



*Dinning Around Harbour Vista*

**A RESTAURANT WITH A VIEW**

by Jim Gregg



This restaurant is really a surprise, it's located in a bedroom community, and you would never know it. I was even there if you hadn't been there before, but under new ownership and many



upgrades it's the perfect place for nice super quiet time to enjoy superb food

next to an inviting lake full of birds and wildlife. The lake was mesmerizing as I viewed its many points of interests, and the down home presentation of the menu offerings made it all the better.

**Patty Melt**

I selected the patty melt with fries, and it turned out to be an great choice, made with 1/2 lbs. beef cheeses and onions on sour dough garlic bread, it was a three flavor sandwich!



**Country Fried Steak**

Our other selection was the country fried steak, served with a baked potato and salad. The steak was lightly

breaded and superbly prepared, you could cut it with a fork! To me, this is another four star eatery and we need to get the word out on this one.

**Driving There**

Driving there may seem a little confusing, because you will be traveling in a residential area, but two turns from Edwards Ave. and whoa la, your there, there's no other business in sight! With the lake on one side,



and the Huntington Beach Central Park on the other, you can't have more tranquility! ■

**Kathy May's Lakeview Café**

6622 Lakeview Drive  
Huntington Beach, CA 92648  
Phone: 714-846-9606  
Web: <http://www.kathymaylakeviewcafe.com>  
Business Hours: Daily 7:00am to 9:00pm  
Phone: 714-842-7700

*Focus on Your Neighbors*

**My Green Thumb**

A new resident to Harbor Vista, Candice Shultz has volunteered to plant flowers and foliage around the building where her condo resides (the 4861 Lago Building).

Candice Shultz has purchased at her own expense, plants and mulch to landscape around her building.

For the plantings under the stairway, she is watering them herself since the sprinkler system is broken. Members living in her building have expressed how much she has improved the aesthetics of the area and she is not done yet. Irritated by the use of "Round Up" (a carcinogen), which not only kills the weeds in the green areas around her building, but also the grass, she is now considering seeding the botched grass area around her building.

**Knowledgeable**

Candice Shultz is quite knowledgeable in landscaping and gardening having maintained a large property for many years.

If other member would want advice to pursue such a volunteered undertaking, contact the Newsletter and we will put you in contact with her. Maybe the HOA should start sponsoring homeowners' gardening club or somethings. ■



*Expanded News Article*

**WHO GOT WHAT!**

by Michael Barto

It started three years ago, December 2014, with a "Cease and Desist" letter from Action. This month a "lien release and judgement satisfaction" was reached between the HOA, the property owner Eb and Aime Rosendahl, their real estate broker and the HOA's legal council Berding & Weil LLP. The Rosendahl's will pay \$20,000 and their realtor, who completed the short sale of their former home in Laguna Niguel, will

contribute from his commission another \$20,000. This \$40,000 will be distributed with \$30,000 going to the HOA and \$10,000 going to the legal council as their contingency payment. The lien on the Rosendahl's condo was reduced to \$50,000 which will only be due if the condo is sold or refinanced. There are no other restrictions.

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*March 2017 HOA Meeting Highlights*

**LANDSCAPING COMPLAINTS**

**Construction Violation Guidelines to be Released**

The February 27 monthly HOA meeting was held in the Cabana Club House. Board Members in attendance were Mike Mengel, Terri Piper-Johnson, Ted LaMantia and Mary Williams. Member at Large Mike Huma was absent. Action Property Manager Peggy Shaw was present along with sixteen HOA members.

**24HRC Presentation**

24HRC (24 Hour Restoration and Construction) provide a detail presentation for repair of Harbour Vista balconies. During the rains in February, many residents had issue with water leaking from their neighbors above. 24HRC identify the cause as deteriorated flashing or in some cases no flashing at all.

**Open Forum**

- A member complained that a broken light had not been fixed for several weeks between the two Blackbeard buildings.
- Several members complained about the current landscaping: "too many weeds", "trimming of plans questionable", "the property is not being properly keep up", "Bemus dose not visiting the property enough".
- Parking was again a large discussion. The Board reiterated that non commercial vehicle shall **NOT** park overnight on the property.
- Complained were made about clogged rain gutters with repairs not being forthcoming.

**Financial Report**

The HOA reported that it is carrying an operating accounts deficits of approximately 7% of the HOA yearly assessments, down from 10% last month.

**Committee Reports**

**Architecture Committee**

The Spokesperson/Chairman Michael Barto announced that the Architectural Committee (ARC) had approved "replacement sliding doors/screens to room deck and possible frame. The window/doors must be a white retrofit."

Michael Barto reported that a new property owner had violated the HOA rules for utilizing the attic above his three bedroom. Because of a noisy complaint and no contact from the owner, a building code violation was reported to the City of Huntington Beach. This will result in a City stop work order. Having the City enforce a Code violation cost no money. It was pointed out that any member of the HOA who observes a Building Code violation by a member or even that HOA, can report this to the City-even anonymously.

Board Treasurer Mary Williams informed the members that she had had a "Cease and Desist" sent from the HOA Legal Council Berding & Weil LLP to this owner. A member in attendance raised a "red flag" that she did not want to see the HOA get into another legal nightmare as they did with the Rosendahl's where huge amount of legal cost

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*(HOA Meeting continued)*

are incurred and the funds were depleted from the HOA which would never be recovered.

**Landscaping Committee**

The Landscaping Committee Spokesperson/ Chairman Terri Piper-Johnson informed members that the Committee continues to walk the property on a regular bases and notifying Bemus Landscape of their concerns.

**Unfinished Business**

The HOA president Mike Mengel informed the members that new Parking Regulations, Architectural Guidelines and the Rules and Regulations would be distributed to members for comments after March 13th.

**New Business**

- Roof repairs and leaks were approved proposals were approved.
- Repair of Landscaping irrigation system was approved.
- Clean out pf stream and pond plant material was approved.
- Installation of new recirculating pump for one of the boiler systems was approved.

No liens were issued in the Executive Session. ■

*(Who Got What continue form previous page)*

**What It Cost the HOA**

It is estimated that the HOA spent **\$100,000** for the first trial and judgement . This was followed by an estimated **\$20,000 (unconfirmed)** in legal fees to Berding & Weil

LLP. Later the remaining of their fees were converted to a contingency basis. With an estimated total of **\$120,000** minus the settlement of **\$30,000**

from the disbursement, the HOA ended up spending **\$90,000** on legal fees for this against the Rosendahl's. The lost approximates approximately **\$500** per HOA member.

**What It Cost the Rosendahl's**

For the "lien release and judgement satisfaction", the Rosendahl's contributed **\$20,000**. The also incurred had many other legal expenses to fight this case, including filing for bankruptcy.

**What the Realtor Paid**

When the HOA first filed legal action, this stopped the short sale of the Rosendahl's previous home in Laguna Nigue. As part of the settlement, the short sale is completed with the realtor contributed **\$20,000** from his commission to the settlement.

**What Our Legal Council Got Out of This**

It is estimated that Berding & Weil LLP received from the HOA about **\$120,000** for their legal fees for the Rosendahl case until their fees were changed to a contingency basis. With the "lien release and judgement satisfaction", Berding & Weil LLP will receive another **\$10,000** (25% contingency fee).

**Legal History**

The City of Huntington Beach had approved the Rosendahl's remodeling project and certified that it met City code and was safe. But the HOA filed a "Breach of Contract" lawsuit which prevented them from doing any work. During the time prior to the trial, the HOA created its own planning department by hiring a General Contractor and a Structural Engineer

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*(Who Got What from left panel)*



through their legal council. The City of Huntington Beach testified that there was no safety issues and their construction and it had met or exceeded the building code. The Court awarded a judgement solely on "breach of contract" for "not asking for permission" from the HOA. No safety violations were in the judgement.

**Remodeling Approved**

After the trial, the HOA approved the Rosendahl's original remodeling plans which included the already removed load bearing wall which had been approved by the City. But the HOA did not allow them to install a granite cooking top island with concerns



that its estimated weight of 600lb would cause the the dinning room floor to fail. This assumption is base on legal council's engineering study used in the trial. ■

**Comments, Responses and Suggestions**

**Contribution, comments, responses, suggestions, corrections (including broken links) or something to add? Restaurant Reviews, Pet of the Month (does not need to be your own) Please take the time from a busy life to help us and 'mail us' at:**

email: [mbarto@logiqwest.com](mailto:mbarto@logiqwest.com)

**You will have a warm inner glow for the rest of the day. ■**



"Before we begin, let us take a moment to reflect upon our hidden agenda."

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*Recipe of the Month*

**FOUR BEAN SALAD**

by [Eden Hommes](#)



This is a great cold salad, filled with protein, fiber, B-vitamins, Vitamin C, and enzymes from the raw vegetables. You can use either canned beans (but beware the BPH exposure), or soak and boil your own. If you used canned beans, rinse them first. If boiling your own beans, simply soak 3 cups mixed beans with 6 cups water overnight, drain, cover with fresh water, and simmer until beans are soft, about 45 minutes. Add salt and a bay leaf to the water 30 minutes into simmering. Drain and cool.

**Ingredients**

- 1 can (2 cups) chickpeas
- 1 can (2 cups) kidney beans
- 1 can (2 cups) black beans
- 1 cup diced, steamed green beans (optional) or additional cup of above beans
- 2 medium diced tomatoes
- 1/2-3/4 cup diced red onion, OR scallions
- 1 diced green bell pepper
- Handful chopped parsley
- 1 can whole black olives
- Juice of 1 lemon
- 1/4 cup extra virgin olive oil
- Red wine vinegar (as much as you want)
- Salt and pepper (as needed)
- 3 cloves crushed garlic
- Diced fresh basil and oregano (or dried)

Mix all ingredients together and serve at room temp or chilled. Serves 6. ■

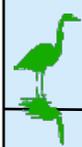
**Property Listing (as of March 23, 2017)**

**Active Listings**

Address	Type	Asking
4791 Lago Drive #102	3bd/2ba	\$299,000
4861 Lago Drive #104	1bd/1ba	\$248,000
4831 Lago Dive #103	2br/2ba	\$295,000 ↓

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

**Upcoming HOA Meetings  
Cabana Club House  
Monday March 27, 2017 at 6:30pm**



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