



Dinning Around Harbour Vista

Harry's Grill, Rooftop Dinning



by Jim Gregg

Quirky and fun best describes this **Harry's Grill** nestled near PCH and Sunset beach where there is no objection accommodating every creature in existence from the locals who hangout on a regular basis, to the out of town'ers pursuing unusual experiences, this place has it all!



The Upstairs is Another World

Purchases are made on the ground floor of this establishment where you can enjoy your meal in relative peaceful environment, but travel upstairs and you enter another world.



Dogs are Allowed
That's where the view is, and that's where the bar is, and defiantly

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Recipe of the Month

CAULIFLOWER MARANCA



by Eden Hommes

This month I have a recipe for a beautifully presented and delicious to eat Cruciferous Maranca Casserole. Cruciferous vegetables (cauliflower, kale, broccoli, cabbage) help prevent cancer, and are rich in Vitamin C. This casserole is a delicious way to include cauliflower in your diet.

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REQUEST FOR COMMENTS for Rules and Regulations

At the March HOA Meeting, the Board released new Rules and Regulations for comments. But at the month's April HOA Meeting, many members said they had never received a copy. The Board decided to extend the comment period till the next HOA meeting on May 22. In discussion with members, there are concerns about the changes. Even though these "Rules and Regulations" are 13 pages long, Harbour Vista News cannot emphasize more that members need to review them and submit comments as quick as possible to prevent unreasonable rules adoption.

The following are highlights of changes but are in no way all the changes in the proposed "Rules and Regulations"

Roll Up Shades

Members are concern about the prohibition of patio roll up shades as stated in the new rule:

- 4. No Television or radio antennae, clothesline, wiring, balcony covers, screening, **roll up shades**, air conditioning, water softeners or other equipment shall be installed on patios and balconies or exterior of the buildings.

Many members request that they be allowed to attach roll up shades to their balconies and patios. The thinking is that the approval of shades should to be part of the Architectural

Review Committee (ARC), and not prohibited by a rule. Members who work at night and sleep during the day need to be allowed to install shades with ARC approval.

New Regulations

Some new rules have been added such as "Do not feed the ducks," "Break down all boxes before placing them in trash bins. Dumping of mattresses, appliances, furniture, water heaters at the trash bin area is not permitted", "No smoking in the pool areas", "Swim diapers must worn by babies and small children.", "Satellite dishes can only be installed on unit patio or balcony railings; no roof-top installation."

The proposed satellite dishes rule is fundamentally flawed with allowing **only balcony installation**. This is not technically feasible. Members whose condo faces north



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March 2017 HOA Meeting Highlights

MORE LANDSCAPING COMPLAINTS

Dismiss Legal Counsel Petition Use to Attic Space Approved

The March 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.

Open Forum

- A member complained that Bemus Landscaping was only watering the Grunion side of the complex (Phase II) and but not the Cabana, Lago and Blackbeard side (Phase I). This member was invited to participate in the Landscaping Committee weekly walk-throughs.
- A member complained that the fiberglass in the Cabana Jacuzzi is in poor condition and is making the Jacuzzi unsafe. (See note below).
- A patio drain issue at 4861 Lago building was discussed. Action said it would be fixed by next Monday. See: (Tripping Hazard Exposed)
- Another member complained that it takes too long to get roofs repaired. She expressed that the vendor seems to be tripping over themselves and not accomplishing anything. The Board announced that they would be approving more roof repairs at this meeting.
- Michael Barto presented a [petition signed](#) by 19 members requesting that the HOA dismiss their legal counsel Berding & Weil LLP for unethical practices and excess legal expense with nothing to show for it.
- On an unrelated issue, Michael Barto asked why he had not received any notification from the HOA with regards to removing the resident requirement restriction in the Election Rules that prevent him from running for the Board. The Board was surprised that he had not received their rejection letter.

Financial Report

The Treasurer Mary Williams reported that the HOA finance this month is carrying an (operating accounts deficits) of approximately 9% of the HOA yearly assessments. This is a 2% rise from last month.

Committee Reports

Architecture Committee

The Spokesperson/Chairman Michael Barto announced that the architectural committee (ARC) held a meeting to approval an attic space remodeling project for storage for a three bedroom upstairs unit. The ARC approved the piercing of an exterior wall for

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(HOA Meeting continued)
 new vent systems. But the ARC denied permission to the homeowner to relocate the attic crawl entrance from the master bedroom walk-in closet to the laundry room. The ARC felt it would be too easy for owner to use the space as an illegal living space. This member's architectural application had formally requested use of the attic space for storage. This attic space is classified as Exclusive Use Common Area (EUCA) the same as garages. Even though the ARC felt this was acceptable under the new Civic Code 4775 (AB963), the committee felt that only the HOA could approve use of the EUCA for a storage space. The ARC requested that the Board vote for approval. The board voted to approve the ARC minutes and granted the homeowner the use of the EUCA as a storage space.

Landscaping Committee
 The landscaping committee spokesperson/ chairman Terri Piper stated that committee continues to walk the property every week and notifying Bemus Landscape of their concerns.

Unfinished Business

- Humburg & Associates proposal for repair of the roof structure gate kiosk was approved
- Bemus landscaping proposal was tabled
- The new Rules and Regulations were voted to be distributed to the membership for 30 day comment review.

New Business

- The draft audit was approved.
- Approval was granted to Island Pacific to repair roofs for 16521 Grunion, 4791 Lago, and 16542 Blackbeard buildings
- Bemus landscaping was granted approval for tree trimming

No liens were issued in the Executive Session. ■

Property Listing (as of April 24, 2017)
Active Listings

Address	Type	Asking
4861 Lago Drive #104	1bd/1ba	\$243,000 ↓
4831 Lago Dive #103	2br/2ba	\$295,000 ↓

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

(Dinning Around continued)
 where the people are congregated. The upstairs dining has its own set of rules like: DOGS are allowed! I was about to point this out to a patron when I saw that the dog was a Pitbull, and I thought better of it.



Basic Menu

I had the cheeseburger and french fries from the menu and it was very good and well prepared. We also had the club sandwich and some of the best onion rings that were the best I've ever tasted, and along with this had a delicious barbequed hot dog on a bun with barbeque sauce, that was excellent.

Harry's Grill was "dog gone good" to get away for some fun and food! ■

Harry's Grill
 16685 Pacific Coast Hwy
 Sunset Beach, CA 90742
 Phone: 562-592-9500
 Web: <http://www.kathymayslakeviewcafe.com>
 Business Hours: Daily 7:00am to 9:00pm

(Recipe continued)

Ingredients:

- 1 pint sliced mushrooms
- 1 large diced onion
- 1 large head cauliflower, broken into florets)
- Juice of 1 lemon
- 1 Tablespoon olive oil
- 3 cloves crushed garlic
- 1 tsp dried basil
- Salt and pepper to taste
- 4 cups cooked brown rice
- 2 cups cooked or canned garbanzo beans
- 2 1/2 cup shredded non-dairy cheese (ex. Dayia cheddar)

Saute the mushrooms, onion, and cauliflower in the olive oil, lemon juice, garlic, basil, salt, and pepper until vegetables are tender. Mix thoroughly in a large bowl with the rice, garbanzo beans, and shredded cheese. Pour into a greased casserole dish and bake (covered with foil) at 350 F for 30 minutes. Serves 5-6. ■

(Rules continued)
 have no "line of sight" to the satellites and the satellite is blocked by the building. Satellite provider install antennas on the south side roof wall over the flat part of the building.

Cut Off Time
 The cut off time for use of the pools, jacuzzis, barbecues and pool areas has been reduced by an hour from 11pm to 10pm on the weekdays and from 12midnight to 11pm on the weekends.

New Pet Rules

- Two new pet rules were added:
5. Food and water bowls for pets should be kept inside. Leaving bowls of food on patios or balconies attracts rodents, raccoons, skunks, and other wild life.
 7. Washing of pet waste and urine off patio balconies is not permitted as it damages the balconies and patios below, and is a health hazard.

Harbour Vista News has posted the proposed **Rules and Regulations** on our web site (<http://harbourvistanews.com>) You should email your comments to **Peggy Shaw** at Action Property Management (pshaw@actionlife.com) or to the Board hbvboard@harborvistahoa.com). The more members that comment, the more is it likely the the proposed rules will be revised ■

On Our Web Site This Month

- Video Door Bells
- Expanded HOA Meeting
- Architectural Pulldown Menu
- Both Pool Closed/Open
- Tripping Hazzard Corrected

[Go to http://harbourvistanews.com](http://harbourvistanews.com)



I think he will make a fine scapegoat

Upcoming HOA Meetings
Cabana Club House
Monday May 22, 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.

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

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