

HARBOR PLACE TOWER

FEBRUARY 2014

From the Editor

The re-coating of the building is progressing quickly. On a sunny day our building just sparkles, it is a pleasure coming back from a walk or bicycle ride and look at our beautiful clean building. There is no definite date for completion but it is moving forward in a timely manner. The chart on the P-1 lobby describes the progress of this project accurately. When you look in this chart you can see how much is already completed.

I personally would like to thank our staff for the speedy manner in which the maintenance issues and problems arising from the various projects around the building are being taken care of. Sometimes even before I can complain contractors are coming in to do the work.

Board Members expressed their gratitude to Stewart Sexton for his service as Treasurer, the countless hours he has dedicated to our building, his diligence and creativity as a Board member bringing new ideas to improve the quality of life for all of us in our building. Personally I wish to express special thanks for everything he has done, including all the help and guidance he has provided in the writing of this newsletter. On the last meeting there was quite a full agenda by the Board, please read all the way to the end of this very lengthy newsletter for information regarding the bike room, fire testing, maintenance, etc.

Pool Furniture

The next meeting will be on February 8 at 9:30am on the Promenade level. The committee has picked three styles from the same manufacturer. A field trip is planned to one of the stores to actually sit on the furniture and see the quality and looks of the fabrics. The committee has gone through many catalogs and fabric swatches but there is nothing like seeing the actual product. At this time the committee is only considering replacing the pool furniture.

Pool and Spa Closures

The pool area is open during the weekends only due to the re-coating of the building. Thank you for your patience during this phase of the work.

The contract to replace the expansion joints around the pool has been awarded.

From the Building Manager

PLEASE do not open your front door when you burn food.

This will set off the smoke detectors in the hallway. Call the front desk and report that it is not a fire. Open your windows and exterior doors then use a fan to filter out the smoke. (If you do not have a fan you may borrow the one from the front desk, opening your door for just a second)

A running toilet can cause damage to the unit below because the wax ring wears down faster which cause your toilet to leak onto their ceiling. We have been experiencing many problems with wax rings; this is a maintenance issue that should be on your list. I will be out of the office and at the CACM Southern California Law Seminar on March 13th & 14th.

Annual Meeting

The Annual Meeting of the HOA will be on February 26, 2014 at 7:00pm on the Promenade level. At that time two Directors will be elected. Plan to attend this important meeting. **It is very important for everyone to turn in their ballots** otherwise we will not have a quorum. The ballots may be mailed or turned into the manager.

Attend the Meet the Candidates Night February 6th at 7:00pm.

Treasurer's Report

In December, we spent \$32,000 more than our income. One third of this deficit was to pay an extra invoice for Building Engineers; we have now paid all twelve monthly invoices for that category. The second third went to cover the repairs from the P1 sewer backup. Another \$5,375 was for the expense of automating the Resident Garage entrance gate which the Board approved as a building upgrade justified by the projected annual surplus in the Operating Fund. The expense for automating the garage was part of \$38,000 approved for extraordinary expenses in 2013. For the year, that left a surplus of approximately \$50,000. The biggest contributor to the surplus was \$37,000 from the Gas budget. The 2013 budget was based on the average gas bill for the first seven months of 2012, a year in which we actually spent \$30,000 more for gas than we did in 2013. Other contributors to the surplus included \$9,300 for a Fall window washing which we could not complete due to the exterior coating project and money which had been budgeted for interior repairs for window leaks which will be undertaken in 2014. In general, the 2013 budget surplus is not as big as it looks and can be explained by events which could not be anticipated when the budget was created sixteen months ago.

Volunteering Opportunities

Members are still needed for the Rules and Regulations Committee.

Members are still needed for the Pool Furniture Committee.

Members are still needed for the Event Committee. So far one homeowner has come forward to be on this committee, she needs some help.

During the Grand Prix volunteers are needed for various jobs. Please Contact Lisa and ask how you can help.

If you see anything in the building that needs to be corrected don't assume that the management knows about it. Take the time and notify the office.

Liability Insurance Requirement

A copy of your homeowner's insurance policy is required to be on file each year. In the Rules and Regulations it is stated that you must carry \$1,000,000 in liability coverage. Many of us forget to have our agent forward the renewal to the office. If you have not taken out this insurance or forgotten to send a copy in, please do so as soon as possible.

Elevator Bells and News

The volume on the bells has been toned down. It is a requirement to have the bells per floor functioning. The reason why we did not hear them before was that they did not function properly.

It was approved to install an optic guard on the elevator for the commercial units. This allows you to just move your hands through the door as it is closing and they would open back up. It is similar to the ones we have in the three residents' elevators. A similar system will be installed in the freight elevator. The freight elevator upgrade was postponed until summer.

Residents' Entry Gate

The glitches have been worked out. The new openers work great according to the people who have already purchased them. This devices allow you to approach the residents' garage and the gate will open automatically for you. The cost is \$50.00. It is a great convenience when you get to the parking structure not to have to find your fob key and manually swipe it. The fob key stills works for those who do not wish to purchase the new openers.

Recycling

Last month we covered the need and obligation to breakdown cardboard boxes. We seem to be getting some cooperation. Thank you to those who are doing their part. The next step toward easing the space constraints on the weekends is to get people to empty the bags and

boxes of recyclables into the bin. You might be surprised how much more material can fit into the bin when it is released from the confines of a plastic or paper bag and allowed to settle into a natural pattern. Not only does this “un-bagging” save us space in the recycle bins (we pay \$13/bin to have our recycling picked-up – 24 bins/month), but it probably increases the chance that legitimate recyclables make it through the sorting process. After being dumped in our bin, the bin is dumped into a compactor truck and then dumped on a conveyor belt where a small compacted plastic bag may be tossed as garbage rather than sorted for useful recyclables.

Seismic Study

A company has been hired to inspect our building structure to advise us exactly how much damage can we expect in case of a major earthquake. The Board hopes this seismic study will be finished before the Annual Meeting. If so, the Board will discuss the findings of the study at the Annual Meeting.

General Maintenance

Cracks have developed in the vaults enclosing the pool and spa. The bottoms of these vaults extend down into the ceiling of the P-3 garage level over the drive path along the East wall and a section of the South side. These cracks need to be sandblasted and resealed. This work may require the relocation of cars to the visitor parking which normally park in approximately 20 parking spaces in the southeast corner of P-3 (during the work hours of 9:00am-5:00pm. As plans are developed, affected homeowners will be contacted. These will be completed in two phases and the pool and spa will need to be closed during this time.

Annual Fire Safety

This year the annual fire safety testing will be more extensive. It is scheduled for **Tuesday February 25th**. This is an all-day project. All elevators will be tested, this will cause intermittent interruptions of the elevator usage (you will have a longer wait time). All fire alarms and devices will be tested (you will hear fire alarms all day long). Something that is new this year is the actual visual inspection of all fire sprinklers. This means that the testing team must enter your unit to inspect your fire sprinklers. Fire regulations do not allow for exceptions. The fire sprinklers must be operational in each and every unit. **PLEASE HAVE A KEY TO YOUR UNIT ON FILE WITH THE MANAGEMENT or PREPARE TO BE HOME.** The only way to conduct this inspection is to have access to your unit. You have received this newsletter and a letter from Horizon Management will be sent to notify you. If there is no access to your unit the entire building is out of compliance. The fire testing team will be accompanied by the buildings staff.

Good Neighbors

The management office is the recipient of all complaints around the building. With the large number of residents it is a miracle that there are so few. So what can you do to be an even better neighbor in our community?

When using the kettle bells and free weights in the gym, please do not just drop them on the ground. The units above really hear and feel the boom and shake these items make. A bench has been purchased to place all the kettle bells so please gently lay them on the correct storage place.

Use of free Wi-Fi: The Promenade level is less crowded than the P-1 level, there are even more tables and chairs in the Promenade. The advantage of using the Promenade for Wi-Fi is that it is more private, the internet speed is super fast. No one is coming in to watch television or to read the newspaper.

When using the Promenade for private parties please be considerate. Don't make people who are walking to the pool area or gym self conscious.

Window Cleaning

The exterior window cleaning will have to wait until the painting of the building is done. All the swing stages are in use by the painters and caulkers. The power washing of the building and the lack of rain have made some of the windows dirtier than usual on the outside. As soon as the swing stages become available the cleaning will be scheduled.

Bicycle Room

All bicycles must be registered with the security guards in order to be stored in the bicycle room. There is a \$3.00 a month per bicycle charge added to your HOA dues. In order for the staff to easily and quickly check for registered bicycles and to know exactly how many available spaces we have, numbers will be placed in each stall. There is no need for you to do anything at this time. Wherever your bicycle is parked right now that will be your assigned parking space. The paper labels will be removed and new permanent numbers installed.

**All Association meetings take place in the P-1 Conference Room
(unless otherwise noted)**

February 6	Meet the Candidates Night	Promenade 7:00 pm
February 8	Pool Furniture Committee	Promenade 9:30 am
February 12	Garage sweeping	10:00am-2:00pm
February 19	Rules and Regulations Committee	6:00pm
February 24	HOA Finances Meeting	6:30pm
February 25	Annual alarm and 5 year sprinkler test	All day long
February 26	Annual Meeting and Elections	Promenade 7:00pm

HAPPY VALENTINE'S DAY!!!!!!

Roses and Candy always work. A hug will do too.
Underwear and screwdrivers rarely do.