



**PET OF THE MONTH**

**MEET HUXLEY**

Huxley is a 6 years old blue noise pit bull mix who was rescue from the local veterinary in Calistoga, California. Huxley was a favorite at the local veterinary clinic which rescued Huxsley after being found with part of a large chain link leash still attached to his spiked collar.



“Hux’s” as their loving owner calls him was scavenging in the wild for some time living off the wild life. But with loving helpers from the local veterinary, he was



transformed into a great dog who loves little kids and dogs (except those who don’t like him).

It took a couple of trial homes before Hux’s decided he was exactly the right dog for his owner at Harbour Vista. He loves walking around with his owner at Harbour Vista meeting other dogs and residents. ■

*Dinning Around Harbour Vista*

**AUTHENTIC MEXICAN FOOD**

*by Jim Gregg*

If Authentic Mexican food is what you’re looking for, then MARIO’S restaurant in Huntington Beach will definitely fit the bill in every possible way . Located at the corner of Edinger



& Springdale Ave’s, MARIO’S has been ingrained in our community for more 50 years now, providing many generations with the finest in “south of the border” experience, without leaving our neighborhood

**Still the Same**

My first visit was in 1975 and the food quality and taste are the remarkably the same as they are now. Mario’s is made for the whole family even the

*(continued on next panel)*

*(dinning around continued)*

smallest of children, you will find quite accommodating.

**Large Menu**

They have a large menu selections starting with appetizers, over the years I’ve tried to sample them all.

**Famous Fritos and Guacamole**

But I still enjoy starting with their famous Fritos and guacamole plate



while I enjoyed a tasty margarita. Chicken, beef and pork dishes are featured throughout the menu as well as fish and sea food choices.

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*February HOA Meeting Highlights*

**PLUMBER ANSWERS QUESTIONS  
Committees Reports Submitted  
Termite Vendor Discussion**

The February HOA monthly meeting was held in the Cabana Clubhouse with four Board Members present: Ted LaMantia, Cynthia Lee, Mike Peduzzi, and Mary Williams. Also in attendance were Peggy Shaw from Action Property Management and seven residents/property owners.

**Guest Speaker**

Two representative from Scott English Plumbing, one of the preferred vendor for Harbor Vista, provided a discussion about recent plumbing issues.

• Members were concerned that when the water was restored to the buildings, hot water service would stop working. Scott English Plumbing stated that the boilers do not turn on correctly, requiring them to return to the property to restore the hot water system. This and other issues are being passed on to their management to improve their service.

• There were concerns for the members regarding brown water appearing when the services are restored for the Grunion Side (Phase II). One homeowner stated that her white towels came out of her washing machine with brown stains. This was attributed to a new drought conservation policy imposed by the City cutting back on the number of times the water flushed at the Fire Hydrants. This is causing more sediment to transfer into our water system when it is restored. The plumber has been asking residents to flush their unit water systems by running their faucets for about an hour after a building water service is restored. The Board raised concerns that Harbour Vista’s monthly water bill is increasing.



• It was asked if the three week water leak at the Lago gate was an indication that Harbour Vista plumbing system has major deterioration problem. Scott English explained that many pin hole leaks were evident on the length of PVC pipe that was finally replaced to fix this leak. But PVC pipe does not normally deteriorate.

• Scott English Plumbing stated that Harbour Vista was not any worse than any other Association and our issues are not unique to our plumbing system or its age.

**Open Forum**

• Some members raised a concern about reeds in some of the ponds. They restrict flow and

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*(HOA Meetings continued)*

- create stagnant water. The Board is working to get this fixed.
- A homeowner told the Board that paint is coming off a recent balcony repair. The Property Management is contacting the vendor.
- A homeowner wanted to know if the HOA was still using the BugMan for termite issue. The BugMan has a contract with the HOA. The Board reiterated that members are responsible for any termite issue inside their units. The HOA is only responsible for outside damage and the common areas which include exclusive use common areas such as the attics space in the top floor units.

**Committee Reports**

Both the **Architectural** and the **Parking Committee** submitted their reports to the Board for review. The Board stated that they wanted 30 days to review these recommendations and would then have the HOA General Council review them before distributing them to the membership.

The **Landscaping Committee** is working on replacing grass areas with more drought resistant materials.

**Unfinished Business**

- Both wood and roof repairs were approved from last month meeting.
- Replacement of Patio Furniture was deferred, again.
- A Landscaping Proposal was deferred.

**New Business**

- A proposal for repair Concrete was approved.
- A proposal for repair of bridges was tabled.
- A light pole replacement was approved for one of the Grunion Buildings.
- Proposals for repairs of wood, roof and drywall was tabled.

Two liens were approved. The next meeting of the HOA will be **March 28th** at 6:30m in the Cabana Clubhouse. ■

**Exclusive Use Common Area**



When remodeling your condo, you may want to run or reroute electrical or plumbing through walls, ceiling or floors of your unit. Any new or rerouting of electrical or plumbing requires a City permit. But since a condo is part of a building system, you may find yourself working in walls which are called **“Exclusive Use Common Areas”**. This *(continued on right panel)*

*(dinning around continued)*

**Chicken Quesadilla**

But over the years, I have always enjoyed the chicken quesadilla with a side of guacamole, and their chicken and beef tacos are something to dream about!

**Cantina and Bar**

MARIO'S cantina & bar is a wonderful place to visit as well, with a complete selection of spirits for you to choose from

**Two Huntington Beach Location**

I don't think anyone will be disappointed with MARIO'S restaurant, in fact you'll take some home with you when you leave.

For your convenience MARIO'S has a second location at 5 Points Shopping Center. For **Springdale** location (at **Edinger**) call 714-894-2896. For **5 Points Shopping Center** (at **Ellis and Beach**) call 714-842-5811. ■

Hours: 11:am-10:pm Every Day  
<http://www.mariosmexicanfoodcantina.com/>

*(Exclusive Use continued)*

requires notification of neighbors and HOA.

**What It Means**

**“Exclusive use common area”** means a portion of the common areas for exclusive use by one or more parties (laymen's term is "party wall"), but not all the parties of the membership.



Some of your interior walls are exclusive to your condo, and are not “Exclusive Use Common Area”. For example, many walls between the bedrooms and around a closet, and walls and both floors and ceilings are “Exclusive Use Common Area”. In this

category, they require approval to be modified. These include:

- Perimeter walls,
- Ceilings or floors that are shared between units, and
- Walls, ceiling or floors that support common infrastructure such as electrical or plumbing.

**Both Parties Should Be Informed**

Upper story units, who want to run an additional electrical under the floor, the party below needs to be notified of this action beforehand. They will be concerned that you have not punched the firebreak or degraded the sound proofing with your neighbors. Fortunately running electrical will seal this up because it is small wiring. The same does not go for lower floor units where you might want to install recess lightning. Typical recess cans puncher the firebreak and sound proofing material. If you want to do this you will be required to *(continued on right panel)*

*(Exclusive Use continued)*

purchase FB type recess can and do something to maintain the sound proofing. This is only true for "party" ceilings. Harbour Vista condos have drop ceiling in the kitchen, bathrooms and hallways. Except for electrical permits, modification to these ceiling does not affect your height.



**Infrastructure Walls**

Infrastructure walls are on the lower floors containing common plumbing or electrical routed to the units above. An example are the showers and tubs walls services plumbing not only to the lower unit's shower/tub but runs up the walls to the units above. Another is the wall where the inside circuit- breakers are located and power is connected to SoCal Edison. Master Edison power lines also run to the upper floor units. Modifying Infrastructure walls is not trivia since it impacts up to two more property owners. On the other hand, the top floor property owner does not have this restriction as they are at the end of the line. ■

**Upcoming HOA Meetings**  
**Cabana Club House**  
**March 28, 2016 at 6:30pm**

**On Our Web Site This Month**

- Water Quality Test Results
- Extended Real Estate Information
- Updates to Remodeling Guidelines

**Go to <http://harbourvistanews.com>**

**Property Listing (as of March 20, 2016)**  
**Active Listings**

Address	Type	Asking
16512 Grunion Lane #106	1bd/1ba	\$229,000
16512 Grunion Lane #105	1bd/1ba	\$220,000
4861 Lago Drive #200	3bd/2ba	\$325,000 ↓
4861 Lago Drive #304	1bd/1ba	\$239,900 ↓

**Closed Sales 2016**

Address	Type	Sold For
16521 Grunion Lane #105	3bd/2ba	\$283,000 ↓
16512 Blackbeard Lane #106	1bd/1ba	\$177,500 ↓

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

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

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