



Community Garage Sale 2015

Garage Sale Worth The Effort

Harbour Vista's Community Garage Sale was held on July 18th. Well over 100 persons visited the event, participation by residents was modest compared to last year. Weather impacted with slight sprinkles and a gloomy overcast. Low participation of sellers



was attributed to a very short notice with the first announcement at the last Board Meeting on June 29th. One participant stated she had just heard about the Garage Sale a week before. A resident said they really needed more time to prepare, like a two months notice. But those that participated say business was worth the effort and it is nice to socialize with their neighbors.



Many thanks to the Board Treasurer Mike Peduzzi for coordinating this effort with such a short notice, putting up signs and publicizing the event on Graig's List.

Web Extra

See the <http://harbourvistanews.com> web site for an animated movie/slide show of the event with more photos. ■

Dining Around Harbour Vista

ITALIAN with a South American Twist



Sebastianis is located in the corner of a strip mall at the Southwest corner of Springdale and Warner. A based mostly on Italian food but some South American twists at times. Pablo the owner is from Peru. Wednesday night is no corkage and the rest of the nights it is \$10. Decent wine list by the bottle or glass.

Traditional Red Sauce

A basket of fresh bread with two spreads comes to every table. One dip is a traditional red sauce and the other is a cheese, basil, anchovy, garlic mixture.

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August Maintenance

Balcony Repairs Continue

Several balconies were repaired or replaced in August by a new maintenance



company Pro Pilot Deck Repairs. Because many decks were being repaired on the



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Annual HOA Meeting Highlights

CONGRATULATIONS TO THE NEW HOA BOARD MEMBERS!

The Annual Meeting and election of the new Board Members took place on July 27th. There were 72 ballots received and counted and the Election Inspector announced the results that [Cynthia Lee](#), [Ted LaMantia](#), [Mke Mengel](#), [Mike Peduzzi](#) and [Mary Williams](#) were elected to serve on the Board for the 2015-2016 term.

Attendees

In attendance at the meeting were the four retiring board members along with Julie Carter and Peggy Shaw from Action Property Management, the Election Inspector from Majority Rules and 19 community members.

Total Ballots Received:	72
Ballots Rejected	1
Total Ballots Cast:	71
<i>Ballot Break Down and elected Officer (see Editor Note below):</i>	
Mike Mengel	President 27
Ted LaMantia	Vice President 32
Cynthia Lee	Secretary 27
Mike Peduzzi:	Treasurer 127
Mary Williams:	Member at Large 25

Announcements

Once again Board President, Gayle Poynter talked about the increase in the reserve account and that she hopes the new board will continue to be financially conservative and continue to build the reserve account.

During the Counting

While the ballots were being counted two community members brought up two issues concerning them.

- One stated that some young children have been at the pool without their parent or designated adult watching them. This is against the HOA Rules and Regulations and a safety issue.
- The other community member said he had a problem when the fire alarm in his building went off. It was after hours for Action so he did not get a call back from them. The Fire Department was called out to turn the alarm off. He thinks there should be better communication and procedure on how to handle emergencies like this.

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(restaurant review continued)

Spinach Ravioli



Dishes we tried were the Spinach Ravioli (8 large ravioli) with a cream sauce that had spinach and sun dried tomatoes in it. This is one of their more popular selections. A Spaghetti Bolognese with a Mozzarella stuffed meatball (large) and a Shrimp (8 large) with fettuccini in a spicy red sauce. The shrimp came with a choice of salad or soup. Opted for the house salad which consisted of lettuce, feta cheese, Roma tomatoes and Kalamata Olives with a very nice lemon vinaigrette.

Wine Dinners

They hold wine dinners frequently here but web site is always behind in their posting.



Small to medium size dining area with approximately 18 tables depending on configuration. Acoustics are medium. Nice, relaxed ambiance. A large local clientele. ■

Sebastianis

6078 Warner
Huntington Beach
(714) 841-3619

www.sebastianis.net

Open 7 days, 5pm to close

Wine Bar open Fri - Sat 5:00PM to 10:30PM

Live music starts at 7:00

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

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(maintenance continued)

Lago and Blackbeard side, Pro Pilot established a staging area using the two 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 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 between the two Grunion Buildings is currently blocked off. ■



News Update

"HEARTBROKEN HOMEOWNER" CASE UPDATE

- (July 21): The Court has set the Trial date of **February 22, 2016** for the HOA vs. Homeowner.
- (July 17): The HOA posted the \$10,000 Bond to enforce the Courts Ruling.

See <http://harbourvistanews.com> for more detail on this article. ■

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(HOA Meetings continued)

Also in attendance was the HOA attorney who wanted to schedule an executive session with the new Board to go over "legal matters". The meeting was scheduled for Wednesday August 5th.

August 5th Board Meeting

In the Open Session Organizational Meeting, the new HOA Board members appointed the Officer positions:

- Mike Mengel - President
- Ted LaMantia - Vice President
- Cynthia Lee - Secretary
- Mike Peduzzi - Treasurer
- Mary William - Member at Large

The new Board then adjourned to an Executive Session for a briefing by the HOA attorney.

The New Board can be contacted by email at hyboard@harbourvistahoa.com. Sending an email to this address will go to all the Board Members. ■

Upcoming HOA Meetings Cabana Club House August 24, 2015 at 7:30pm

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
4861 Lago Drive #203	3bd/2ba	\$220,500 (on-line auction)
4836 Lago Drive #304	1bd/1ba	\$259,000
16521 Grunion Lane #202	2bd/2ba	260,000 (short sale)
4831 Lago Drive #200	3bd/2ba	\$335,000

Contingency/Backup Offers

Address	Type	Asking
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: hyboard@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.