



The Harbor Pointer



Monthly Newsletter for Harbor Pointe Residents; Titusville, FL

Jan-Feb 2014

A Practice To Avoid:

Button Bashing



Elevators have buttons. What you're supposed to do is push one of them gently to tell the elevator where you want to go.

Alas, many of us learned in college dorms to push the wanted button 40 times or so for emphasis of intent, and in the event that other aspects of one's day had gone badly, to bash the button in question as a sign of contempt for one's lot in life.

Now that we've reached full adulthood, this bad practice is one of several acquired in the college years that are best avoided. Each failed elevator button costs the Condo Association \$315 to \$410, most of this representing the travel and labor cost to have a licensed elevator button-installer actually install the replacement button.

Because of the number of damaged buttons, the Association has decided to replace all the elevator buttons in Buildings 3 & 5, the dual epicenters of button-breaking here at HP, with new vandal-proof buttons, at an average cost of only \$36/button installed--when they do the whole shebang at once. Good left-over buttons from the exercise will be saved for eventual replacement use in the elevators of kinder-gentler Building 7.

Meantime, for those less gifted with machinery operation than the average person, here's a three-point reminder. In elevator-operating, please:

1. Push the one button you want.
2. Push it only once.
3. Make that push a gentle push.

Space X:

Saving Titusville A Launch At A Time

Space-X, the private satellite-launching contractor founded by illustrious entrepreneur Elon Musk, has launched twelve contracted satellites since its opening for contract business in 2008, of which seven from Cape Canaveral. The latest of these, a Thaicom communications satellite, left Canaveral January 6.

Space X's success and economical pricing has allowed scheduling thirteen launches for 2014, sixteen for 2015, and ten already scheduled for 2016 and beyond. Of these, most are scheduled to leave Cape Canaveral, with the rest scheduled out of Vandenberg Airforce Base in California.

The company's Dragon spacecraft became the first commercial spacecraft ever to visit NASA's International Space Station (ISS) in mid-2012. Its Falcon family of vehicles includes Falcon 9, which was successfully launched in the same flight to the ISS with the Dragon, and the Falcon Heavy, which can carry twice as much as NASA's former flagship craft, the Space Shuttle.

See photo on Page 4.

Current Board Fears Doom Unless New Recruits Sign On

Harry Holmgren, Board Member in charge of keeping the building alive, said it best:

"We're not attracting the interest the job used to because things have been running too well recently. Although it's true things are well in hand, capable people will be needed over the next year to keep things going."

To see how you can personally help solve this quandary, please turn to Page 4.

GARAGE SCREENS

Circulating air in the garages will keep your car and miscellaneous garage contents sweet and clean.

The screens, mentioned in earlier Harbor pointers, need regular cleaning. Floor to ceiling Louvered screen windows, found only in west side garages in buildings 3, 5 and 7, can be replaced at a cost of \$100 paid to Harbor pointe Condo Assoc.

The smaller 2x4 framed screens in the individual garages on the side walls between garages, can be changed out for \$25 each, there being either two or three filters per garage, depending on your garage and if there is one over the garage door or not. Total: \$50 to \$75 per garage.

Call or contact Association Office by phone or emailDoreen 321-383-7580 or dhorvath@lelandmanagement.com

GARAGE INSPECTIONS

Garage Inspections need to be made for safety and access issues. The garage firesprinklers should also be inspected periodically, (if not annually like all the rest of them), and garages should be checked for fire hazards of stored items.

All owners, and their tenants, should already be aware that garages are to be kept in such a manner...that a car should be able to be parked in them at all times. If you have a garage packed with stuff other than your car, please de-clutter it before the inspection.

The Association will also be checking for excessive electrical use, (at the expense of your neighbors), by freezers or electric cars in said garages. These can cause an unfair usage of community electricity.

MORE CHANNELS, LESS MONEY

This is a hot topic folks. You may want to attend the Board meeting.

A NEW Bright House channel line up will be proposed at the Jan 16th board meeting. For an additional \$1.25 / per unit/per month cost to the Association ,the channel line up would be increased from 66 basic/standard channels to 120 plus Digital channels, plus 40 music channels.

Under this change, owners would be able to cancel additional fees they now pay for this upgraded channel line-up, and save on that end by having the Association include it in their monthly dues.

For more details come to the Regular Board Meeting Jan 16th Thursday at 7PM

DID YOU LEAVE A KEY?

ALL OWNERS must have a key on file with the Association office – we can be penalized from the annual fire inspections for failing to access ALL units, and be charged extra for “re-inspections” .

We pay over \$6000 annually for State required fire inspections each year and these could get even more costly – should they start to penalize us and try to charge a re-inspection fee like they did this year.

GATHERING ACORNS

Good acorn at left, bad acorn at right, showing exposed nut, a harbinger of ruin.



Remember that thing about mighty oaks coming from tiny acorns? Well it apparently works in reverse as well.

The Association is pleased to provide replacement white plastic railing caps, nicknamed “acorns” for your porch railings. The sun is hard on them and so they tend to break apart and turn into dust after several years.

These acorn gadgets slip over the nuts that hold the railings to your balcony floor, and keep rain water from intruding on the bolts and rusting them, and from leaking into the concrete floor, subsequently rusting the steel re-bar within the concrete that holds the building together.

You can save Harbor Pointe from eventual collapse just by stopping by to see Rusty or Doreen at the Clubhouse. And your balcony railings will look spiffier.

NOISE ABATEMENT

Official Harbor Pointe Quiet Time is before 9AM and after 10 PM.

This is the time for volume to be turned down for music , TV, movies, parties, castinette-snapping, table-top dancing, etc., and also for speaking in our indoor voices, in our houses and in the corridors.

Your neighbors will thank you. And remember, you are those neighbors’ neighbors.

CAR WASH ETIQUETTE

As newcomers to Florida may not be aware, water here is EXPENSIVE, largely because our state, which is surrounded by the stuff, doesn't have a whole lot of it that's suitable for drinking.

Different taps at Harbor Point have different water rates, for reasons too uninteresting to relate here.

To keep water costs down....please do not wash your vehicles in front of the buildings with their costly water/sewer water rates...but use the more economical and handy car wash set up over in the south parking lot next to the pool area. Thanks!

BEST ELEVATOR OPERATORS

Further to the featured expose on Page One, among the three towers, buildings 3 and 5 break the buttons or push or pull them in at about an equal rate. However, the old buttons will be saved and used in the MUCH MORE GENTEEL Building 7, which, although the oldest of the three towers, has the fewest elevator button calamities.

Building 7 was the first building completed at Harbor Pointe, so some surmise it's the "old money" aspect of the building that leads to its greater gentility. Others ascribe it to a more vigilant citizenry from among its residents.

STORM WATER NOW CHEAPER

Note your storm water bills in January –ish should be discounted by 30% this year...thanks to one Owner/Director – Bill Dickinson... who asked management to look into this last year and request our allowed discount from the City. So your storm water bills should be closer to \$21 each.

MARK THIS DATE IN YOUR CALENDAR

The annual Meeting & Election will be held March 27, 2014.

If you run for a position on the board, please get your candidate entry form in to Doreen by the February 15th deadline.



The historic Emma Parrish Theater, now home to the Titusville Playhouse amateur theater group, was built in 1906, at which time admissions were 5 cents for children and 10 cents for adults.

WATERING THE PLANTS

As noted in the Car Wash article at left, water costs Harbor Pointe some serious money. Some years ago, a clever Board decided to use the water trapped by our artful, but useful retention pond to water the plants. The water was checked, and its mineral content was found suitable.

That changed recently. Plants and flowers around the periphery of the pond are dying or have died. The pond water was subsequently tested by the University of Florida to reveal it has become contaminated with soluble salts, and at a ratio higher than should be used to water plants (e.g. in excess of 2000 parts per million, or 0.2%).

As with all things of this sort theories abound as to cause and effect. Some of these:

Maybe the pond water is innocent, and something else happened. After all, the pond water is sprayed on all the plants through our watering system, and most are flourishing except by the pond.

The water wasn't chlorinated when we started with the pond system, and most recently a new pond was built in the park across the street by the city. This may have leached its poisonous content into our pond water. (This theory is under current test).

Runoff from the chemicals used to maintain the plants has accumulated in the pond, and is sufficiently strong to damage the adjacent plants.

The Board is examining all possibilities, with the support of local chemical and plant experts. Stay tuned.

Doom Feared (From Page One)

**I
WANT
YOU!**



To Run for Harbor Pointe Board

By Uncle Sam & Doreen Horvath

Your Homeowners Association needs YOU NOW! New board members are needed to fill the 5 positions coming up April 1, 2014. Help to keep the Condo Homeowner's Association moving onward and upward. Have you noticed and enjoyed the improvements over the last couple of years....in no small part....due to the hardwork and diligence of your Board of Directors working for you! From improvements you can see – landscape and building maintenance and upkeep to those you don't see so readily to better kept Accounting and Minutes Records, to Thousands of dollars in savings for renegotiated contracts, watching bills and contractors more closely, to challenging unfair invoicing....more aggressive collections policy in place to keep everyone carrying their fair share. ALL DONE WITH THE HELP and SUPPORT OF MANAGEMENT STAFF to make YOUR job easier!

This doesn't just happen, good leadership is needed to keep things on track and to maintain the progress and improvements to date. If you are interested, but may have questions as to what Board Leadership entails, please contact any one of the board members listed below, and/or come to the OPEN INTRO MEETING on Jan 13th, Monday to give you the highlights of becoming a Board Member and what it entails to be a Director.

And the present Board wants any new board members to know that they will be a resource of information to them at any time to help make the transition smoother. They are:

Bill vanEngelenburg 269-5913

Harry Holmgren 443-926-3123

Bill Dickinson 720-9175

Carol McDonald 268-3986

Dan DeVoss 210-710-3456



Above: The Space X launch of December 3, 1913. By all reports, the launch of January 6, 2014, looked similar. Photo by Denise Bohnsack.

FIXERS OF THINGS

NEED A PLUMBER, AC DUDE OR MAYBE
A GENERAL HANDIMAN?

These are vendors your neighbors at
HP have used or recommend.



A.C.-Heat Too Hot or Cold?

Britt's A.C. :321 267-6370

Comfort Services:
Dave 268-3784

**Space Coast Cooling
& Heat/** David 631-5755

Appliances Gimpy?

Applianceville : 267-9463

**Uncle Craig's Appliance
Repair:** 321 593-0111

Bugs Which Are Not Pets?

Econo-Kill: Vince
632-3563

Terry Nix Pest Control:
321 576-0694

Bryan Pest Services:
264-1919

Cleaning, Help With?

Clean Team: Michelle de
Voss 607 6787

Kim's Cleaning Service:
321-267-5489

Mr. Fastidious: Kevin
561-239-0162

Electrical Repair?

Bonafide Electric: Tanner
302-3333

D & E Pump/ 267-8287

Flooring Contractors?

4 Star Flooring: 634-5419

Garage Door Repair

Affordable Garage Door:
321-636-0054

Garage Door Clickers?

Go to **Lowe's or Home De-
pot.** Pick up a 315
MegaHertz opener for doors
made after 1993.

Handy Man?

**Dana--All Coast Wood
Restoration:** 383-1222

**M & B Paint & Drywall
Rob Marino:** 863-1364

Gary Bishop: 268- 8383

Locksmith?

A-1 Locksmith. Ken
269-5522

Plumbing?

Alligator Plumbing
269-9735

Orange Plumbing
268-1043

Shutter Repairs?

All Shutter Maintenance,
Jack Miner 795-5975
www.allshuttermaintenance.com

Disclaimer: Harbor Pointe Condo Association does not endorse or guarantee any of these vendors. We see, hear and know nothing about them. Results not our fault. List composed by Doreen Horvath.

Condo Association Safety Reps

Each of the four buildings has a Board-appointed volunteer rep from among the residents whose task it is to see that basic safety regulations are upheld in your building. You may consult them on such safety questions as the washer hose replacement campaign. The reps are:

Building 1: Harry Holmgren 443 926 3123
Building 3: Walt Covington 321 383-9742
Building 5: Harry Holmgren 443 926 3123
Building 7: Bill Dickinson 321 267 7399

Condo-Watching Service

The Board has announced an **official** Harbor Pointe Condo Watch for people who will be out-of-town for extended periods.

The price, of \$30 per month, includes a monthly check of your residence, and a round of toilet flushing and shower water running, and AC verification. Water will be shut off for you between unit checks.

Reserve through the Association office. See Doreen or Rusty for more info or to sign up.