



The Harbor Pointer

Better Living Through Cajolery



Bi-Monthly Newsletter for Harbor Pointe Residents; Titusville, FL

Jul-Aug 2015

The Gift That Keeps On Giving: Dryer Vent Cleaning!

As is well known, clothing is made of pressed lint. Dry clothing in a dryer, and FL-- Fugitive Lint--gets trapped in the dryer vent screen. In condos, the lint that doesn't get trapped in the dryer screen travels merrily along secret passageways built into the condo, eventually venting the dryer to the outside. At Harbor Pointe's towers, these vents expire their air onto the open front hallways, except for the tower end units, which vent to the end, where they are essentially unreachable, and Building Ones' units, which are, as always, odd.

You need to clean your vent RIGHT NOW to avoid a fire within. For inside tower and Building One units, this can be done with a kit you obtain at Lowe's or Home Depot, or via a professional dryer vent cleaning company. Outside tower units will need a professional cleaning as amateurs may dislodge the end cap, causing bird entry and other horrors. Call Doreen for advice.

Flaking, Peeling?

You No Longer Need Feel Alone!



The Condo Association office will be very interested in your news about what condo scientists term "**Balcony Psoriasis**" --patio decks with paint that flakes or peels by the handrails. Please email Doreen at dhorvath@lelandmanagement.com to have staff check our your deck and coordinate the repair of it.

Meantime, it is advisable to **NOT TILE** your balcony because of risk of water intrusion through the porous grout of the tile , and the resultant heartbreak.

VANDAL ATTACK!

Beginning Of The End?



Wall's White Spot Shows Punchout Location

Board President Harry Holmgren reports a vandal attacked the lobby in Building Five, punching a hole in the wall just above the elevator button.

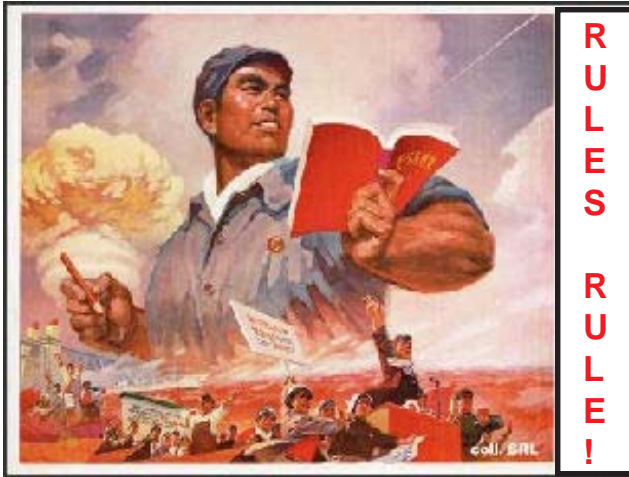
Damage was plastered-over by the Association's *Vandal Recovery Team* as soon as the *Forensic Team* was able to assess the scene.

The Forensic Team report indicates the perpetration to be an inside job, one committed by someone with a substantial fist, and possibly someone too impatient to await elevator trajectories in 12 story buildings.

President Holmgren suggests that in future, wall-punch perpetrators limit such handiwork to the interior walls of their own condo, and preferably under parental guidance.

New & Improved!

The Condo Association Rule Book



Just as you thought our rules couldn't get any better, out comes an updated, slightly revised copy of the **RESIDENT HANDBOOK** to be published soon.

The "**Resident**", as its fans call it, features **updated information** on the rules and guidelines for Condo living at Harbor Pointe, as well as the latest, updated and improved, **forms** to be used for anything from Clubhouse bookings, to parking decals to transfer of boat slips.

It's all there for your convenience, and written in a fun, breezy style.

In addition, a **New Quick Reference Guide** was recently distributed to all condo units, (hung on your doors). Yet, if you did not get that copy, you can go on our website: harborpointefl.com and print one up yourself.

This guide was the former front section of the Resident Handbook, which tended to change yearly, for such things as your Board Members contact information, management and staff contacts, as well as other pertinent and useful information such as utility (like FPL) contact numbers.

Enjoy!

Pool Etiquette Basics:

No Glass Near The Pool!



Don't Do This Terrible Thing!

Poolsides are made of tile and brick. A glass that is dropped from a table and hits the pavement will shatter, leaving glass shards to wound tiny feet, including yours.

As further complication, the shards embed handily between the bricks and tiles where they are hard to remove, this to the great annoyance of the HP Shard Removal Team, who tries, but sometimes fails, to pick up all the dregs.

Lockout Fee \$35!

Your Condo Association needs access to your unit to comply with fire codes, and also to access the place in a wind/fire/flood/etc. emergency while you're away in Ohio.

Florida Condo Law, which is long and complex, requires that the Condo Association have access, and, in the absence of a proper key, gives the Association the right to enter your apartment while using the services of a bona fide locksmith.

Such locksmiths charge our Condo Association \$35, a fee that will be passed on to you, the negligent home owner, in the event you don't give Doreen and her crew a copy of your key.

Thanks!

Smooth Sailing At Harbor Pointe!



Remember the good old days before the Crash of 2008? Remember how people were coming to Harbor Pointe in droves to buy condos? Remember the enthusiasm? It's back.

Twenty-nine condos were sold over the past year.

No rentals available at present--the place is all full-up. There's a waiting list of would be renters.

Rents are up! (Good for you landlord types).

The landscaping is gorgeous.

The salt invasion that had earlier invaded our retention pond has flown North, or wherever salt flies in season. (From Ed.'s recollection, salt lives mostly in Detroit in winter).

The birds are flying on a schedule.

The grass is all the same height.

Your lobby is clean.

The hot water is working.

Life is good.

Brevard County Fire Rescue Says Stop Already With The Barbecues!

Harbor Pointe Association got an official letter from the fire department. The language is in Policeman Legalese, but in layman-speak, Fire Rescue informs that it is illegal for condo dwellers **anywhere in Florida** to use or have solid fuel, propane or natural gas cooking devices, ("barbecues" to you and me), on the balcony.

This means **you can't even store 'em** on the balcony. Basically, you can't have one on premises.

Puzzlingly, you are, for some reason* allowed to keep up to two small canisters, (each of the size equivalent to 2.7 lbs of water), of propane in your condo **garage--** but **not in your apartment**, and especially not on your balcony.

** Doubtless through the lobbying of the Propane Sniffers' Alliance, a fringe group.*

NOTICE: PARKING DECALS AND PASSES

In our attempt to get *all vehicles* on the property identified, as per the Harbor Pointe Documents, with either a Resident-Decal or Guest-Pass, we apparently and inadvertently caused some confusion. Recently the board has authorized an ORANGE DECAL to help identify the vehicles parked in the visitor/guest lots.

To begin with we refer to the lots on both sides of the Pool/clubhouse as either **Visitor Parking Lot** or **Guest Parking Lot**, one in the same thing.

TO RECAP: these are the passes issued for the Visitor Lots

- (1) The (Gold) **DAY PASSES** are for the Residents to give out to their occasional visitors to be able to park in the Visitor Lots when they come to visit for the day or overnight. These are the free dash-board passes as seen before, but now the Residents can issue these as needed to their guests.
- (2) The (Blue) **EXTENDED-STAY PASSES** is what management will issue to your guests that visit with you and stay for a longer period of time; this will allow your guests to park in the Visitor lots as well. Please get these in advance of your guest's scheduled visit from the Condo Office (Mon – Fri, 8AM to 4:30PM) or from Lori in the afternoons (on Saturday/Sunday).
- (3) With the new **ORANGE** (Resident) **Visitor-Parking-Lot Decal**, we recognize that some Resident households have more than 2 drivers, with their own vehicles (children/grandchildren, etc.) living with them that are already parking on the premises in the Visitor Lots. You can obtain this **ORANGE DECAL** (cost is \$5) from the Association office in the clubhouse (M-F, 8 to 4:30), or turn in the needed info (outlined below) to Lori on the weekend and she will coordinate with the office to process your decal.

We need the Driver's License (of i.e. the child/driver), Vehicle Registration and the (\$5) fee to process an Orange Decal application.

**NEED A PLUMBER, A CLEANER,
A FIXER OF THINGS?**

**HERE ARE A FEW VENDORS YOUR NEIGHBORS
AT HP HAVE USED OR RECOMMEND**

A.C./Heat – Too Hot or Cold?

- Britt's A.C.*..... 267-6370
- Comfort Services*Dave..... 268-3784
- Elite Fla A/C.*Donn..... 917-5603

Appliances Gimpy?

- v *Applianceville:* 267-9463
- v *Uncle Craig's Appliance Repair:*593-0111

Boat Repairs?

Boaters Edge at Westland Marine on US 1
Repairs & Classes by Jeff 383-4173

Bugs Which Are Not Pets?

- *Econo-Kill:* Vince 632-3563
- *Terry Nix Pest Control:* 576-0694

Carpet Cleaning?

Atomic 264 2594

Cleaning, Help With?

- * *Kim's Cleaning Service:* 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
- * *Buffkin:* 452-2267

Garage Door Repair?

Affordable Garage Door: 636-0054

Handyman?

All Coast Wood Restoration:
Dana 383-1222

Locksmith?

v *A-1 Locksmith:* Ken 269-5522

Plumbing?

- Ø *Alligator Plumbing* 269-9735
- Ø *Orange Plumbing* 268-1043

(Window) Screen repair?

· *Jonathan Johnson:* 360-6752

Shutter Repairs?

- v *All Shutter Maintenance:*
Jack Minerd 507-6670
www.allshuttermaintenance.com

Above List by HP Management Office.

Disclaimer: Harbor Pointe Condo Association does not endorse or guarantee any of these vendors.

We see, hear and know nothing about them. Results are not our fault.

CONDO WATCHING SERVICE

There is an Official Harbor Pointe Condo Watch for people who will be out-of-town for extended periods.

The price, of \$30 permonth, 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.