



# The Harbor Pointer

*Better Living Through Cajolery*



Newsletter for Harbor Pointe Residents; Titusville, FL

SEPT-OCT, 2016

## ONE BIG DUMPSTER FOR MANKIND

In a victory for the public sector over the private, the City of Titusville has been selected by the Board to replace Waste Management, Inc. as our HPCRMI: Harbor Pointe Contracted Recycle Materials Hauler.

The change saves the Association, (and coincidentally us guys who live here), about \$3000 / year.

City will now be able to pick up our cardboard in addition to the rest of all the recyclable materials they already are picking up.

Best of all, because TWO BIG INTERCHANGEABLE DUMPSTERS replace the previously deployed 20 smaller ones, there will be no indecision about what to put where.

The big new dumpsters are ready and willing to accept your cardboard & other recyclables, a list of which can be seen on Page 2, left column.

This freedom from the petty tyranny of small decisions will liberate your mind for greater things, such as thinking about boats.

## HURRICANE!

What to do if one hits Harbor Pointe: use this URL or look it up on our Harbor Pointe website:

<http://www.harborpointefl.com/Newsletter/Harbor%20Pointer%20Hurricane%20Guide.pdf>

Meantime, there are also lesser storms. Good idea to CLEAR OFF YOUR BALCONY in case one comes up quick.

In case power goes off and you need an EMERGENCY KEY TO YOUR GARAGE, contact the office.

## TRAFFIC PATTERN CHANGE

By Scott Larese,  
City Manager

We currently have established temporary new traffic pattern markings down both Indian River Avenue and Main Street by use of numerous orange traffic cones.

The cones are there to help with the new traffic pattern and to slow vehicles down on Indian River Ave. We had intended to repave both Indian River Ave and Main Street in early August.

We had a few complaints about the Main Street and Indian River Ave bike trail routing and parking which delayed the project approximately 60 days or so.

We held a special Council meeting on 17 Aug and have resolved the concerns. We expect the milling, repaving, and permanent striping on both streets to occur in early October now. We anticipate the entire project which includes landscaping and pedestrian barriers for safe passage to be complete before Thanksgiving.

Please let me know if you need additional info. Have a great Wednesday!

*HP thanks you Scott for this update. We look forward to a resurfaced, smooth-as-glass Indian River Avenue.*

--The Pointers

## 'Tis The Season To Be Wary



**Be sure to close the swimming pool area umbrellas after use!**

## RECYCLABLES: THE LIST



Our new universal dumpsters make recycling even more fun. Here's a list of what you are invited to recycle:

1. Glass bottles: green, brown or clear.
2. Aluminum stuff.
3. Plastic bottles.
4. Margarine tubs. Butter tubs, even.
5. Magazines & catalogues.
6. Cereal boxes.
7. Copy & printer paper.
8. Junk mail. Useful mail, too.
9. Paper towel tubes.

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### \$\$\$ Weaseled Out of Florida City Gas

Condo management was able to obtain a utility audit by ICG, (info came through Leland Corporate) ,and Doreen pursued it to see if we could get any refund from Florida City Gas.

Victory is ours! The audit netted approximately **\$6,500.00** in refunds for the year look back period, (only allowed a 12 month lookback period), and saves us about 5% going forward in removing these extra charges from our bills.

We were also able to lock in a lower-than-average commodity rate on the gas we buy for the next two years as well.

Management reports our gas bills for HWH and pool can run from not very much to as high as beaucoup per year.

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### The Etiquette To Bike Racks

Please do not use the bike racks for long term storage. There is a relative shortage of bike-parking slots available.

If you do not ride your bike on a regular basis, please store it in your garage, rather than in the racks, so that regular riders will have a convenient place to stash their rides.

## DOG STORIES

As is well known, Harbor Pointe has a dog weight limit of 35 lbs per dog and two dogs per residence.

One gets lawyerly-minded whilst condo-living, so the same question, artfully rephrased, keeps coming back to the Association.

Here is a partial list of things you can't do, relative to the 35 lb dog and two animal limit:

- You can't combine your two limits into one 70 lb dog. (We're not making this up--a real question!).
- You can't allocate and combine dog weight and have, for example, twenty 3.5 lb dogs.
- The dog weight also applies to cats. You cannot have a 36 lb cat or ocelot.
- You may not use your 70 lbs of animal weight and apply it to other animals than dogs or cats. No 70 lb Vietnamese Pigs, or, for that matter, 35 lb Vietnamese Pigs.
- Animals other than non-feral variants of dog, cat, parakeet or canary need Board approval. And most likely you won't get any.

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### Pepper Trees Non Grata

HP's Mow Muscle subcontractor has successfully removed the vast crop of Brazilian pepper trees from behind the condos. These plants are mean and nasty and outlawed, and of course flourish more readily than the plants we want.

Kudos to HP resident Bill Klein for his diligent work on this project, and for getting Florida eco-authorities to work with us.

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### The Secret Gate

The Association has installed a new gate adjacent to Building 7 that gives gardeners small vehicle access to the space behind the three towers.

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### Pokemonsters

We have posted signs, and asked specific kid residents NOT To invite friends and acquaintances to trespass HP property in search for the elusive critters.

Alas, before such steps were taken, one Pokemon-seeker darted out in front of a car, missed being crushed by it, and worse yet, had is Pokemon machine, (they probably have a secret name of their own), subsequently impounded by his mother.

GET YOUR ART 

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## DRYER VENT CLEANING Your Way To Better Citizenship

Seventeen Harbor Pointe patriots have already joined the League of Clean Dryer Venters, and are having their dryer vents cleaned through the package deal made by the Association.

You will want to sign up as well. All you have to do is call Doreen, tell her you've heard the call, and are ready to join up.



*Vent Warrior with Armament.*



*Where Horrors Lurk:  
Infected dryer vents awaiting intervention.*



*Hazardous fire-prone dryer vent mung, as removed recently from an HP vent.*

## THE ROOF



The new roof work has been done, and, according to unbiased observers, the roof is adeptly keeping the rain out as we speak.

The job came in about \$15K under contract, and carries a full 15 years of warranty from GACO, the manu

facturer of the silicone top coat that seals the foam.

As most of us now know, foam roofs last a VERY long time so long as sun and birds don't touch the foam--a tricky deal in Florida. The seal coat is the secret to happy foam, and a happy foam roof experience.

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## BOARD POSITION OPENING UP

Board President Harry Holmgren says two persons are under consideration to replace current Board Member Sue Gilman, who is moving shortly to Florida's West Coast.

Harry said that because the remaining Board Members are transplants to Titusville, this time he's seeking a native Titusvillian, with lots of knowledge of the local scene, a professional background, and lots of well-placed local friends.

The ideal candidate would take over Sue's job as Board Secretary, and would be retired so he/she can work the odd, and sometimes long hours the Board requires, and be present at public meetings.

Several longterm HP and Titusville residents recommended **Jo Lynn Nelson**, a native to Titusville, with extensive family ties, and the many professional and personal relationships one creates over a life time.

She has volunteered to take on the work and challenges of the Secretarial position.

Professionally, Jo Lynn enjoyed a successful career in law, retiring just last year from the State Attorney's Office. The second woman to be hired for the State Attorney's Brevard Office, she ended up heading the Juvenile Division. She was also a member of the Florida Bar Grievance Committee, which investigates complaints against attorneys in our community, and served on the County's Legal Aide Board, the Juvenile Assessment Board, and the Country Acres Board.

**Dan De Voss**, a long-time past Harbor Pointe Board Member, is also interested in rejoining the Board. Several Board Members have already had the pleasure of serving with Dan on the Board, and know him well.

Dan is also a Titusville native, and is, of course, already familiar with Board procedure, but is a still very active airline pilot whose job keeps him traveling, so his availability for meetings is limited.

On September 15, the next scheduled Board Meeting, the Board membership will vote for the next Harbor Pointe Board Member. The appointment will be for the remainder of Sue Gilman's year in office, ending in March, 2017.