



## Attention ALL Residents!



The Harbour Vista HOA Board has approved

## GARAGE SALE

**WHEN:** July 18th Saturday  
**TIME:** 8:00am Through 1:00pm

The gates will be opened during this time for easy access to the garage areas.

Volunteers will post signs to publicize the sales. Web announcements will also be posted on [Craig's List](#)

**Everyone is welcome to participate.**

**We expect a good turnout.**

The HOA Treasurer **Mike Puduzzi** is coordinating this Garage Sale. He says he could use a few volunteers and **would like to know what participants are selling**. You may email him at [hvgaragesale2015@gmail.com](mailto:hvgaragesale2015@gmail.com)



**So come and join us!!!**

### June HOA Meeting Highlights

#### HOMEOWNER FRUSTRATION Garage Sale Authorized Toddlers In the Pool

Twenty three residents/homeowners, all four board members and Peggy Shaw the community manager were in attendance. Also in attendance was the Election Inspector from Majority Rules. The meeting opened at 7:20 PM when homeowners who brought their ballots to the meeting gave them to the Election Inspector.

#### Annual Meeting Called to Order

The Annual Meeting was called to order at 7:30 PM and the Election Inspector took nominations from the floor from homeowners who indicated they are running for a seat on the board as "write-in" candidates. The names of Mike Mengel, Cynthia Lee, Ted LaMantia and Mary Williams were accepted as candidates by the Election Inspector. It was announced that 71 ballots had been received and that did not meet the needed quorum for the election. Therefore the ballots were not opened or counted and the meeting was adjourned to July 27th when quorum will be met. It was noted that homeowners who have not mailed in their ballot can still do so or can attend the June 27th meeting and turn their ballot in at that time.

#### Regular Meeting

The regular HOA Board meeting commenced after the adjournment of the annual meeting.

#### Announcements

Peggy Shaw gave a brief financial report on the cash on hand in the operating fund and the money in the reserve accounts. She indicated the reserve account continues to increase.

The Board President announced the authorized date for a Community Wide Garage Sale on July 18th from 8AM-1PM. Mike Peduzzi will be in charge of organizing the advertising of the sale and will open the fire gates and gates on Lago, Cabana and Grunion on the day of the sale. All homeowners and residents are welcome to participate.

#### Open Forum

A homeowner expressed his frustration with Action Property Management for not returning his calls when he had an emergency hot water problem. He and other units in his building had no hot water on a weekend recently. He called Action to report it and when he didn't receive a call-back from Action he called one of the HOA plumbing companies directly to see what was going on and if they had been contacted by

*(continued on next page)*

### Dining Around Harbour Vista

#### SENSATIONAL BARBEQUE by [Mary Williams](#)



You know you are close when you can smell the smoke at [BT's Southern BBQ](#). Located in a strip mall at the corner of Golden West and Edinger, you can miss it easily. Very small and a bit noisy, 5 tables inside with a 5 person bar. There are a couple of tables outside but no alcohol allowed there. They are busy and seemed to have a very large takeout business. Menu is available online.

#### Beer and Wine Available

Many craft beers available and a good selection by tap. A few wines are listed but not the best choice. I prefer a Porter or a Stout with my "Q".

#### Excellent Smoke and Tender

We sampled the pulled pork sandwich and the tri tip sandwich. Good Brioche bread, meat was tender and choices of 3 sauces. I had the full slab of baby back ribs. Good dry rub, excellent smoke, tender, meaty, moist and pulled off the bone easily. Sides of cole slaw, potato salad along with a cheddar biscuit. I went back they next day and got a half tray of potato salad on take out. It was that good.

#### Good Selection of Meats



A good selection of meats. Hot links, pulled pork and chicken, turkey breast, tri tip, brisket, St. Louis ribs, baby back ribs and beef back ribs. A few specials everyday. When they run

*(continued on next page)*

*(June HOA Meeting continued)*

Action. He said he had no hot water for the entire weekend. Peggy Shaw said she would look into the matter.

Another homeowner expressed a concern about parents allowing their toddlers in the pool and spa who are not wearing the proper swim diapers. For hygiene reasons toddlers should be wearing swim diapers not just regular diapers when they are in the pool and spa.

One of the announced write-in candidates, Ted LaMantia, congratulated Mike Peduzzi on his forthcoming re-election to the board. Since Mike Peduzzi was the only candidate on the official ballot (the other three current board members chose not to run for re-election) it is a forgone conclusion that Mike Peduzzi will serve another term on the board.

**New Business**

- The Board approved the new [Internal Dispute Resolution \(IDR\)](#).
- Deck repairs and fascia board repairs were deferred.
- A rain gutter repair over a balcony was approved.
- Plumbing repairs were approved.
- Additional tree trimming was approved.
- Lighting proposal was approved.

The reconvened Annual Meeting and Election of the new Board of Directors will take place on July 27th at 6:30 PM. ■

*July Maintenance*



**HIDDEN DRAIN CLEAN OUT PIPE FOUND**

A longtime resident who lives in a bottom floor one bedroom unit in the 4861 Lago building has complained about water back ups in his kitchen sink for years. Each time a plumbing company came out and cleared the drain

only to have the problem reoccur from time to time when the upstairs units used their sinks.

**The Discovery**

When the sink over flowed recently Scott English plumbing was sent out and they discovered that the clean out was located in the wall going to the outside wall of the unit and that it was plastered over when the building was constructed. It was hidden and not accessible from the outside. They broke through the stucco in the outside hallway. and turned the drain clean out pipe to point to the outside. They were then able to clean out the drain pipe. ■

**Homeowner's Portal:** [www.vivportal.com](http://www.vivportal.com)  
**HOA Official Web Site:** <http://harbourvistahoa.com>  
**HOA Email:** [hyboard@harbourvistahoa.com](mailto:hyboard@harbourvistahoa.com)

*(Dinning Around continued)*

out of a meat its gone for the day. Large selection of starters" and "sides". They have 3 different "family packs" to go which is ideal for entertaining.

**Best Takeout Ever**

This place is not to be missed - best for takeout if you mind the noise. ■

**BT's Southern BBQ**

7144 Edinger Ave  
 Huntington Beach 92647  
 (714) 841-7016

<http://bts-bbq.com>

Open for lunch and dinner, 7 days a week

*Photo OP*

**BIG BIRD AT POOL**



Poolside visitors enjoyed seeing the large inflatable swan that was present at long

resident Jill Perez birthday party at the Cabana Pool on Saturday July 11. Jill shown with her girl girlfriend of 30 years. This reporter said the sad thing about a woman's birthday party is people will ask you how old you are. Jill responded, she had no trouble in telling her age and stated that she was 21. ■

Visit "[bewaterwise.com](http://bewaterwise.com)" for suggestions for water conservation.

**On Our Web Site This Month**

- Election Meeting Reconvened
  - Beach Ball In Cabana Pool
  - Approved IDR Resolution
  - Court Ruling (Heartbroken Homeowner)
- Go to <http://harbourvistanews.com>**

**Harbour Vista News**  
 16458 Bolsa Avenue #15  
 Huntington Beach, California 92649  
 Phone: 714-883-1949  
<http://harbourvistanews.com>

Publisher/Editor  
 Michael Barto

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

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.

*News Update*

**"HEARTBROKEN HOMEOWNER" CASE UPDATE**

On July 2, 2015 the Judge in the case involving the HOA and the homeowner, issued his ruling.

**Preliminary Injunction Granted**

The judge granted a preliminary injunction that enjoined the homeowners from conducting any further construction, modification, remodeling or other work on their condominium unit without prior written consent from the HOA Architectural Committee or the Board of Directors.

**HOA Must Post \$10,000 Bond**

The issuance of the injunction is dependent upon, and will not become effective until such time as Plaintiff (Harbour Vista HOA) posts a \$10,000 undertaking (bond) in favor of Defendants (Homeowner) per [CCP 529](#).

**Failure of Legal Counsel?**

The attorney representing the homeowner did not present his brief and the materials supporting the homeowner's position in a timely or complete manner. The homeowner no longer has this attorney representing them.

**Next Step Trial?**

The next court date is scheduled for July 21, 2015 for a "case management" meeting with the judge. To date the current HOA Board has not agreed to meet again with the homeowners. It appears the HOA Board and the HOA attorney intends to take this case to a trial.

Attending the court hearing were the homeowners and their attorney, the HOA attorney, HOA President Gayle Poynter, HV renters Gail and Bill McCord, Cheryl Boyd (former homeowner at Harbour Vista) , another unidentified person and the Publisher/Editor of Harbour Vista News. ■

**Property Listing (as of July 14, 2015)**

**Active Listings**

Address	Type	Asking
4852 Cabana Drive #105	3BD/2BA	\$289,900

**Pending Sales**

Address	Type	Asking
4861 Lago Drive #203	3BD/2BA	\$220,500 (on-line auction)

**Closed 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	2DB/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.

**For Lease/For Rent**

Address	Type	Asking
16551 Grunion Lane #203	2BD/2BA	\$2000/month call Lindia Yun 909-861-7099