



Dining Around Harbour Vista

“Eureka!”
by [Mike Borzi](#)

“Eureka!” defines itself as serving great food, craft beer and small-batch spirits. It is part of the Urban living



development next to the Bella Terra shopping center located right along the



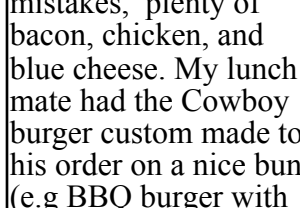
access road to Costco. It is a sit down casual eating establishment with good fare, friendly and courteous service.

Excellent Food

The food was tasty, well presented, and did not take long to serve after it was ordered. I had the

Cobb salad, that was made to my specifications with no problem or mistakes, plenty of bacon, chicken, and blue cheese. My lunch mate had the Cowboy burger custom made to his order on a nice bun (e.g BBQ burger with shoestring onion rings). My lunch mate said the shoestring onion were a dish in itself and from what he called the "secret menu", he order a side of them. The burger was accompanied with very tasty shoestring french fries

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Budget Committee Meeting Highlights

**Budget Committee Highlight
Proposed 19% Increase**

The HOA Budget Committee held its first meeting on September 20th. The spokesperson [Helen Revalus](#) stated that this was the first time such a committee meeting has been held in public. Six members attended plus two renter.

Information Transfer

This committee consists of only the Board members. This was an information transfer meeting. [Candice Shultz](#) provided a “Reserve Accounts” presentation. Announcements were made and audience questions were taken.

Proposed Budget

This new Board proposed a preliminary Budget to raise members’ assessments by approximately 19%. This is a proposal but “something” should be voted on at the next HOA meeting on September 24.

Questionable Reserve Study

Candice Shultz stated that the Reserver Study used as one of the criteria to develop this budget, may be bogus. The Reserve Study was not performed on-site and it stated that Harbor Vista has 11 elevators. Harbor Vista only has 9 elevators.

Other Points

Some of our HOA vendors have announced rates increases starting next year.

The Board working with Action to obtain more information about our financial accounting.

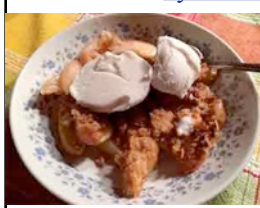
Executive Session Meeting

The Board met with Action’s COO, our property manager and her supervisor on September 11 to discuss the HOA finances. The Board intends to provide some details this meeting at the next HOA open session on September 24th. ■

Recipe of the Month

APPLE CRISP

by [Eden Hommes](#)



This the season of apples! Using coconut oil instead of butter or other vegetable oils in cooking enables you to enjoy desert without exposing yourself to high levels of cholesterol or toxic fats (heating transforms most vegetable oils into inflammatory trans-fats). Only buy organic apples, since apples are on the "dirty dozen" list of fruits and vegetables

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August 2017 HOA Meeting Highlights

ELECTION EXPLAINED

**Mike Peduzzi Appointed Vice President
Petition Presented
Financial Discussed**

The first open meeting of the new Board was held August 28th in the Cabana Clubhouse. It was called to order by our new President [Helen Revalus](#). Other Board members in attendance were Secretary [Teri Piper-Johnson](#), Treasurer [Mary Williams](#) and Member-at-Large [Candice Shultz](#) (new members). Action Property Manager Peggy Shaw was present along with 31 members.

Apology to the HOA

President Helen Revalus apologized to the membership saying that the removal of Michael Barto as an elected Board member was not handled properly. She stated that the current President Mike Mengel had inadvertently discussed closed session issues at the Open Meeting (Election) on July 24 and therefore when the new Board was elected, they were in an executive session. Executive Session requires that memberships be excluded form this meeting. Even though there is a requirement to immediately hold an organizational meeting to seat the new Board in open session after the election, the newly elected Board voted to remove Michael Barto from the Board in this closed session prior to the organizational meeting which they held in close session. To correct this, the new Board held another meeting on August 14 at Mary Williams’s condo as an open organizational meeting.

Financial Report

Both Board member Helen Revalus and Candice Shultz have experience in keeping financial record. Helen stated that the finance statements show an inaccurate view of the HOA. Helen wants to look at the finances in a simplified manner by combining the reserves and the operating funds into a single view. Peggy Shaw took issue with this stating a Civic code requires a separate reserve fund accounting system.

This new Board informed the members that even though checks had been written, they had not been mailed. Some check have been allowed to expire. Some vendors have not been paid for months. It was not clear why this practice is occurring. These lack of actions, have consequence to negatively distorting the HOA operating account.

Helen Revalus stated that something had occurred in 2012 (5 years ago) that had caused some other issues with the HOA financials.

Committee Reports

The new Board announced that they are reorganizing the exiting committees except the “Parking Committee” and creating three new ones. They announced the formation of the

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(Dinning Around continued)

and was prepared as requested. Our waitress for the afternoon was very attentive and refilled our drinks without being intrusive or bothersome. They also have some very interesting appetizers.



Modern Atmosphere

The atmosphere is modern, the place is very clean and neat, as were the restrooms.



Seating is plentiful, offering indoor or outdoor seating, all very comfortable and spacious. A

Showcase item is a fabulous bar.



Overall I would happily return, and recommend it to others. A brunch is served on Sunday from 10AM to 2PM and they offer daily drink specials. ■

Eureka!

Bella Terra 7631 Edinger Avenue
Huntington Beach, CA 92647
714. 230. 3955

Web: <http://eurekarestaurantgroup.com/>

Mon -Thu 11am to 11pm

Fri 11am to 12am

Sat 10am to 12am

Sun 10am to 11pm

Daily Happy Hour: 2pm to 6pm, 9pm to close

(HOA Meeting continued)

“Safety”, “Financial” and “Rules and Regulations” committees.

The President stated that all committees will work independently of the Board providing inputs and recommendations.

The Board asked for volunteers to for all the committees. All committees except for the Architectural Committee are open to any HOA member or resident of Harbor including renters. The Architectural Committee is restricted to HOA members only.

The President stated that there was only one submission to the Architectural Committee. It was being re-submitted as the requested retrofit windows have to slide in the same direction to resemble the original windows.

Unfinished Business

The HOA restoration policy was again reiterated. Members need to report any slab leaks immediately. It is the HOA policy that all homeowners must carry property insurance (CC&R’s Section 9.03). The HOA will only pay for repairs of the common area systems and not any damages associated with these system failures.

New Business

- Board member Candice Shultz asked [Mike Peduzzi](#) to become the Vice President of the HOA and he was seated.
- The Board announced that reserve, investments, and assessments would be discussed in the meeting of the Budget Committee on Wednesday September 20, 2017 at 6:30pm in the Cabana Clubhouse. This is an open meeting.

Open Forum

- A member complained that the HOA vendors seem clueless about how they do work around Harbour Vista.
- A member expressed concern that some trees were dying. It is expensive to remove or replace these trees and they need to be maintained.
- The Board answered questions about the land sub lease that expires in 2041 (23 years). The Board is intending to open negotiations. These discussions have been on hold since 2013. They stopped after the sublease holder expressed that the HOA was was acting unprofessional in the negotiations. See Note 2 below.
- A petition was submitted with 33 member names requesting that the Election Rule that prevents non-resident property owners from serving on the Board be removed.
- President Helen Revalus stated that even though more than 49% of the members are offsite owners, she felt that that this group of property owners already have a say in how Harbour Vista is managed. They speak at the open forums and participate in the committees. An offsite owner asked it the Board would think the same thing, if the roles were reversed. Only offsite owners were only allowed to server on the Board and residents were excluded.
- Board member Terri Piper-Johnson expressed supported to removal of this restriction.

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The next Open Session meeting of the HOA is scheduled for August 28th at 6:30pm in the Cabana Clubhouse. ■

Notes:

- 1 Action Property Management posted the HOA Financial Statement ending July 31, 2017 after the meeting. It shows a financial deficit of approximately 14% of the HOA yearly assessment income. This is a 1% increase from last month or approximate \$63 per homeowner per month for one year.
- 2 At a recent committee meeting, it was mentioned that the [Land Sub Lease holder](#) has been contacted. Originally it was thought he wanted a petition signed by 150 members to proceed with negotiations. It is has been clarified that he only a letter from the HOA is now required.

(Recipe continued)

often highly contaminated with pesticide residue.

Ingredients

- 6 sliced organic Granny Smith apples (no peeling necessary)
- Juice of 1/2 lemon
- 2/3 cups sugar
- 3/4 cup flour
- 1/4 cup oats
- 1/4 tsp nutmeg
- 1/2 tsp cinnamon
- 1/8 tsp salt
- 1/3 cup coconut oil
- Coconut milk vanilla ice cream

Instructions

Slice apples, discarding seeds and stems. Place apple slices in a bowl and squeeze lemon juice over them. Toss thoroughly. In a separate bowl, mix together the sugar, flour, oats, spices, salt, and coconut oil until crumbly. Place the apples in a greased baking dish, and sprinkle the crumb mixture over them evenly. Bake at 375 F for 30 minutes until apples are bubbling and tender, and the crumb mixture is browning. Top with coconut milk ice cream. Serves 4-5. ■

Footnote: "A resident of Harbour Vista, [Eden Hommes](#) is an ER nurse with a passion for preventative medicine and natural health. She is working on a Masters degree in Holistic Nutrition, and teaches classes on Essential Oils. She can be reached at NurseInTheKitchen@hotmail.com."

**Property Listing (as of September 22, 2017)
Sold**

Address	Type	Asking
4791 Lago Drive #305	1bd/1ba	\$227,000 ↑(9/22)
16581 Grunion Lane #103	2bd/2ba	\$285,000 ↓(9/8)

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

On Our Web Site This Month

- Committee Meetings Highlights
- Expanded Articles

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

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Harbour Vista News

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

Publisher/Editor
Michael Barto
mbarto@logiqwest.com

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

FYI

CITY STREET REPAVING



The City of Huntington Beach has posted notices announcing a "Pavement and Rehabilitation" project to improve the appearance and lengthen the life of the streets surrounding Harbour Vista. Green Street and Heil Avenue will be affected and partial closed during this renovation.

48 Hour Notice

Door Hanger Notices will be placed on each unit 48 hours prior to the start of the work. This work will require:

- No Parking on the Street
- Street closed to through traffic

Street closures will be from 7AM to 5PM. Residents who need access to their vehicles must removed them from Harbour Vista prior to the start of the scheduled work.

Three Day Process

To repave the streets is usual a three day process. Two days for repaving and one day to paint the lines. Residents will be allowed into Harbour Vista after 5PM each day during the project. ■

Upcoming HOA Meetings

**Cabana Club House
Monday September 25, 2017 at 6:30pm**