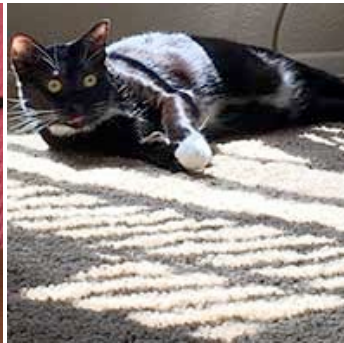
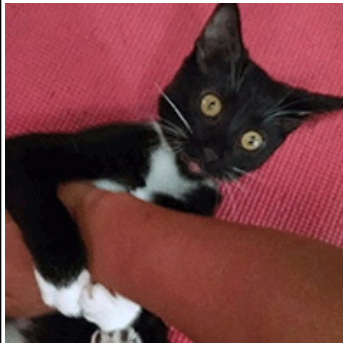




PET OF THE MONTH

MEET MITTENS

Mittens is 2 year old short hair tuxedo cat that was adopted from the HB Animal Hospital when she was 4 months old. She stands up on counter tops to kiss her owners. She is very playful and likes to run laps around the house chasing her favorite toy. She meows to go outside to sit in the Harbour Vista courtyard and watch the ducks and birds, smell the flowers/plants, chase bugs and bask in the sun. She plays hide and seek with us in the house.



She likes a little broccoli snack when she sees her owners eating broccoli. She eagerly waits on patio for her family to come home and meows in desperation when she's sees her owners come home. She doesn't mind when kids dress her up. she likes to sleep on the warm cable box. She likes to join her owners in yoga. ■

Dinning Around Harbour Vista

FRESH MEDITERRANEAN FOOD by Jim Gregg

This quaint little restaurant located in a mini-mini mall just around the corner by



Starbucks, is not a bad place for that genuine Mediterranean taste! For the past 6 years now **Olive Pit Grill** has provided

(continued on next page)

Editorial

A Funny Thing Happened on the Way to a Candidacy

by Michael Barto



When I received the "Request for Candidates" last month from Action Property Management, the included "Election and Voting Rules" were different than the previous two years [Election Rules \(2014 and 2015\)](#). These Rules were missing the clause that prohibited me from running for the Board because my primary address is not at Harbour Vista.

Let's Go For It!

I started an active campaign and had a commitment of about 40 votes. I announced a three part platform consisting of:

- Proactively monitoring Action Property Management and holding them accountable for their actions.
- Restart communication with the Land Lease Holder.

(continued on next page)

May HOA Meeting Highlights

POND IS LEAKING

Air Conditioner Pilot No Pending Litigations

The May HOA monthly meeting was held in the Cabana Clubhouse with five board members present: Michael Mengel, Ted LaMantia, Cynthia Lee, Mary Williams and Mike Huma. Also in attendance were Peggy Shaw from Action Property Management and fourteen homeowners.

Announcements

- The Board is developing new Charters for the Committees.
- The pond on the Grunion side of the complex is leaking.

Open Forum

- A member asked how many law suites are currently active with the HOA. The HOA said there are none at this time. The litigation with a three bedroom Logo homeowner remodeling project was resolved with a judgement in favor of the HOA. There is no other litigation currently active.
- A member complimented the board on the recent sidewalk repairs.
- Complaints were express about the poor quality of landscaping work.

Financial Report

As mentioned last month, the Board is working with a large financial deficit. HOA financial statements are online on the [Vivo Web Site](#).

Committee Reports

- **Architecture Committee**
The Spokesperson Michael Barto reported that the Architectural Committee had approved two requested. One for a retrofit vinyl windows and the other for pilot project to installed an air conditioning system. During this meeting, the member who wanted to install the air condition system asked that his application be withdrawn. Board member Mary Williams said that she would like to go forward with an air conditioner system for her unit and asked to become the pilot. This was accepted. The spokesperson requested that the board vote to temporarily suspend the section in the HOA Rules and Regulations

(continued on next page)

(HOA Meeting continued)

that prohibit the installation of an air conditioner. This was approved.

The board stated that they wanted a more thorough investigation of windows shades. Architectural committee member Terri-Piper Johnson volunteered to take the lead.

• Parking Committee

After four months of work, and three public meetings, the parking committee spokesperson Ray Koagel submitted new parking polities to the board for ratification. Board member Ted LaMantia stated that he had looked at the proposal and wanted some changes.

Unfinished Business

• The Board asked that replacement of patio furniture be delegated to an Ad Hoc Committee probably through the architectural committee.

• Grunion Boiler replacement was tabled.

New Business

• Clubhouse furniture was tabled.

• An Insurance claim/settlement was tabled. No explanation was provided about this item.

• Scott English Plumbing proposal was tabled.

• Replacement of Janitorial Services was tabled.

• An HOA bank CD roll over was approved.

Election Meeting

The next meeting of the HOA will be Monday, June 27 at 6:30m in the Cabana Clubhouse. This is the Annual Election Meeting. The board has also scheduled a regular meeting at the same time. The majority of Board is running unopposed (five positions and only five declared candidates, while four candidates are current board members). Cynthia Lee is stepping down and Terri-Piper Johnson is the only new candidate running.

Quorum Requirement

Typically the new Board does not get ratified at the annual meeting because quorum has not been met because of low ballot returns. To meet quorum for annual meeting requires 91 ballots to be returned. Over the last couple of years, the most ballots ever returned for elections were around 75. If quorum is not met on June 27th, the election is rescheduled to the following week or later. The quorum requirement is then reduced by 50% for the rescheduled meeting and any subsequent meeting till the election is ratified with the lower ballot return. The current board will still continue to act until a new board is officially ratified. ■

(Dinning Around continued)

a unique taste that many would drive miles to get, and yet this little piece of heaven is within easy walking distance to our home here at Harbour Vista!

Stake Kabob Lunch

Two hits we found on the list for us were the *spaghetti* and the *stake kabob lunch*. The *kabob steak* came through big with flying colors, it was perfectly cooked, it was tender and juicy and it tasted delicious. This plate was rounded out with fries (frites) and an assortment of superbly cooked vegetables of your choice.



Perfectly Cooked Spaghetti

The second selection was a shockingly large plate of *spaghetti* that was perfectly cooked with a sensational sauce, and topped off with two *humongous turkey meat balls* with a sprinkle of graded cheese on top, and I enjoyed every bite, although it was hard to consume the second meat ball. The dish was so perfectly balanced I couldn't find fault anywhere, I thoroughly enjoyed every bite, and my only regret that I didn't have



the room for the second meat ball!

On My "A" List

This place made me think I was in Italy, but you have to realize your just feet from our home at Harbour Vista. This restaurant has jumped way up on my "A" list!

Wide and Varied

The menu is wide and varied with entre plates for lunch and dinner. Non-alcohol beverages and sodas are available. ■



On a side note, if you visit the Olive Pit at the right time, your server might be one of your Harbor Vista neighbors .

Olive Pit Grill

16365 Bolsa Chica Street,
Huntington Beach, CA, Suite F, 92649
Phone: 714-794-6267
<http://www.olivepitgrill.com>

(Editorial continued)

• Stop Litigation with a homeowner and resolve the dispute that has put the HOA in an operating funds deficit.

I submitted my Candidate Statement to Action on the Friday Deadline date (May 13th). On that same day, Peggy Shaw from Action Property

Management informed me that I was **NOT** qualified to hold office because my "primary address" was not Harbour Vista. I told her that was the old rules from previous two years. The rules that were sent out this year had no such clause. She responded that the rules prior to 2014 had been sent out by mistake.



Over the weekend I did some drywall repair on the ceiling in my office. ■

**Upcoming HOA Meetings (Elections)
Cabana Club House
June 27, 2016 at 6:30pm**

**Property Listing (as of June 21, 2016)
Active Listings**

Address	Type	Asking
16512 Blackbeard Lane #205	1bd/1ba	\$206,000 ↓
4861 Lago Drive #203	3bd/2ba	\$334,900 ↓

See <http://harbourvistanews.com> for more real estate info

Guide to Harbour Vista News Web Repository

Harbour Vista News web repository includes documentation sets and discussion. Many Documents are provided as both PDF's and easily displayed html versions. Included are:

- By Laws
- Meeting Agenda
- Builders Plans
- Amendment to Sub Lease
- Remodeling Guidelines
- Real Estate Information
- Rules and Regulations
- CCR&R
- Ground Lease
- Maps
- Sub Lease

The website and newsletter 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.

Notice: If you do not wish to receive a copy of **Harbour Vista News**, simply contact the Newsletter by phone (714-883-1949), by mail (mbarto@logiqwest.com) or by mail 16548 Bolsa Ave #15, HB 92649.

Harbour Vista News
16458 Bolsa Avenue #15
Huntington Beach, California 92649
Phone: 714-883-1949
<http://harbourvistanews.com>

Publisher/Editor
Michael Barto
mbarto@logiqwest.com

Harbour Vista News provides news and community information for the owners of **Harbour Vista** properties in Huntington Beach.