Movie Collection

Michael confesses he has a movie collection of over 1500 movies. He is also an avid reader and has a very large collection of books. ■



**March Maintenance Happenings
Brick Wall Repaired**



In last November's Harbour News Maintenance Happenings, we reported that the Brick wall at the entrance to the Grunion Gate had fallen down due to plant issues. At the beginning of April, its repair was completed.

(continued in middle column)

**Property Listing (as of 6 April 2015)
Active Listings**

Address	Type	Asking
none		

Contingency/Backup Offers

Address	Type	Asking
16521 Grunion Lane #202	2BD	\$189,900 (short sale)

Pending Sales

Address	Type	Asking
none		

Closed Sales (2015)

Address	Type	Sold For
4831 Lago Drive #104	2BD	\$205,000 ↓
4831 Lago Drive #103	2BD	\$265,000 ↑
4852 Cabana Drive #106	2BD	\$282,000 ↓
16512 Blackbeard Lane #202	3BD	\$240,000

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

(March Maintenance continued)

Clubhouse Repair

For more than a couple of years the supporting beams to the entrance to the Cabana clubhouse



have been deteriorating due to dry rot. This month the old beam was removed and a new beam installed.

When Will the Hole Be Filled In?

Scott English plumbing had to dig a rather large hole to reach pipes that needed to be



repaired by the 16512 Blackbeard building. This was weeks ago and the repair seems to be completed but the hole has not been filled in. In checking with Action we were told they didn't have a work order for this so they would check on it and get back to us. Haven't heard from them yet. This hole still is not filled as of 7 April 2015. ■

On Our Web Site This Month

- Major Power Outage
- Letter to the Editor
- Parking Rules

Go to <http://harbourvistanews.com>

Homeowner's Portal: www.vivoportal.com
HOA Official Web Site: <http://harbourvistahoa.com>
HOA Email: hyboard@harbourvistahoa.com

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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 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 by email (mbarto@logiqwest.com) or telephone 714-883-1949.

(HOA Meeting continued)

Parking

The Board discussed the Parking Notice mailed to residents and property owners. Residents are still parking in the **Visitor Parking** spaces in violation of the parking rules. The Board will start putting the **green parking violation notice** on cars and if the car is not moved within 24 hrs. the car will be towed. The Board will monitor the license plate numbers of the cars parked in visitor parking to identify repeat offenders and those cars will be towed. Only board members have the green parking violation notices and only they can place them on cars.

Homeowners Responsibility

The reserved parking spaces assigned to each condo are the responsibility of individual homeowners. If a car is parked in a **homeowners reserved space** the homeowner can put a note on the car informing them the space is reserved and not to park in it. Or a homeowner can call the HB Police Department and ask for the car to be towed. **A board member may advise a homeowner but they cannot have a car towed from a reserved parking space.**

Open Forum

A homeowner asked how much advance notice was needed for the monthly water shut off. The board stated the water shut off notices need to be posted at least 24hrs prior to the water shut off on the first Monday of each month.

A homeowner said they are having a problem with the neighbor below their condo. This neighbor barbeques often and there is an excessive amount of smoke that comes into their condo. Also this neighbor smokes often and the smoke comes into their condo. Julie Carter said she would attempt to contact the owner to ask if they would be willing to discuss the issue with the homeowner.

Maintenance

It was announced the brick wall at the Grunion entrance gate will be repaired soon.

One board member stated they had observed the landscapers blowing leaves into the streams. Julie Carter said she would advise Tierre Verde.

New Business

- The board received a proposal for major repairs on balconies. Julie Carter informed the board that funds from the **reserve account** can be used for these repairs and that the balcony repairs will not include any balcony re-design. Action is obtaining additional proposals so no action was taken.
- Roof leak repairs for a garage were approved
- Roof repair for a unit was repaired
- Patio fence repair for ground unit was approved
- A roof and patio repairs for two units were deferred until more clarification and bids are obtained
- Tree trimming was approved
- The Audit draft was approved

Liens

Three liens on accounts were approved. It was mentioned that liens on accounts are not filed until the account is 2 months delinquent.

The meeting was adjourned at 8:49 PM. The board went back into Executive Session. ■

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