



News Flash

TIERRA VERDE OUT OF BUSINESS



Tierra Verde, the landscape company for Harbour Vista, abruptly informed Action Property that they would no longer service Harbour Vista as of September 1st. They have gone out of business. The company assets were sold to another company and their employees let go.

Out for Bids

The Board has asked Peggy Shaw to expedite getting proposals from three (3) landscape companies. It may take a few weeks to get the proposals and for the Board to select and hire a new landscape company.

Waiting

So, until a new landscape company is hired, the lawns will not be mowed, sidewalks won't be cleaned and shrubs will not be trimmed. It's a temporary problem the Board will work to solve as soon as possible. ■

Dining Around Harbour Vista

Middle of Change



Apparently **House of Brew** restaurant/sports bar in the Huntington Harbour Shopping Center is in the middle of a change in ownership. I will revisit the restaurant/sports bar in a few months to try again but at this time I would not recommend it.

Handles Large Crowds



This is a sports bar with lots of TV's and pool tables. Large bar. Can handle large crowds. I found the decor strange. Design of chairs looked like they belonged in a tea room. Parking is abundant.

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August HOA Meeting Highlights

NEW BOARD INTRODUCED Backlog of Work Orders Deferred Maintenance

The regular monthly meeting of the HOA took place on August 24th. The new Board Members were introduced: Mike Mengel, President; Ted LaMantia, Vice President; Cynthia Lee, Secretary; Mike Peduzzi, Treasurer and Mary Williams, Member at Large. Also in attendance were Peggy Shaw from Action and 25 residents.

Announcements

The Board announced a change in the time for the public/open session of the monthly board meeting to 6:30 p.m. from the current 7:30 p.m. time. The closed/ executive session will follow immediately after the public/open session.

The Board announced they will be as fully transparent to the HOA membership as possible. Further explaining that issues discussed in executive session are confidential and therefore the Board will not be able to discuss those issues in public.

The Board pointed out that several of them have served on the Board previously and are knowledgeable about our HOA and complex and therefore are ready to govern our HOA. They will need a little time to assess where the HOA is currently but expect to move forward quickly with issues facing the HOA.

Open Forum

Some items brought to the attention of the Board by residents in attendance were:

A homeowner reported there were a couple of syringes back behind the Cabana pool and was concerned that children at the pool might pick them up. (Note, a Board member notified the Police Department the next morning and an officer came and removed them.)

Hallways throughout the complex need to be cleaned and maintained. The Board will have Peggy Shaw discuss this with the maintenance/cleaning company.

Complaints were expressed about the repair of balconies and railings in the complex by Pro Pilot Deck Repairs. The Board explained they were aware of these problems and that the whole crew who was doing the work has been replaced. The Board will closely monitor the ongoing work.

A homeowner asked about the 4 month old work order to repair her patio slab from damage caused by HOA tree roots. Another homeowner asked about a request for a repair of a clog drain and balcony railings that need repair, 4 months ago. And another homeowner brought up the issue of a dryer vent that still needed to be cleaned out properly. Peggy Shaw stated that the previous board had declined to approve work orders for these repairs. The Board asked Peggy Shaw to have these repairs done and that the new Board will make sure delays like these don't occur in the future.

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August Maintenance

Cabana Inside Gate Latch Repaired



At the end of this month and shortly after the August HOA Board Meeting, the Cabana Electronic Gate inside latch has finally been repaired. Broken for almost two months, residents can now easily exit the property without the need to walk around to another gate or use their Gate remote for access.

Another Big Hole

There was a main water pipe leak near the Basket



Ball Court on Cabana. Water seeping above the ground was noticed by a resident, who immediately called Action. It turned out to be a main line for the sprinkler system. Shown here is a workman from Terre Verde Landscapers who dug a hole almost five feet deep and is hand pumping the water out to make the repairs. Fortunately this was not a building main water line.

Balcony Repairs Continue

Several balconies were repaired or replaced in August by a new maintenance company Pro Pilot Deck Repairs. Because many deck were being



repaired in a group on the Cabana-Lago-Blackbeard side, Pro Pilot established a staging area using the three visitor parking spaces near



the fire gate at Blackbeard Lane and Heil Avenue.

Grunion Main Line Leak

A main water pipe broke to the 16521 Grunion Lane Building flooding the walkway sending

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(restaurant review continued)

Inventory Running Out

Only about 25% of the beers listed were available. They were letting inventory run out.

Good Pub Menu



Good Pub menu. Two types of hamburgers were ordered and were good. Lots of fries on the plate. Choice of 3 kinds of fries, skinny, fat and sweet potato. I had a mushroom/gouda flatbread that had good flavor but was way too dry. We had a spinach dip that was good.

Has Potential



This place has potential but will wait for new ownership to see what the brews, food and service are like. ■

House of Brews

16903 Algonquin St
Huntington Beach 92649
(714) 377-3893

<http://www.houseofbrews.com>

IN MEMORY

Recently two of our Harbour Vista neighbors passed away. We extend our condolences to their families and friends.

Wilma (Toni) Lund lived in the Cabana building and was often seen riding her electric chair in the complex with her dog Beauty. She would often stop and talk with neighbors she saw on her way. She was very outgoing, friendly and independent and enjoyed visiting with neighbors.

Moisey Fridman (Mike) lived on Blackbeard with his wife Rosa. He was known by his neighbors as a friendly man who took an interest in the Harbour Vista community and HOA. He looked forward to receiving the Harbour Vista Newsletter and on occasion sent letters to the Editor.

Both of these neighbors will be missed. ■

Visit "bewaterwise.com" for suggestions for water conservation.

(HOA Meetings continued)

A homeowner complained about the overgrown foliage that is blocking the sidewalks in the complex. The Board stated they have concerns about the job being done by the landscape vendor and will be addressing that issue.

Another resident complained about a backup of dirty water in their bathtub. The Board asked Peggy Shaw to have the plumbing company look into it.

Committee Reports

The Board explained they want to have time to develop a list of renovations homeowners can do to their condos without going to the Architectural Committee for approval and better clarification for renovations that need to go to the Committee for approval. So, at this time they will wait to appoint members to the Committee.

Unfinished Business

Board approved work orders for Island Pacific for work on several units.

Board approved work order for Scott English plumbing for sewer line replacement on Grunion.

New Business

Board tabled the Audit report proposal and the Electronic Gate proposal asking Peggy Shaw to get them more information on these two items.

Board approved proposal from Scott English plumbing for repairs of the boiler for the 4791 and 4831 Lago buildings.

Board approved proposals from Aquatic Balance for repairs/resurfacing of the Grunion spa and repairs to the Cabana spa.

Board tabled proposal from Diversified Waterscapes.

Board approved repair of a utility door by Island Pacific.

Board approved liens on three accounts. ■

Announcement

COMMITTEE MEMBERS WANTED

The newly elected Board of Directors is asking for homeowners who would like to volunteer for either the **Architectural** or the **Landscape Committees**. Those people interested can either email or phone the the Action Property Manager **Peggy Shaw** at:

email: pshaw@actionlife.com
(tel: 800-400-2284) or email the Board of Directors directly at:

email: hvboard@harbourvistahoa.com

The HOA Bylaws and Davis-Sterling require that there be an **Architectural Committee**. The previous Architecture Committee as well as the Landscaping Committee were dissolved with the recent election.

Architectural Committee

The **Architectural Committee** is responsible for reviewing and approving individual unit remodeling projects as well as the general HOA projects. Knowledge of construction and architectural practices is a plus.

Landscape Committee

Duties of Landscape Committee are to accompany the Property Management Company and Landscape vendors (including the stream and pool vendors) during regularly scheduled walk throughs and to identify services needed. Knowledge of landscaping practices is a plus.

Both Committees will provide recommendations to the Board and will monitor work in progress. ■

(maintenance continued)

water down the sidewalk to the driveways. Scott English Plumbing as able to install a



temporary drain hose to divert the leak to a nearby stream. The walkway near the leak and serving the two Grunion Buildings has been blocked of awaiting sidewalk repair. ■

**Upcoming HOA Meetings
Cabana Club House
September 28, 2015 at 6:30pm**

**Property Listing (as of July 19, 2015)
Active Listings**

Address	Type	Asking
16512 Blackbeard Lane #106	1bd/1ba	\$210,000
16551 Grunion Lane #205	2bd/2ba	\$299,980
4836 Lago Drive #304	1bd/1ba	\$259,000
16521 Grunion Lane #202	2bd/2ba	260,000 (short sale)

Pending

Address	Type	Asking
4861 Lago Drive #203	3bd/2ba	\$220,500

Contingency/Backup Offers

Address	Type	Asking
4831 Lago Drive #103	3bd/2ba	\$335,000
16542 Blackbeard Lane #201	3bd/2ba	\$299,999
4852 Cabana Drive #105	3bd/2ba	\$289,900

Sales (2015)

Address	Type	Sold For
4971 Lago Drive #103	3bd/2ba	\$297,883 ↓
4791 Lago Drive #104	1bd/1ba	\$230,000 ↓
16521 Grunion Lane #207	3bd/2ba	\$340,000 ↓
4831 Lago Drive #104	2bd/2ba	\$205,000 ↓
4831 Lago Drive #103	2bd/2ba	\$265,000 ↑
4852 Cabana Drive #106	2bd/2ba	\$282,000 ↑
16512 Blackbeard Lane #202	3bd/2ba	\$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.

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

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Harbour Vista News provides news and community information for the owners of **Harbour Vista** properties in Huntington Beach. Contributions and letters to the editor are welcome.

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