



## Dinning Around Harbour Vista Huntington Beach Beer Company by Jim Gregg



This time we thought we would venture downtown to look for something amongst the cluster of new restaurants near PCH and Main Street, and it didn't take long to locate our choice of the month The Huntington Beach Beer Company was just up-stairs off of Main street had a terrific view of the crowds walking by through large bay windows and a very airy patio that kept things interesting while we dined. The Hunting Beach Beer Company open in the fall of 1992 becoming a standard on Main Street.



### Micro Brews



The beer selection was impressive with about two dozen micro brews available, plus all the usual commercial beers. They also offered all the mixed drinks you could think of, plus a very nice wine list to satisfy any patron. Our waitress was a bit of a curiosity though wearing a black T shirt with the word name, but she was impressive when she took our orders without writing them down. My first impression was "this girls got brains", but after she delivered the orders, my first impression was wrong.

### Still Good Food

The food was good, but confusing; I ordered half of a club sandwich with salad which came as a full sandwich and salad,

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### Frustrations

## IT'S HOT and No SHADES

It is hot and you cannot put up shades. For over five years this owners condo has had shades on its second balcony. But in the last six months he has received letters from the HOA telling him they are not allowed. Over the previous three Board meetings, the HOA had asked for comments for the new [Rules and Regulations](#). He diligently submitted his request along with other members to allow shades. But to no avail. The new rules still contained the same restrictions.



### Put Up A Tree



OK, there is more than one way to skin a cat. He took down the shades and installed a tree/bush potted plant. It may not be the best solution, but for

now, the condo is cooler. ■

### FYI

## SUNSCREEN: A MINDFUL CHOICE by Michael Huma

With the solar eclipse occurring last **Monday, August 21, 2017**, our minds are likely to be focused on the sun more than usual. Summer is also in full gear and we are spending more time outdoors, at the beach, and in pools exposing ourselves to more ultraviolet (UV) rays. One of the first things we think about before running out the door to face a long day under its rays is our sunscreen.

### Common Ingredients

There are a number of common ingredients in commercial sunscreens that should be avoided! Although these ingredients may act as filters that block dangerous UV rays, studies indicate serious side effects such as hormone disruption, neurotoxicity, cancer,



skin issues, and allergies to name a few. Below is list of common chemicals that are found in commercial sunscreens (and

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### July 2017 HOA Meeting Highlights

## BROKEN STREAM SMELL

### Dues Must Go Up

### Water Damage Restoration Policy

Board members in attendance for the July HOA meeting were: Mike Mengel, Mary Williams, Ted LaMantia, Mike Huma and Terry Piper-Johnson. Action Property Manager Peggy Shaw was present along with 32 members. This was also the Election Meeting with the number of casted votes rising to 75 with quorum being reduced to 46. Voting was closed by "Majority Rule" who was facilitating the election. Counting of the Ballots continued till the end of the regular meeting.

### Open Forum

A member asked that two renters be asked to leave the meeting. President Michael Mengel agrees stating that the HAO meeting was for members only. The two renters left the meeting.

### Open Forum

Complaints were discussed about the smell coming from deteriorating sludge as dried out. The stream which surrounded the 4861 Lago and part of the Cabana Buildings had been drying out for more than three week due to a broken pump system. The HOA informed the members that the vendor was waiting for delivery of the pump to repair the stream. The pump is an odd size which is not normally in stock. It was observed that there is a lot of mud in this stream as it settled.



Landscaping complaints were again voiced.

### Financial Report

The HOA reported that it is carrying an operating expense deficit of approximately 13% of the HOA yearly assessments. There was a modest rise from the previous month. It should be noted that this deficit represent approximately \$61 a month for a year for each property owner. The Treasurer Mary Williams stated that this deficit was due to mostly common area expenses with Slab Leaks and Roof Repairs. She also stated that utilities seem to be higher than usual and asked Action to check into this.

### Dues Must Go Up

The Property Manager Peggy Shaw announced that the HOA Assessment for each property owner will need to be increased more than the typical yearly increase. The reason was because of the on going deficit and the increase in cost for services for the next year.

### Committee Reports

#### Architectural Committee:

The Spokesperson/Chairman Michael Barto announced that the Committee had held an open meeting on June 29th. Unofficial minutes were published in [Harbor Vista News](#). The Committee approved three request:

- Front door replacement

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*(Dinning Around continued)*



while our second choice a barbeque burger with onion rings, became a burger without a bun and French fries! Surprisingly! We looked everywhere for the bun,

even under the table but when we told the waitress of all the errors, she tried her best to correct the problems and made adjustments to the errors on our receipt.



**Good Time**

All in all, we had a very pleasant time talking to other patrons, as well as humorous and confusing service. ■

**Huntington Beach Beer Company**

201 Main Street Suite E, (upstairs 2nd floor)  
Huntington Beach, CA 92648  
714-960-5343

Web: <http://hbbeerco.com>  
Opens daily at 11AM

**HOA Organization Meeting**

**ELECTION RESULTS**

On July 24th Annual Election Meeting Results were announced as followed:

**2017 Election Results**

Name	Count	%
Michael Barto	111	34%
Candice Shultz	74	22%
Terri Piper-Johnson	60	18%
Mary Williams	46	14%
Helen Ruvelas	39	12%

Seventy-five ballots were cast.

**Organization Meeting**

The new Board immediately attended after the end of the Open Meeting its Organization meeting to form a new Board by the election of Officers. In violation to Davis-Sterling, members were not allowed to observe this meeting.

**Revoke Member Election**

Before the formation of the Board by selecting Officers, **Helen Revalus** moved to revoke the election of **Michael Barto**. **Michael Barto** protested that this was not on the agenda, should be schedule for future meeting, that he had a right for a hearing with witnesses and that this was not the function of an Organization meeting.

**Must Be Removed Now.**

**Helen Revalus** countered that it was too important that Michael not serve anytime on the Board and requested that he be removed immediately. **Helen Revalus, Mary Williams** and **Candice Shultz** voted to revoke **Michael Barto's** election. **Terri-Piper Johnson** abstained.

**Does Not Physically Sleep in His Condo**

**Helen Revalus** reason was that even though **Michael Barto** has declared that his condo was his primary residence, he had violated the Election Rules adopted in 2014 by three Board member. The Election Rules overwrote the HOA By-Laws by restricting Board members to only those persons whose primary residence is Harbor Vista. **Helen Revalus** said that since he does not

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*(Sunscreen continued)*

other cosmetic products as well) that should be avoided.

- Avobenzone
- Oxybenzone
- Octinoxate
- Homosalate
- Retinyl palmitate
- Paraben
- Synthetic fragrances



I provide the reader with a more detailed discussion of these ingredients and their dangers to humans and our environment on the web edition of the Newsletter.

**Largest Organ**

The skin is largest organ of the body and great care should be taken to protect it not only from sun below exposure but chemical exposure as well.

The Environmental Working Group (EWG) has created a Guide at "http://www.ewg.org/sunscreen to help select a safe sunscreen for you and for our environment.

When searching for the best sunscreen option to purchase, look for fragrance free Mineral Sunscreens that have Zinc Oxide or Titanium Oxide as their active ingredient for blocking UV rays. Never use the spray on sunscreens as the risk of inhaling chemicals is very high.

Thus far research has exposed toxicity to our health and environment from the use of these common chemicals and more research is needed to gain a better understanding of their effects. There is a reason to be mindful. ■

As resident of Harbour Vista, Michael Huma is a Geological Engineer specializing in water resources, environmental pollution and its effect on human health.

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physically sleep at his condo on a regular bases, that he was in violation of the Election Rules. Michael was asked to leave the meeting by the three members.

**Officers**

At the closed of Organization Meeting, **Helen Revalus** was elected as President, **Terri Piper Johnson** continues as Secretary, **Mary Williams** continues as Board Treasurer, and **Candice Shultz** became the new Member at Large. ■

**Property Listing (as of August 22, 2017)**

**Active Listings**

Address	Type	Asking
16581 Grunion Ln #103	2br/2ba	\$299,000

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

**On Our Web Site This Month**

- Editorial: Secret Meetings (HOA Issue)
- Response from HOA President
- A Start FYI
- Expanded Sunscreen Article
- Recipe of the Month (Pizza)

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

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*(HOA Meeting continued)*

- A Split Air Conditioning System
  - Transfer of Attic Space (Exclusive Use Common Area) to homeowner for remodeling and upgrade as storage space.
- The committee discussed tentative additions to the Architectural Guidelines:

**• Parking Committee:**

The Spokesperson/Chairman Brenda Richardson announced that she would start painting red no parking strips in front of members garages to allow police ticketing for Parking violation.

**• Landscaping Committee:**

The Spokesperson/Chairman Terri Piper stated that Committee will be complaining to Bemus Landscaping about poor work and incomplete projects.

**Financial Report**

The HOA reported that it is carrying an operating accounts deficit of approximately 11% of the HOA yearly assessments. This was a 3% increase from the previous month.

**Unfinished Business**

- The Board approved purchasing fans lights for the clubhouse.
- A proposals for upgrading a non standard HOA Deck Modifications for 16521 Grunion #201 was disapproved.
- More investigation for LED lighting proposal was also requested.

**New Business**

- Proposals for mastic and caulking at both pools was tabled.
- Approval of the broken brick wall at Heil and Green on the Grunion side was approved.
- The Board stated that their policy to pay for water damage had been misinterpreted. The HOA is only required for the restoration to repair the leaks and not to damage caused by the leaks. The HOA CC&R's (Section 9.03. Rights and Duty of Unit Owner to Insure) require that each property owner carry homeowner insurance on their unit. Michael Mengel admitted that in the past, the HOA had been too lenient with members by paying for damages that were not the HOA responsible.
- The Board stated that if a homeowner even suspects a slat leak or pending water damage, they must immediately report it to Action Property Management.
- A proposals for repair of 3 Parking Areas was deferred. ■



**Upcoming HOA Meetings**  
**Cabana Club House**  
**Monday August 28, 2017 at 6:30pm**

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.

**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](mailto:mbarto@logiqwest.com)

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