



Harbor Place Tower September 2011 Newsletter

FROM THE EDITOR

The end of summer is here, the area will have less visitors and it becomes much more peaceful to walk or ride our bicycles without so many people around. If you are part of the group that enjoys the hustle and bustle the DBLA website list all the activities planned for the downtown area. <http://downtownlongbeach.org>. In the last HOA meeting it was brought up that the DBLA is considering adding a levy to the property taxes of the condo owners to finance its activities which are currently funded by business owners only. For more accurate information on this matter please go to their website. The DBLA has tentatively been scheduled to make a presentation regarding the proposed condo fee on the same evening and preceding the September Board Meeting. Also a presentation by the Port of Long Beach will be here on September 18 at the P-1 lobby. See the calendar and look for postings by the elevator vestibules.

CITY IMPROVEMENTS

The city is working on Ocean Ave to replace the traffic signals. Last month when their crew was digging in the sidewalk they damaged our watering system. It was fixed, and the city agreed to reimburse us for the cost. Well, this month it happened again, six more valves were damaged. Lisa and Gail McGill (one of our homeowners) met with the city officials to discuss this problem. A proposal will be taken to the city to move our irrigation lines from under the sidewalk into an area where damage will not occur when the city is working on the sidewalks.

Table of Contents

Page 1	From the editor City Improvements Mandatory Fire Drill
Page 2	HOA Resolutions and News Promenade lighting Grand Prix parking General maintenance
Page 3	Good Neighbors The Newsletter process
Page 4	Plumbing preventive maintenance
Page 5	September 2011 Calendar of Events

MANDATORY FIRE DRILL

September 20 7pm Fire Safety Training

September 27 6-9pm Fire Drill

It is very important that all residents participate.





Harbor Place Tower September 2011 Newsletter

HOA RESOLUTIONS AND NEWS

The Kenway Report on the upper floor leaks was received. There was no conclusive way of fixing this problem. There are some cracks in the stucco that should be filled. When the exterior of the building is painted next year part of the preparation will be to fill in these cracks. Many of the leaks are caused by the homeowners themselves. Several units with problems have tiled their balconies plugging up the drain holes, therefore the water has no place where to go when it rains, and trapped water may be leaking into the units below. Some people have drilled holes in the glass door frames for cables such as satellite dish cables. It identified a previously unknown leak source in a window in the penthouse which will be corrected ASAP. A potential defect was also identified in the joints between the rounded balcony walls and the flat building walls which require further investigation. The HOA board would like to create a committee to prioritize a course of action regarding the window leaks when it rains. Any volunteers?

PROMENADE LIGHTING

The HOA is looking into purchasing louvers to put over the lights bulbs to direct the light towards the ground. It was suggested that one be purchased to test it out.

GRAND PRIX PARKING

Instead of having a lottery draw for the extra parking spaces, a Dutch auction will be held. The proceeds from the sale of the parking spaces to the highest bidders will be used to defray the cost of security for that weekend. It costs approximately \$6,000 to secure the building for that weekend.

GENERAL MAINTENANCE

The mulch was extended to all the planted areas of the Promenade.

Some trees in the front of the building were trimmed; other trees will be trimmed in December (when they are dormant)

Dying plants around the pool area will be replaced with a ground cover in the planter at the Northwest corner of the pool.

The new tile on the Promenade requires heavy maintenance; the cost of a machine to reduce the labor requirement is being investigated.





Harbor Place Tower September 2011 Newsletter

GOOD NEIGHBORS

Living in a high-rise building requires all of us to be courteous with one another so all of us can enjoy living in our homes. Here are a few suggestions that are easy to do. It is not only good manners not to cause damage to the building, but it will save you money in the long run. Individual owners are responsible for any damage they cause to the building or their neighbor's units.

When watering plants in the balconies, do not overwater. The people below you do not want to have your runoff water in their units.

When entering the P-2 or P-3 elevator vestibules **do not kick the" door open touch plate"**. Either put your packages down and use your hands or at least use your elbow. Using your feet damages the push plates. Also it is expensive to repair the holes in the wall from the kicking.

WHY IT TAKES SO LONG FOR THE NEWSLETTER TO COME OUT AFTER A MEETING?

Every month I have tried to feature the duties of the different groups that keep this building running. Today I will focus on myself. In order to write the newsletter I attend the HOA meeting every month. I make my husband also attend to make sure there are two of us to compare notes. Every time I say that I will start writing the newsletter on Thursday, however being the procrastinator that I am usually not a single word is written until Friday.

Before I start writing I sit down with Lisa and ask her what I should include. We have a great chat; laugh a lot but get down to business. So when you read about water leaks, damage to the building, common recommendations, it is based on incidents that have happened in the previous month.

Next stop is maintenance. Victor always has some suggestions for the upkeep of our units.

Once all the information is gathered, finally I sit down to write it down. After I finish with the writing I e-mail copies to all the board members and Lisa. Then I wait for all the corrections from everyone to come in. Stewart does a great editing job. I wish to express a very special thank you. He keeps me accurate and catches many of my errors (horrors in writing)

Once all corrections have been made, I wait for Tom, our HOA president, to give me the go-ahead to send it out. If you would like to read past copies, remember it is always posted in our website, harborplacetower.org.

The newsletter is not the official minutes of the HOA meetings; it is just an informational publication. If you would like to see the official minutes go to the website. Also the minutes are posted by the mailboxes.





Harbor Place Tower September 2011 Newsletter

Plumbing Preventive Maintenance

In the last couple of months several major plumbing problems have occurred. The problems were initiated at the unit level which affected several other units. Most of the issues were preventable by a professional plumber's visit. Below you will find a check list of plumbing points to identify several sources of problems.

In the Kitchen:

- Check all faucets for continuous drips,
- Check the sink drainage,
- Check garbage disposal operation,
- Check all valves under the kitchen sink,
- Check the dishwasher water connections,
- Check the refrigerator water line connection.

In the Bathrooms:

- Check all faucets for drips,
- Check all sink, bathtub, and shower drains are clear of obstructions,
- Check the integrity of the caulking around the bathtub, shower, vanity, and toilet,

Over all:

- Check the washing machine hose connections as well as the drain inlet,
- Check the cloth dryer exhaust hose and connection to the building system,
- Check the air conditioning unit system connections for drips,
- Check the air conditioning unit condensation line and water collection tub,
- Check around all fixtures for dampness which indicates water leaks.
- Check the fire sprinklers for water drips or water accumulation on the head notify the building manager (Lisa Frasquillo) or the security desk immediately regarding the Fire Sprinklers.

Hiring a professional plumber will identify many of the problems before they occur, remember an ounce of prevention will save you money and aggravation because water issues do not go away, they just become bigger. Plumbing problems within the living space of the unit are the homeowner's responsibility. Contact Lisa Frasquillo, our building manager

- Before doing any plumbing repairs in case water shut-down is required.
- If you suspect that your problem might be an HOA responsibility.





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Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 <i>Free live music noon-2pm on Promenade Square</i>	3 <i>Shoreline Jam @ Queen Mary Park</i>
4	5 <i>Labor Day</i>	6	7	8	9 <i>Free live music noon-2pm on Promenade Square</i>	10 <i>Latin American Parade and Festival</i>
11 <i>Grand-Parents Day</i>	12	13	14 <i>Garage sweeping 10am-2pm</i>	15	16 <i>Free live music noon-2pm on Promenade Square</i>	17
18 <i>Port of Long Beach Presentation in P-1 lobby</i>	19	20 <i>7:00pm Fire Safety Training</i>	21 <i>Taste of Downtown on Pine 6-9pm</i>	22 <i>Taste of Downtown on Pine 6-9pm</i>	23 <i>Autumn Begins Free live music noon-2pm on Promenade Square</i>	24
25	26 <i>HOA Finances 6:30pm</i>	27 <i>6pm-9pm Fire Drill-</i>	28 <i>DLBA Presentation 6:00pm Board Meeting 6:30pm</i>	29 <i>Rosh Hashanah begins</i>	30 <i>Free live music noon-2pm on Promenade Square</i>	

