

HARBOR PLACE TOWER

JULY 2014

From the Editor

I try to attend the HOA Board meetings to get information for the newsletter. I noticed that fewer homeowners are attending these meetings. My personal theory is that everyone appreciates all the improvements to our building so they have nothing to complain about. However, not attending one misses out on a lot of good information. For example I have been residing here for nearly five years and never noticed that there is a dog area in the front on Ocean Blvd. This is not a large dog park, just a nice place for the animals to relieve themselves without causing damage to the grass. I learned that we had to pay a fee to the city to allow the contractor to park a lift on Seaside to do the power washing. Who would have thought that they will charge you several hundred dollars to park on the street in front of your building?

Also attending the meetings helps me to understand the many systems involved in keeping this building running as smooth as it does. In the last meeting for example the open door sensor for the freight elevator was discussed, switching to more led lights to save electricity, installing an electric vehicle charging station, upgrading the ADA accessible system in the P-2 and P-3 level and many other issues. I complain about HOA fees as much as the next person or even more than most, but it is important to me to know what my fees pay for. So make an effort to attend the HOA meetings to find out what is going on in our building.

When my husband was a student in Long Beach State College, back in the old days before it was called California State University Long Beach this is what the city used to look like. Did you notice how close the water used to be? Do you remember how much fun it was to spend a Saturday night at the Pike Amusement Park? Look at the picture on the next page and see how many buildings are still here with us.

Beatriz

Pool

The pool area is fully open for everyone's enjoyment. The new pool furniture has arrived. It looks very modern. My husband and I made a point of going to sit out there. It felt very comfortable. Personally, I loved having a table by the side of my lounge chair where I could put my knitting stuff and he loved having a place where to put his electronic devices. It usually takes him only a few minutes to fall asleep by the pool so it is great to have a place where you can put your stuff. There are also new tables next to the saunas in the bathrooms.

Painting

The project is almost completely finished. Right now only one balcony remains to be finished. The exterior of the parking structure on Seaside is being worked on. When the area on Seaside is done the painting will move to Linden Ave.

HOA News

All projects are being done on time. Six people responded to the survey on an EV charging station, two definitely opposed, two who already own an Electric Vehicle, and two who would consider buying one if the charging station was on the premises. The Board will continue to further study the possibility.

The company that installed the ADA lifts by the elevators in the P-2 and P-3 level has notified us that they no longer make the parts for the units. The Board will look into replacing the lifts, no decision was made.

A total building electrical shutdown will be scheduled for the fall in order to test our electrical systems. The exact date has not been set yet.

The Reserve Study meeting is coming up on July 8th at 6:30pm in the P1 lobby. This is a chance for all homeowners to learn about the reserves and where your money goes.

Finances

We are under budget so far this year. The bills for personnel are a little behind in coming. While there were some unexpected expenses with the repair of the fire sprinklers, we saved some money from lower energy bills. Liens were placed on the properties behind on their HOA fees. The Board approved to purchase CD's for the best rates available for a period not to exceed 12 months.

General Maintenance

The pea gravel in the dog area will be dug out and replaced.

New LED lights have been installed on the outside of the building along Ocean Blvd.

New LED lights will be installed on the outside of the building along Seaside Way after the painting is finished.

New infrared sensor will be installed on the freight elevator this is the electronic eye that will keep the doors from closing if anything is interfering.

Homeowners Forum

A homeowner reported seeing a young lady allowing her two small dogs jumping up and down in the couches on the Promenade level. Security cannot be everywhere to monitor such activities. A reminder that the couches are for humans, let's teach our furry residents good manners. Unfortunately for our furry family members many of the humans are allergic to them so they complain when there is animal fur on the couches.

The pea gravel area outside the door leading to Ocean Blvd should be used by our pets instead of the grass area to maintain the grass in good condition.

Event Committee

Part of being a community is knowing your neighbors, interacting with them and developing a positive community identity. Social events help make that happen. Knowing your neighbors also enhances general security for the Association, develops a reputation for a positive community identity and raises property value.

The next event is being planned for Friday, August 8th from 7:00pm-9:00pm. Let's celebrate our new pool furniture. Everyone bring drinks and appetizers to share.

The events committee is also trying to form groups for people who share common interest. Please see the list below and respond if you are interested in joining any of these groups. If you share any of these interests or something else that you would like, please fill out the questionnaire and return it to the manager or front desk.

The next committee meeting will be on Tuesday, July 1 at 6:30 pm in the P-1 Conference Room. All homeowners are welcome. About 36-42 people attended the last event. Let's have an even larger turnout for the pool party Cocktails. The garage sale has been scheduled for the end of August, so start the yearly clean up. There will be a \$2.00 to \$3.00 charge to pay for the city permit. Stewart Sexton will provide tables. The sale will be on the West side of the building on Ocean Blvd. So far this is the result of the surveys for events. Sallie-Ann will be contacting local restaurants to set up a going out to dinner event.

- I. Restaurant Group
- II. Pool Party
- III. Garage Sale

2nd Most popular suggestions were:

- I. Walking Group
- II. Theatre Group
- III. Movie Night
- IIII. Wine Tasting

3rd Most popular suggestions were:

- I. Book Group

- II. Card & Game Board Group
- III. Monday Night Football
- IIII. Ten Pin Bowling at The Pike
- IV. Crafting Group

Electric Car Charging Station

If you did not get a chance to respond last month to the survey, I am putting it out a second time. The HOA Board is gathering information as to the feasibility of installing Electric Car Charging Stations in our building. The Board would appreciate feedback from the homeowners.

Calendar

July	1	Events Committee	6:30pm	P-1
July	4	Fireworks & Cocktails	7:00pm	Promenade
July	8	Reserve Study Meeting	6:30pm	P-1
July	9	Monthly Garage Sweeping	10am-2pm	
July	23	Rules and Regulations Committee	6:30pm	P-1
July	30	Board Meeting	6:30pm	P-1