



Harbor Beam

October 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 Position, At Large

Staff

Lisa Frasier, 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:

FINANCIAL PLANNING 2011

At the September 29 Board meeting, the 2011 budget and reserve study were approved. The average assessment increase per unit to meet next year's budget is 1.8%. A complete copy of the budget and the reserve study will be mailed to owners in November.



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2010 BUDGET STATUS

As of the end of August, the Association was meeting all of the budget projections despite the expenses of the flood early in the year. We have made all reserve transfers (for the first time in four or five years) and all operating items are within budget with the exception of legal expenses which have been extraordinarily heavy this year.



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BIKE ROOM UPDATE

At the September 29 Board meeting, the new bike room proposal was approved. The full proposal will be mailed to all residents and is posted on the Association's website at <http://www.harborplacetower.org>

The basics of the plan include

1. A \$3 charge per bike per month
2. A redesign of the current bike room using vertical storage racks
3. A gradual expansion to the adjacent room (P1 R2)
4. Revised rules and regulations regarding bicycles
5. Implementation to be complete by January 1, 2011



From the Editor:

Time to start thinking about the 2011 Board of Directors election. This election is held at the Association's Annual Meeting at the end of February.

Self nominations are accepted in December and January. We are continually interested in having new and fresh perspectives on the Board of Directors.

However, it is not easy serving on the Board. Service on the Board requires keeping up to date on issues and some pretty hefty preparation for the Board meetings.

I urge those of you with the time and talent for Board service to consider running this year.

George Rendell, Editor
harborplacetower@gmail.com
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From the Manager:

The Promenade Project is continuing. The demolition phase is almost complete.

Please check the bulletin boards in the building for current status and schedules.

Please let me know if you have any issues that arise from this project.

Thank you for your cooperation so far, particularly from those whose parking had to be relocated temporarily.

Lisa Frasquillo, Manager
harborplace@verizon.net
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OCTOBER CALENDAR

October 19 –
Monthly Garage Sweeping
10:00 a.m. to 2:00 p.m.

BOARD RESIGNATION

Phil Wendt, who has served for almost two years as a member of the Board of Directors, has resigned from the Board citing business reasons. Phil served as CFO his first year on the Board and then Member at Large for the last few months. His letter reads as follows

Due to my hectic travel schedule at work I respectfully resign from my current position on the board.

I do apologize I cannot fulfill my current obligation on the board but work comes first.

Best regards, Phillip Wendt

Thanks to Phil for his service and best wishes for a successful career.



A BRIEF REVIEW OF THE “PUBLIC” OR GUEST PARKING RULES

Our CCR's on page 7, item 2(g) uses the term “Public Parking” to describe the (80) spaces which most of us refer to as the guest parking. A brief review of the verbiage regarding our “public” or guest parking and might clarify some of the information and misinformation being circulated about the use of this area.

1. The overriding principle is that the 80 spaces “**shall be used for short term parking on a first-come, first-served basis, by Owners, their guests, patrons of the Commercial Unit, and members of the public.**”
2. The City does not have the authority to require HPT to charge for parking. The Subterranean agreement (which is an addition to the CCRs) says that we “MAY charge parking fees for the use of the garage” and if we choose to charge, the City must approve the rate. This is the only involvement the City has in the use of the garage.
3. Neither the developer nor the Association chose to charge for parking.

October 27 –
Monthly Board Meeting
6:30 p.m.

Holidays:
October 11 – Columbus Day
October 31 – Halloween

Events:
October 17 - Long Beach
Marathon

Balcony Railings to be painted

The Board approved a proposal to have the residential balcony railings painted. Work schedules will be published soon.

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No business plan can demonstrate a reason to do so.

4. Several years ago, an adjacent building (International Towers) attempted to use our guest parking for their overflow parking, and the Board defined “short term” parking as no overnight parking for the public (which was posted as required) and defined short term of residents/owners as more than 2 hours (see HPT Rules and Regulations, p. 11, Item 17 D). Guests of residents must be registered at the Front Desk. The public/guest parking area has always closed between 2:00 a.m. and 5:00 a.m.

For 18 years, we have successfully kept the guest parking available for our guests and for patrons of the commercial unit. The parking area is not that useful or convenient to the public and more attractive parking is available for access to the downtown area and to the convention center. The Board sees no compelling reason to modify or change the rules regarding our guest parking area, preferring to take a simple and easily enforceable approach. What works, works!

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