

HARBORPLACE

TOWER

February Newsletter

Annual Meeting

This year's Annual Membership Meeting and election is scheduled for Wednesday, February 24th at 7pm via Zoom. Notification of the meeting and the ballots were mailed out in January by Horizon Management.

The main purpose of the meeting is to elect three members to the board and to vote on the annual tax resolution. To conduct the meeting we need to establish quorum which is 50% plus 1 of the membership equaling 114 ballots.

Please make sure you turn in your ballot as soon as possible. Please follow the "voting instructions" provided in the mailing. Ballots can be mailed directly to the Inspector of Election address that is on the gray envelope. Zoom meeting details were also included in the mailing.



We hope that all owners will join us on Zoom, however if you cannot participate, please make sure to submit your ballot so that we can reach quorum. If quorum is not received, the meeting will have to be rescheduled.

Thank You HPT Residents

Wow! Your generosity for the Staff Appreciation Fund was incredible. The staff are very grateful to the 65 + units that contributed to the staff fund or provided treats, food and gifts. After a very difficult year for the staff, they felt very appreciated and grateful for your kindness.

Electric Vehicle Charging Stations

Are you interested in having an electric vehicle charging station in guest parking? One of our owners, Marvin Jensen is collecting information to see how many owners would be interested and he is inquiring with a few companies to work out the options and get estimates on cost.

If you are interested, please contact Marvin Jensen at (626) 394-9769. Please text him your name, unit # and phone number.



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Elevator Modernization Project Update

We are in the final stages of completing our elevator modernization project. The freight elevator, including the new interior, is projected to be completed by the end of April with an inspection in early May. The interior cab renovation for elevators 1, 2 and 3 will be in May. The commercial elevator will start in May/June and take approx. 4 weeks to complete.

Residents, please note the “DH” button on the panel. This DOOR HOLD button will keep the elevator door open for at least 1 minute. This allows plenty of time for you to load the elevator and/or let multiple people in. Please do not hold the door open with your arm or stand in the door way, this causes the sensor on the door to “time out”. This feature is intended for your safety. If you block the door, a technician must be called to reset the elevator, at the cost of a service call.

Resident Communication to Staff & Vendors

This is a reminder that in the Rules and Regulations, section 5.C, page 4, states that “Owners/Residents or guests shall not reprimand any employee, service provider, or agent of the Association at any time. Rather, direct any and all complaints to the Management Office or to the Board.” Owners and residents should be respectful towards the staff and/or vendors who are all here to make the community better for the residents.

Thank you.

Do you live in a 05 or 07 Stack?

If so, are you aware that the kitchen drain line and guest toilet drain lines are tied into the same sewer drain? This means that if there is a slow drain (possible clog) from the kitchen, it can cause the guest toilet to overflow and vice versa. The Association recommends that to have the line snaked twice a year to prevent leaking/overflow that would lead to water damage.

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Maintenance for Checklist for Units

The new year has brought a lot of building leaks. Many owners are dealing with water damage and repairs. To help avoid this, please keep up with the maintenance within your unit. The HOA recommends that owners use licensed and insured vendors to make repairs. Plumbing work/repairs is not permitted on the weekends. Also note, building engineers are responsible for the common area maintenance only. See the list below...if you can't remember the last you performed the maintenance on it, it probably needs to be done.

- **Toilet Wax Ring**—This should be replaced every 3-5yrs due to wear and tear. This can cause leaking into the unit below you. When is the last time yours was replaced?
- **Fire Extinguishers**—Please check to make sure they are not expired and that they have a charge.
- **Slow Drains**—If you have a slow drain, please consider having it cleared (snaked) before it gets worse and creates a bigger problem like leaks or an overflow.
- **Tub and Shower Valves**—Do you currently have one that looks like this? These are 30yrs old and are starting to create problems with your shower pressure. You may want to consider replacing them.
- **Shower Pan**—They are also 30yrs old and starting to leak down to neighbors below. Look for cracks in the grout around edges and caulk them for a temporary fix. You may even want to install a new one. (Note: Replacing a shower pan requires a city permit.)
- **HVAC Maintenance**—HVAC units should be serviced 2 times a year (before it gets hot and/or cold). Have a tech clean the coil, replace the filter, check the pressure and electrical connections and/or drain the condensation pan if needed.
- **Oil Spots in Parking Stall**—Use an oil absorbent or kitty litter to soak it up then sweep it. Use a drip pan to avoid additional stains until car can be serviced.
- **Angle Stops**—If your angle stop looks like the picture, there's a good chance it is original and should be replaced.

