



Harbor Beam

February 2010

Newsletter for HarborPlace Tower Homeowners Association

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FEBRUARY 24, 6:30 P.M. ANNUAL MEETING AND BOARD ELECTION

The Annual Meeting is February 24. Part of the agenda for this meeting is the election of two homeowners to the Board of Directors. Three candidates have filed for two positions: Tom Setterlund, Rob Damico, and Mike Fantore.

Whether you plan to attend the annual meeting or not, it is important that you vote and help establish a quorum so the annual meeting can be held. Ballots have been mailed to all homeowners and should be returned as soon as possible.

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FEBRUARY 10 AT 7:00 P.M. CANDIDATE FORUM AND OPEN DISCUSSION ON PROMENADE PROJECT DESIGN

7:00 p.m. – Introduction of Candidates and brief candidate statements

7:30 p.m. – Open Discussion on Promenade Project Design

8:15 p.m. – Board Meeting to vote on Promenade Project Design

The Candidate's Night is an opportunity to meet and greet the candidates for the Board of Directors. This year we have three candidates for two positions: Tom Setterlund, Rob Damico, and Mike Fantore.

Following the Candidate's Forum, there will be an open forum about the design for the promenade project. The drawings for the project have been on display in the P1 Lobby for the past two weeks.

One of the features, as currently planned, is to permanently take out the "green" area on the promenade just outside the windows (under the roof). The planters must be removed for the waterproofing and reconstruction but it is not necessary to permanently remove the plantings. They could be restored after the project is complete.

At the Board meeting on February 27, there was considerable discussion about this

Webmaster: Greg Larkins
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From the Editor:

1. We endorse Rob Damico and Tom Setterlund for the two vacant positions on the Board of Directors.
2. Big salute and thank you to staff and volunteers for their efforts during the recent flood.

Sandra Rendell, Editor
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From the Manager:

Follow up on some of the flood items:

1. The floor of the lobby is being stripped and waxed.
2. The extra carpet rolls (from the last remodeling) are being cleaned.
3. The phone system is being upgraded and repaired.
4. The bike room and P1 parking have been power washed.
5. The section of the walkway on Broadway which fell in has been repaired.

Since the Association does not carry flood insurance, the expense of the flood may fall heavily on our 2010 budget.

Lisa Frasquillo, Manager
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CURIOUS GEORGE WONDERS

- Have you gotten a copy of the new channel lineup for Charter? Copies are at the Front Desk.
- Long Beach dubbed "most bike friendly city" by L.A. Times – see complete article at link below:

<http://latimesblogs.latimes.com/greenspace/2010/01/long-beach-most-bike-friendly-city-in-america.html>

decision and the Board has decided to open up the discussion during the Candidate's Night to provide a further opportunity for homeowner comment.

The Board will then convene a meeting of the Board to take a final vote on the issue.



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PROS AND CONS OF PROMENADE DESIGN

Recognizing that the decision on the Promenade area is one that will have a great impact on our community, the Board has decided to hold an open discussion on the issue in conjunction with the Candidates Forum this year on February 10 at 7:00 p.m. This is not a small decision – it will affect our quality of life.

We are asking that each of you take the time to attend the discussion and express an opinion. Or, if you cannot make the meeting, please let the manager, a Board member, or a neighbor who is attending the meeting know what your opinion is. The best feedback is a written note. Take the time to send an e-mail to harborplacetower@gmail.com and just give us a one-line opinion.

Following is a brief list of some of the arguments on both sides of the issue of whether to restore the green area as it currently is or change the under-roof area of the promenade to a more open space:

Arguments **for** converting area to an open space:

- Makes the area more usable and flexible: could add potted plants and furniture
- Less garden maintenance and water costs
- Clean look
- Could be a good selling point for potential buyers

Arguments **against** converting area to an open space:

- Promenade is a public access area and HOA property could not be properly secured
- Increased cost of changes to promenade plan to convert area to open space (for instance, better lighting)
- Cost of buying and maintaining furniture for area
- Cost of keeping area clean
- Noise factor for residents above and adjoining the open area

Arguments **for** restoring the green area:

- Softens the area and brings the feeling of the outdoors inside and reduces "hardscape" as one looks out the windows from the promenade lobby
- When not in use, would an open area appear to be just blank and unappealing?
- Do we need more meeting areas – do we use those currently available?

NOTE: At the Board meeting, there was a suggestion to make the area half green area and half open area. This option requires further study but would be a

- Did you see the article on the early storm damage estimates in Press Telegram? Full story at link below:

http://www.presstelegram.com/search/ci_14248727?IADID=Search-www.presstelegram.com-www.presstelegram.com

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Homeowner Viewpoint

The following is an excerpt from an e-mail written by Tracy Frate on January 19 (the day of the flood) It is a good summary of what happened:

Today was a true example of the quality people we have living and working at HPT. Being one of the "first responders" to the flood this afternoon what was most impressive to me was how hard our staff worked to protect our home.

Victor and Lisa had already notified the fire department, had asked homeowners to move their cars, and were on the phone to professional companies to deal with the elevators and the clean up.

The guard on duty at the time pushed water out of the lobby for hours along with the staff and a handful of homeowners. It is now almost eight in the evening, and the staff is still downstairs cleaning up the lobby, etc.

I am told that Alex carried an older dog that could not have made it up the stairs to the seventh floor for a homeowner.

For homeowners it is natural to pitch in and protect our home, (George and I pushed and vacuumed up water side by side for a while this afternoon), but **how wonderful it is that we have a staff that treats our home as their own. They truly care about our building and the people here.**

--Tracy Frate

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variation or modification of the open space option so if you favor the open space option, you might want to indicate that you would be in favor of restoring a portion of the planters along with some open space if proven feasible.

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BOARD PASSES BIKE ROOM PROPOSAL

The Bike Room Subcommittee met on January 20 and formulated a proposal to the Board (see below). The Board endorsed the proposal and the subcommittee will be working on the details of implementation at the next meeting on February 17.

1. The goals are
 - a. to increase space to "park" (not store) bikes and
 - b. to reduce number of bikes being "stored" (and not used)
 - c. to make the bike room useable for true bike riders and
 - d. to enforce rules against putting bikes in residential parking spaces and moving bikes through common areas to private units.
2. Recommended plan of action:
 - a. Charge residents \$60 per year to "park" a bike in current Bike Room. This would be a per bike charge so, for instance, if one unit parked two bikes, the charge would be \$120 per year. This charge is nonrefundable.
 - b. Revise the Rules and Regulations to reflect this "parking" fee. Notify residents of intent to change Rules and Regulations, allow 30 days for comment, and then Board would vote on change.
 - c. Enforce rules against parking bikes in residential parking spaces and moving bikes through common areas to private units. Determine amount of fine and notify residents.
 - d. Investigate alternatives to current bike room configuration if needed.
 - e. Time line: new measures to become effective July 1.

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L.A. Times profiles HPT Resident

The February 1 edition of the Business Section of the L.A. Times highlights HPT resident, Phillip Roberts, whose "disgust for soot inspired him to start a business that aims to make older engines run cleaner."

Where did he find that soot? On the balcony of his condo in our building! Read the entire article at the following link:

<http://www.latimes.com/business/la-fi-engine-dirt1-2010feb01,0,5991372.story>

HOMEOWNER SUGGESTION

I would like to comment on the high winds we have been having. A couple of years ago I was having a real problem with the winds blowing through my unit and rain blowing under the doors. It was especially bad due to the fact that my unit goes thru the building and I have 4 patio doors. I had the weather stripping replaced and I also had the entry door bottom fixed so that the bottom now closes. Since I did that, I have had very little wind and no rain come thru the doors. It isn't cheap but it is well worth the cost in heating and water damage savings.

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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 Ground Hog Day	3	4	5	6
7 Super Bowl Sunday	8	9	10 7:00 p.m. Candidates Forum and Open Discussion on Promenade Project	11	12	13
14 Valentine's Day	15 Presidents' Day	16 Monthly Garage Sweeping: 10:00 a.m. to 2:00 p.m.	17 5:00 p.m. Bike Subcommittee and Finance/Project Committee	18	19	20
21	22	23	24 6:30 p.m. Annual meeting and Elections	25	26	27

28	1 Newsletter articles due	2	3	4	5	6
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