



Harbor Place Tower AUGUST 2011 Newsletter

FROM THE EDITOR

Every month I tried to feature the different units that keep our building going. This month I will take a break from that to make room for the survey results for the hot water problems. If you are experiencing any hot water delivery problems and have not filled out the survey yet, there are extra copies at the front desk.

One of the major problems in solving the hot water distribution issue has been finding an engineer who understands what is causing this to happen and can find a solution. The hot water boilers have been replaced so there is plenty of hot water in the building. It was suggested in the last HOA board meeting that we ask for the residents' help. Is there anyone in the building who has engineering background working with hi-rise water distribution technology? Contact Lisa if you are that person or you know of a company specializing in hi-rises water distribution technology.

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HOA BOARD

The board accepted the resignation of board member Neha Shah. Ed Robinson has been appointed by the Board to replace her for the remaining 19 months of her term. Ed volunteered and was selected to become the Board's secretary. The Bylaws allow the current board to appoint a new member without running an election in cases of resignations.

PROMENADE

A light meter will be used to determine if the lights can be dimmed and still meet city building code. Also the architect suggested installing a hood over the lights. There is cost involved in adding the covers and it may not allow us to meet minimum luminosity requirements. Other options are being investigated. The Board is still working on the best possible solution.





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LOTS OF UNSPECTED SURPRISES

This past month we had several unusual incidents occur in the building. Two units experience water pipes leaks. A fire sprinkler malfunctioned in a unit on the second floor. If you were wondering why there were fans in the Promenade lobby water just leaked into the first floor from the sprinkler on the second floor. Another water incident took place on the 22nd floor when a cracked cast iron drain pipe flooded one of the units.

As many of you have noticed they are working on Ocean Blvd to improve the traffic signals. Well, as the contractors were digging to install cable they cut one of our pipes on the driveway by the pool. The contractor fixed the pipe they broke this caused the valves in our sprinklers in the front area to be plug up. So, did you notice that our front grass is dying? Well, we now have to replace the valves so we can have water again. Now you know why the lawn was drying up!

More surprises. Someone vandalized the push plate to open the doors in the P-2 parking area.

The surprises keep on coming. A bike was stolen from the bike room. We had an even bigger theft in the parking lot several months ago. The power cord and wall rollers were stolen from the window cleaning equipment. It will cost \$1910.00 to replace the parts. The HOA board is looking into alternatives for storing the window cleaning equipment in a more secure way.

In the month of July also we had a major power outage along Ocean Blvd and the surrounding area. While all the banks had to close during the outage, our building's emergency power worked very well. Living in the 22nd floor it was nice that the emergency elevator aka the service elevator was working and the emergency lights in the hallways were on.

Let's hope for a calmer August with no surprises to report. Do you suspect someone is using the pool area that is not authorized to be in the building? Call security. If you see some unusual activity in the parking area report it right away to security.

DO YOU KNOW SOMETHING THAT NEEDS TO BE FIXED?

If you see anything around the building that needs attention report it to the front desk or Lisa. While the staff walks the building they cannot be everywhere and may not know about the problem.





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AUGUST 16 ANNUAL TESTING OF THE BUILDING SYSTEMS 9:00am- 3 pm.

In order to test all the major systems, the electricity and water will be shut down. The testing must be done yearly and it is mandated by law. Only the emergency elevator will be operating so be patient please. Do plan ahead. It was suggested to turn off computers, led televisions, etc. to prevent damage from a power surge when the electricity comes back on.

SOCIAL ACTIVITIES

See the board on the P-1 lobby for more details.

Wine Tasting Class Aug. 4

A Day in Del Mar on Aug. 20

BAR-B-QUES

The survey was

15 yes

16 no

WATER LEAKAGE DURING RAIN

On August 2 the company that inspected the windows will be here to discuss possible solutions.

AUGUST CALENDAR

- August 4 Wine Tasting Class 7pm Promenade. See details in P-1 lobby
- August 10 Monthly Garage Sweeping
- August 16 Yearly testing of major building systems. No water or electricity 9:00 am-3:00p.m.
- August 20 Del Mar Outing. See details in P-1 lobby
- August 24 Budget Meeting 6:30 p.m.
- August 29 HOA Finances Meeting 6:30p.m.
- August 31 Monthly HOA Meeting 6:30 p.m.





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Hot Water Survey

Always	5-9am	9-12 pm	12pm-10pm	Later	No problems
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Upper Stack

	1	2	3	4	5	6	7	8	9	10	11
23											
22											
21											
20											
19							mstr shwr				
18											
17											
16											
15											
14						random	mstr shwr				

Lower Stack

12			mstr	all			all	all			all
11			mstr								all
10									all		
9											mstr
8						m-shwr / kit			all		
7	shwr - kit								all		
6											
5											kit - shwr
4											
3							mstr				
2											





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BICYCLE COMMITTEE

They will try to appeal the decision from the city that does not allow taking over guest parking spaces to build a cage to store the bicycles.

BICYCLE SURVEY

- 2 No bicycles
- 5 No space in bicycle room
- 3 Bikes too expensive to store in the room

PET COMMITTEE

The committee is working on developing a form to register the pets in the building. The Board is also working on a fine schedule for those who violate the rules.

Remember to always keep all animals on a leash in the public areas, clean after your animals. Before entering the elevator with your animals ask the passengers if it is okay, if not wait for the next elevator; allow other pets and humans to exit the elevator before entering the elevator and don't crowd the door.

