



PET OF THE MONTH



MEET GREAT BLUE HERON

Because the Bolsa Chica Bird sanctuary is just around the corner, Harbour Vista ponds and streams can attract large waterfowl birds. It is not uncommon to see white egrets walk our streams. What is unusual and is our pet of the month, is a **Great Blue Heron**.

There he was standing across from a bridge on Grunion side near the garages. This bird stood at least five and half feet tall. He held his gaze on me as I approach.

I move slowly, but he could finally not trust me anymore and took flight. **Great Blue Heron** can have a wing span of six feet. This one flew pass a building stairs and across a balcony into the sky. He was beautiful. Hope he returns. Anyway, one of our resident ducks complained to me that I should take a picture of her and her new duckling and stop gaping at the blue heron. So I obliged. ■



June HOA Meeting Highlights
ELECTION MEETING RESCHEDULED
Kitchen Repair Incomplete
Large Deficit.

The Annual HOA Election meeting was held on June 27. Quorum was not met. The Election Meeting is now rescheduled to **July 25**.

Regular Meeting

The regular HOA meeting was called to order.

Announcements

The Board announced the adoption of new Charters for the Architectural, the Landscaping and the Parking committees. The President Mike Mengel asked the spokespersons to hold a meeting with the Board.

Open Forum

- The Board stated that no vendor is assigned to sweeping the outside one bedroom hallways. Members do it themselves.
- A member complained about the shabbiness roadways and parking spaces.
- The Board said that it was alright for a homeowner to power wash a dirty drop down of an upstairs balcony in their building.
- A member informed the Board that two properties for sale had been put on hold because the financing had been withdrawn.
- This member asked that something be done to open negotiations to extend the land lease (expires 2041).

Damages Still Not Repaired

A resident asked why he had not heard an answer to his certified letter about the uncompleted repairs to his downstairs condo. The damage occurred more than a year ago when the HOA plumber was rerouting a drain line in the cement slab below the kitchen sink.



A water line broke next to this work and over the weekend flooded his kitchen and

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Dinning Around Harbour Vista

END OF SAN GABRIEL RIVER

by Terri Piper-Johnson



New to the area, we found a favorite to share with friends and family-**River's End Cafe**. It is located on a wide sandy beach at the end of the San Gabriel River in Seal Beach (about 6 miles from Harbour Vista). The views include Seal Beach Pier, Long Beach Marina, Palos Verdes and Catalina but best of all, you are practically on the beach looking out at the ocean.

Except Major Holidays

The restaurant is open every day except

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Architectural/Parking/Board Committees Highlights

Awning Pilot
Broken Door Frame
Beige Windows Removed

A combined architectural and parking committees meeting was held on July 6th in "[emergency executive session](#)" with the HOA Board. All Board members were present plus the committee members. Only items that did not fall under confidential information are disclosed in this article.

The Board told the committee that they were being split into two committees with adoption of the new charters.

Awning Pilot



A pilot was approved to allow a homeowner to install awning shades on their balcony. The

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(HOA Meeting continued)

living room. The kitchen cabinets were destroyed and the restoration company threw away the dishwasher (original dishwasher). The countertop and the sink were left propped up by 2X4s for about three months cracking the cast iron sink which were finally also thrown away. The HOA replaced the cabinets, but did not finish the sink, dishwasher and baseboards. The homeowner has no insurance. His letter asks the HOA to finish the job and pay for the dishwasher and the sink and baseboards

Discussion

The Board stated that they thought this was already completed. The homeowner said he had sent many emails to Action Property Management with their final response that the HOA was not in the remodeling business! He stated that he was in the hospital the day on the slab leak and came home to find his kitchen gone except for the countertops and sink. He would like the HOA to finish the job or pay him the money so he can get it completed, and pay the out of pocket cost for the sink.

Financial Report

The HOA has been carrying over an \$83K Operating Fund deficit for the last three months. HOA financial statements are online on the [Vivo Web Site](#).

Financial Questions

A member said it appears that the HOA dues will be raised and does the Board know how much we are funding our legal council Berding & Weil LLP to investigate and collect. A Board member stated that "they had no idea".

Unfinished Business

- Grunion Boiler replacement was tabled.
- Clubhouse Chairs Upholstery was tabled.

New Business

- Artistic landscaping proposal was approved
 - Installation of some more Thumb latch locks for the entrance gates was approved.
 - A Bank CD for the HOA was approved to be cashed in to pay for the balcony repair.
- See <http://harbourvistanews.com> for expanded "HOA Highlights". ■

(Architectural/Parking Committees continued)

recommended color will be *beige* since it would be the least obtrusive to the architecture of the building. The homeowner accepted all costs associated for the installation and its removal, if necessary. The Board will vote to suspend the rules for this pilot.

Broken Door Frame

The Board informed the architectural committee that it was unnecessary to submit an architectural request form for replacement of a broken door frame. The HOA would pay for the purchase of a new door frame and pay for all labor cost associated with the installation of the frame and door. The cost of the door is the

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(Architectural/Parking Committees continued)

members responsibility. A shared expense agreement may need to be made with this homeowner who has the broken door.

Architectural Guidelines Change

Even though the architecture committee had agreed on beige and white vinyl retrofit windows for the architectural guidelines, the Board removed *beige*. The guidelines will take affect when they are mail to the members and will not be retroactive. Michael Barto informed the Board that the Aime Rosendahls (the recent litigation defendant) had contributed about 80% to the writing of the "architectural guidelines" that he had submitted.

Architectural Committee Charter

Michael Barto expressed concern that the new architectural committee charter that Mary Williams wrote did not mention what the architectural committee was responsible for approving inside a un He had requested a revision to the old charter to avoid entrapment issues since the inside approval requirements are blurry in the poorly readable CC&R's document with obtuse language. He was asked to submit his suggestions to the Board.

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Parking Committee

The parking committee and the Board had complex discussion for new parking rules and enforcement procedures which were adopted (we think). ■

**Upcoming HOA Meetings (Elections)
Cabana Club House
Monday July 25, 2016 at 6:30pm**

On Our Web Site This Month

- The Comedy Meeting
 - Real Estate Information Rentals
 - Election Status
 - Agendas
 - Extended Versions of Articles posted here.
- Go to <http://harbourvistanews.com>**

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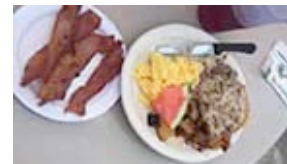
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major major holidays from 7am-2:30pm for breakfast and lunch. The owners are Mike and Carolyn and their staff take good care of the place.

Eclectic Menu

The menu is eclectic with all american, southern Caribbean and Central American style dishes. Our favorites are the huevos rancheros which is served with 3 eggs, on warm corn



tortillas, lots of black beans with melted jack and cheddar cheese, topped with avocado and ranchero sauce. But that's not all... you get tasty breakfast potatoes too at \$11.50. The french toast full stack is \$7.50

and it's 4 slices of bread... which we have to share with our table because it's so good and so much. The other

favorite is the chorizo scramble with beef chorizo, scrambled eggs with black beans, rice and tortillas at \$11.50. Our friends said the fish tacos with the halibut were fabulous and they come with the black beans and rice as well.

Not Fancy



The portions have always been plentiful since I'm always walking out with a to-go box. Being in the food business all our working life, and married to the chef of 39 years, I can always suggest to Nick, Rivers End and he'll say yes! It is not fancy but the staff are helpful and fast as they can. It's a busy place so there might be a little wait, but go check out the beach first instead after to walk off all the yummy food ■

RIVER'S END CAFE

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