



Harbor Beam

December 2010

Newsletter for HarborPlace Tower Homeowners Association

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Board of Directors

Tom Setterlund, Pres.
Tom Lawson, Vice-Pres.
George Rendell, CFO
Rob Damico, Secretary
Vacant, At Large

Staff

Lisa Frasquillo, Mgr.,
(harborplace@verizon.net)
Victor Lozada, Bldg., Engineer
Alex Jimenez, Asst. Bldg. Engineer

Phone numbers:

Front Desk: (562) 435-2803
Assn. Office: (562) 436-6644

Newsletter:

harborplacetower@gmail.com

Editor: George Rendell

Webpage:

www.harborplacetower.org

Webmaster: Greg Larkins

User id: homeowner



From the Board and the Staff to the Residents
of HarborPlace Tower.

We look forward to seeing you at the

Annual Holiday Party

December 15

7:00 p.m.

P1 Lobby

Bring a dish to share



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From the Editor:

It has been a busy and productive year for the Board of Directors. We have accomplished quite a bit, especially in the area of building maintenance, upgrade, and repair. The budget and reserve study are set for 2011.

The Board traditionally takes December off for a much-deserved rest but we'll be back to it in January. More news to come as we begin the implementation of the new bike room policy and complete the Promenade project.

In the meantime, we hope you have a wonderful holiday season.

George Rendell, Editor
harborplacetower@gmail.com

From the Manager:

1. We will not be washing windows this holiday season because of the Promenade Project. We cannot put the stage down on the Promenade so it is not possible to do a cleaning until the project is complete.
2. As usual, we will provide bags at the front desk for when you remove your holiday trees. Do not leave a trail of pine needles through the common areas.
3. We will be trimming the pear trees in front of the building and then putting up the Christmas lights.
4. The Christmas tree will be decorated on December 7 so if you want to help, please join us.

On behalf of the staff, I want to wish each and every resident of the



HOLIDAY TOY DRIVE

As soon as the Christmas Tree is put up in the P1 Lobby, we encourage residents to put a toy under the tree to be donated to the local fire station. The majority of the donations will be taken to the fire station on December 20th but we will accept late donations until Christmas eve.

The Long Beach Fire Department coordinates the toy distribution with the larger Southern California effort sponsored by ABC Channel 7. The official name of the Southern California-wide drive is "Spark of Love."

While we usually think of this drive as targeting young children, the Fire Department reminds us that older children and teenagers are also in need. Toys should be unwrapped.

Again this year, Stewart Sexton will be coordinating the toy drive. If you would prefer to contribute directly, you can donate online by going to www.calfund.org/8/giving_sparkoflove.php to make a donation via credit card. All proceeds will go to buying toys or sports equipment for the children.

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ANNUAL MEETING AND BOARD ELECTIONS

It is time to begin the process that leads to the Annual Meeting at the end of February which includes the election of three homeowners to the Board of Directors.

The timeline is as follows:

- **January 14** - "Intent to Run" forms are due, along with candidate statements
- **January 19** - Candidate statements, ballots, and annual meeting materials mailed to homeowners
- **February 10** - Candidate Forum
- **February 23** - Annual Meeting and Election

The "intent to run" forms, which must be filed by candidates for the Board, were mailed out with the December billing. These forms are also posted on line at www.harborplacetower.org

Serving on the Board of Directors is quite a commitment. Often homeowners contemplating running for the Board don't realize how much time it takes to prepare for and participate in committee and Board

building a wonderful holiday season and the very best to you and your families.

Lisa Frasuillo, Manager
harborplace@verizon.net



January Calendar Items

January 1 – New Year’s Day

January 14 – Intent to Run Forms due

January 18 – Monthly Garage Sweeping – 10:00 – 2:00

January 26 – Board Meeting – 6:30 p.m.

VOLUNTEERS NEEDED

**TO HELP DECORATE
THE CHRISTMAS TREE**

DECEMBER 7

IN THE P1 LOBBY

meetings. A serious candidate is one who has already been attending the monthly meetings and who is knowledgeable about current issues facing the Board and the responsibilities of Board members.

A potential Board member should have some past experience and knowledge of homeowners’ associations and how they work. It is also important to be able to tolerate open meetings, conflicting opinions and agendas, and to be able to listen and treat others with respect.

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RESIDENT PROFILE OF THE MONTH MAK AND MARIE IBRAHIM

The Ibrahims are Egyptian Christians who emigrated to Canada. She previously taught at the Sorbonne. He got into oil refinery engineering which took them from Montreal to Edmonton. He is semi-retired and loves to sit on the beach, so they bought a unit at HPT a couple of years ago which they could only use up to six months a year on a tourist visa.

Their daughter, Mireille, moved-in to look after the place while they were home in Canada (she has recently returned from an assignment as a nurse with Doctors Without Borders in Nigeria). This summer within a week of returning to Canada to fulfill their six-month absence requirement, Mak was hired by an engineering firm in Bakersfield so now they can stay year-round, but are only in Long Beach on weekends.

Marie is a fabulous cook (and an artist). They share an interest in charity work and have committed to cooking dinner for about 150 homeless people at Christian Outreach Appeal (in the neighborhood at the corner of Linden and Third) one Saturday per month. They need some additional volunteers to rotate as kitchen helpers and servers (from about 2-6 p.m. on the second Saturday of each month, probably starting in January). They think they need a call list of about ten volunteers to ensure they have 4-5 volunteers each month.

Editor’s Note: Thanks to Stewart Sexton for contributing this article.

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ANNUAL DISCLOSURE DOCUMENTS

The annual disclosure documents were sent to all homeowners last month. These documents contain much valuable information, including a summary of the 2011 budget, the new assessment schedule, a summary of the 2011 reserve study, a summary of current Association insurance policies, as well as copies of the Assessment Collection Policy, Architectural Review Procedure, the Internal Dispute Resolution procedure, and the Alternative Dispute Resolution.

The mailing of this annual information package is mandated by California State law. It is well worth the time to review the information in this package, particularly the cover letter (about five pages).

No committee or board meetings are currently scheduled for December

REMINDER:

MAKE SURE YOU HAVE AN EMERGENCY KEY ON FILE IN THE MANAGER’S OFFICE.

This is for the manager to use in emergencies and for the Fire Department.

It is especially important that residents review the “insurance” section of the cover letter which outlines the responsibility of homeowners/residents.

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BIG THANKS TO EVERYONE WHO CONTRIBUTED SO GENEROUSLY TO THE THANKSGIVING FOOD DRIVE.

IT WAS VERY SUCCESSFUL WITH 302 POUNDS OF FOOD FOR HUMANS AND 256 POUNDS OF FOOD FOR PETS



December 2010 —Note that changes or additions to the schedule can occur at any time. Watch the bulletin boards for updates.

SUNDA Y	MONDA Y	TUESDA Y	WEDNESDA Y	THURSDA Y	FRIDA Y	SATURDA Y
			1 Hanukkah begins	2	3	4
5	6 Toy Drive begins	7 Holiday Tree decorated	8	9 Hanukkah ends	10	11

12	13	14 10:00 – 2:00 Garage Sweeping	15 Holiday Party 7:00 p.m.	16	17	18
19	20 Toy Drive End s	21 First Day of Winter	22	23	24	25 Christmas Day
26 Kwanzaa	27	28	29	30	31 New Year’s Eve	1 New Year’s Day

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