



PET OF THE MONTH

MEET THE COMFORT DOGS

Sofia and Westley are two comfort dogs for their owner. Sofia is a three year Maltese Weiner hound. While Westley is two and half year old Maltese Pomeranian beagle.



Westley



Sofia

Sofia was given to the owner by a co-worker because she is lay back and mellow. She is very cuddling, sweet and always want to be with you. Westley was found on FaceBook as a comfort dog for Sofia and to keep Sofia company when the owner is at work.



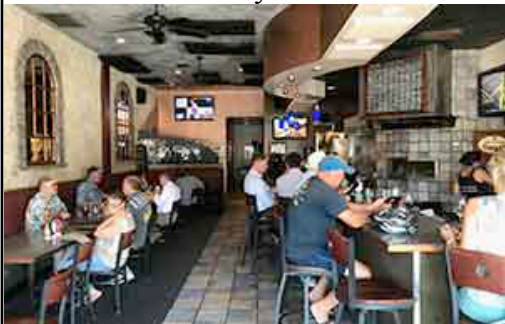
Both dogs are are very energetic and obedient. The owner has put in some great effort to stop them being interested in Harbor Vista ducks. But both dogs like to chase squirrels and birds. These dogs like their big outing at the local park and love to go to the beach for a swim. ■

Dinning Around Harbour Vista

The Abbey Restaurant by Jim Gregg



Some of the finest quant restaurants are located at nearby Seal Beach our



(continued on next page)

Recipe of the Month

FATTOUSH SALAD

by Eden Hommes



During hot summer days, meals that don't require cooking keep you cool and leave you more time to enjoy the outdoors. Fresh salads are hydrating and full of vitamins, minerals, and enzymes. Try this filling salad that can function as an easy poolside dinner.

Use organic vegetables if possible to reduce your exposure to pesticides and

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June 2017 HOA Meeting Highlights

RENTER PROTEST CANDIDATE? Rules and Regulations Approved Video Doorbell Complaint

Board members in attendance for the June 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 Election Meeting. But quorum (91) was not met as the number of votes case were 73. This required that the Election Meeting be reschedule till July 24th when the quorum will be reduced to 46. The regular meeting continued:

Open Forum

- Two renters read a statement from the former HOA President Gayle Poynter who was not present. In the statement, Gayle Poynter stated that [Michael Barto](#) was not a qualified candidate for the HOA Board because Harbour Vista is not his "[primary residence](#)". In this plea, both renters called Michael Barto a liar approximately 25 times. They stated that Michael Barto was responsible for the HOA spending all money on litigation against a member of the HOA. Michael Barto did not respond to any of these remarks but was somewhat amused by the allegation that he was responsible for the HOA spending money since he has not held authoritative position on the Board since 2013.
- A member defended Michael Barto saying he had done more than anyone for the HOA and the renters remarks were out of line.
- A question was asked as to why the HOA Legal Council has allowed Michael Barto's name to appear on the ballot. The Board announced that they had asked their legal council to disqualify his candidacy. But attorney suggested that the new Board after the election, would take up this matter, if Michael Barto receives enough vote to be elected.
- A member asked why there is this Election Rules adopted by only three Board members in 2014 which disqualifies property owners who do not call Harbour Vista their primary residents. This in effect dilutes these members shares in the HOA corporation and prevents them from having a say in how the HOA is managed. President Mike Mengle stated it was because offsite members control too many votes. Currently offsite property owner represent 49% of the membership.
- A member complained that a video doorbell had been installed by her neighbor that could spy on her conversation in her one bedroom living room across the hall when she had her front door open. The Spokesperson for the Architectural Committee Michael Barto, suggested that this issue should be addressed by the Architectural Committee. He invited this member to attend a [forthcoming meeting](#)

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(Dinning Around continued)
 sister city just 4 short miles away and we decided to visit the famous “**The Abbey**” restaurant, made famous back in 1996 when it was discovered that home run king Mark McGwire was a regular attraction at **The Abbey** while he made his run for a record 70 home runs. The nation’s entire sports media converged on this little sports bar on a regular basis and The Abbey baseball cap was selling like hotcakes!

Surprised

We were surprised to find several mothers with their babies in strollers were also enjoying the casual dining atmosphere of this main street eatery. Having never been there before, we asked our very pleasant waitress for recommendations and our first choice was the flank steak skewers with ginger soy sauce dish that was well prepared and tasty, and our



second choice was the Abbey burger with both cheddar and jack cheese which made this a super burger. The waitress made great choices for us which turned our experience into a very pleasant one. ■

The Abbey Sports Bar & Pub

306 Main Street
 Seal Beach, CA 90740
 562-799-4246

Web: <http://theabbeysealbeach.com>
 Bus Hrs: Mo, Tu, We, Th 11:30a-9:30 p;
 Fr, Sa 11:30 a- 10:30p;
 Su 11:30 a-9:00 p



Letter to the EDITOR
Owner with Window Upgrade & Parking Concern
 I need your assistance in 2 matters.

First, I need to install 5 windows in my unit that my daughter is moving into. Windows are all worn out. Do I need an approval to install white vinyl windows? If so, will it be approved?

Second, I need a tree trimmed in the Cabana center Parking lot. I am willing to pay for the cost. The tree branches are overhanging a tenants auto and is constantly putting sap all over it plus the birds are constantly putting sap all



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(Recipe continued)
 increase your nutrient intake (organic produce has higher nutrient content due to healthier soil origin).

Ingredients

- 1/2 head iceberg lettuce
- 1/2 head Romaine lettuce
- 3 diced tomatoes
- 1 sliced cucumber
- 1/2 small sliced red onion
- 3 large whole wheat pitas
- 15 oz. can drained garbanzo beans
- 1 diced green bell pepper
- 15 oz. can drained black olives
- 1-2 cups fresh diced parsley
- Juice of 1 lemon
- 1 1/2 Tablespoon olive oil
- Salt and pepper to taste

Instructions

Wash and prepare the vegetables and place in a large bowl. Stir in the drained garbanzo beans and olives. Tear up the pita bread into bite sized pieces, and mix into the salad. Toss the salad with lemon juice, olive oil, salt, and pepper. Serve with crusty whole grain bread and hummus. Serves 4. ■

**Upcoming HOA Meetings
 Cabana Club House
 Monday July 24, 2017 at 6:30pm**

(Letter to the Editor continued)
 over it plus the birds are always dirtying it. Branch will break soon & damage the auto. Do I put in a request for just get it cut & say nothing to anyone? Any advice is appreciated!

To Owner:
 The retrofit windows require a submittal of an [Architectural Request Form](#) that must be send to [Action Property Management](#). Action timestamps your request and then generate a request and minute template for the Architectural Committee (ARC). The timestamp is important. The ARC Committee must respond within 45 days or your request is automatically approved. Based on passed experience, it is a good idea to also email the ARC spokesperson [Michael Barto](#) (yours truly) a copy of your request to help the committee schedule a meeting and to make sure that all the information has been provided.

Since you are willing to pay the expenses to trim the tree, you should send your request to the Landscaping Committee Spokesperson [Terri Piper Johnson](#) (call or text 707-477-9044) and see if the Committee will agree along with the Board to let you go forward. You can then hire your own person (or use the HOA's).

--Michael Barto
To Ask a Question of Harbour Vista News: Simply email, call or text (714-883-1949) or send a letter. Remember: *"We are all in this together™"*. Letters and responses are only published with the permission of the homeowner.
More Detail Response at Harbour Vista News Web Site

**Property Listing (as of July 19, 2017)
 Active Listings**

Address	Type	Asking
4831 Lago Dive #103	2br/2ba	\$295,000 ↓

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

Notice: If you do not wish to receive a copy of **Harbour Vista News**, simply contact the Newsletter by phone (714-883-1949), by mail (mbarto@logiqwest.com) or by mail 16548 Bolsa Ave #15, HB 92649.

(HOA Meeting continued)
[this week](#) to present her complaint.
 • A member asked if she could sponsor a garage sales at Harbor Vista. The Board said to go ahead and they would provide support by opening the gates.

Financial Report

The HOA reported that it is carrying an operating expense deficit of approximately 13% of the HOA yearly assessments. This was a 2% rise from the previous month. It should be noted that this deficit represent approximately \$60 a month for a year for each property owner.

Committee Reports

- The Landscaping Committee reported that Candice Shultz planting club of several residence were asking members to contribute funds and labor for new plantings and mulch around Phase I buildings (Blackbeard, Cabana and Lago).
- Parking Committee spokesperson Brenda Richardson stated that she was in the process of getting the red line painted on each garage entrance. She had contact the Police Department and obtain instructions as to the requirements for lines for a the vehicle to be ticketed.

Unfinished Business

- Approval for Bemus Landscaping proposal was again tabled because of funding issues.
- The Fire Alarm Panel replacement was approved.
- The Board approved new [Rules and Regulations](#) that were out for comment for two months. Many members had submitted correction and suggestions. The Chairman of the Rules and Regulation Committee Mary Williams expressed that she had not had the time to integrate these suggestions and corrections into the original draft and would expect the next Board to revise them anyway.

New Business

- HOA Liability Insurance was renewal.
- Roof repairs at 16542 Blackbeard was approved
- A tree removal proposal was approved.
- Deck Modifications for a unit in 16521 Grunion building was approved. This will restore the owner deck to "as-built" original design. A couple of years ago, the HOA had experimented with a different balcony design to save money. But this design was less secure and aesthetically un pleasing.
- A proposal for LED lighting upgrade was deferred. A member volunteered to look into it. This will seat a new Board. The next HOA open meeting is schedules after the new Board is seated on July 24th starting at 6:30pm in the Cabana Clubhouse. ■



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