



The Harbor Pointer

Better Living Through Cajolery



Newsletter for Harbor Pointe Residents; Titusville, FL

July-August, 2016

CLASSIC FLASHBACK

Things are going well, and so we're shy on news. Instead, we bring back some favorite past-published bits of advice, cajolery and admonition. We hope you will enjoy.

THE HOT NEW TOPIC: Dryer Vents

Here at Harbor Pointe people are finally talking about something polite society previously avoided--cruded-up dryer vents.

Now that people are able to admit to themselves that THEIR dryers can create crud from THEIR clothes, the rest of the package can fall into place.

Dryer vent crud can be removed in some cases by using a kit you obtain at Lowe's or Home Depot, or better yet for most of us, by a certified dryer vent crud remover. These specialists can be had individually, or, at a lower price, collectively, since collective action saves the specialists in labor and transit time.

SIGN UP NOW If you would like to have your dryer duct cleaned for the group-discounted price of \$95, please contact Doreen at the office. And of course, you may instead call the dryer vent service company you prefer on your own.

Either way, you can avoid the fire damage and ensuing water damage from your condo's automatic fire suppression system that could occur from an overheated dryer. **DO IT NOW!**

HURRICANE!

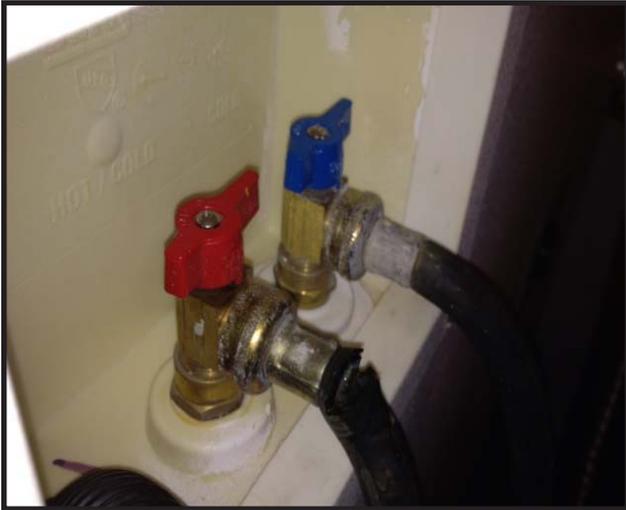
What to do if one hits Harbor Pointe: use this URL or look it up on our Harbor Pointe website:

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

FOLLOW-UPS TO PAST NEWS

1. **The Hole in the 2nd Floor Alcove Soffit of Building 7** is being fixed by a contractor recommended by the builder. It was ascertained that the hole was caused by the drip of condensate off of the pipes. Ventilation will be improved in the new-and-improved eave.
2. **The New Lobby Tile** has been laid in the towers. As of publication, new paint has already been applied to the lobbies of Buildings 3, 5 and 7. New decor is still pending.
3. As an offshoot of tile-laying, **Black Mold** was discovered on level G2 of Building 3. It is believed the drain to the balcony outside of G2 formed by the entrance roof had clogged, allowing the balcony to fill up with water, and for the water to slosh under the flashing, entering the wall behind. Serv Pro, the mold fixers, came immediately to remediate the mold; a local repair contractor will rebuild the wall.
4. **The Decorating Committee** is at work selecting furniture for the ground level of the tower lobbies. The furniture for level G2 will keep its long table, but add a new light diffusing blind. Artwork will change on both levels in all three lobbies, and may end up being unique to each building.
5. **The Van Engelenburg memorial flagpole** Dedication will take place July 4. It will be installed on the grass before the guard shack at the main entrance, and will have a light shining on the flag.
6. **Roof repair** has not yet started, but is booked, and will begin in June. It is expected to take 2 months.
7. **The Marina Committee** is looking at several initial projects for the near term, to include repair of the long-broken wind sock, protective-coating the dock's wood decking, and fixing the water shutoffs in the service stantions, most of which will not shut off.
6. **The Landscape Committee** is hard at work and enthused about upcoming improvements. First efforts will focus on cleaning the front fence line of dead and dying oleanders, and of clearing the shoreline of pepper trees. **Volunteers Needed!**
7. **The Harbor Point Cyclists' Club** has yet to get off the ground, although your rather sedentary editor, inspired by the possibility of joining, has bought a bicycle. Please contact Steve Bain by e-mail at sbain8587@gmail.com.

Fun Thing To Do Today: Change Out The Washer Hoses!



If you're like most of us, your house is already overfilled with stuff. You don't need any more of it, but you certainly want to preserve what you already have.

That's why you should give **NEW BRAIDED STAINLESSSTEEL WASHING MACHINE FILL HOSES** to yoursignificant other the next time a birthday or gift-requisitoholiday comes up. Use them to replace thecheap-and-sleazy, time-expired Builders' Grade rubberhoses with which your washer is now equipped.You should know that the water supply to your washingmachine is always on—unless you shut it off.When the water is connected, and should one of thetwo hoses fail, water spews forth—lots of it and reallyfast.

The rubber hose that came with your washer either has an expiration date printed on it—or says “replacein five years”. These hoses are not lifetime-safe!!!! Yours has expired. You should **RIGHT NOW** replacethose out-of-date rubber hoses with a set of **REALLY ATTRACTIVE** stainless-steel-braided washer waterfeed hoses can save your apartment, and those ofyour neighbors, from flooding. And not flooding yourneighbors' apartments will help you maintain thepopularity with them you already enjoy.

A mere twenty bucks or so buys a new set of stainlesslong-life safety washer hoses at **Lowe's** or **HomeDepot** or **Ace Hardware** or **Amazon.com**. (Amazonhas the biggest selection, including a variety of hoseswith the elbow flange that makes the hose lie flat,allowing the washer to stay close to the wall—advisablein some installations).

And replacing them is fun and easy. The hoses unscrew just like a garden hose.

ELEVATOR ETIQUETTE:

Riding the \$800,000 Chimney



Once you get past the very building structures, the tower elevators are the single most expensive thing we have at Harbor Pointe, worth \$800,000 apiece to replace.

Accordingly, we'd all appreciate it if people who are moving would take extra care in doing so.

A lock-out key system is provided. You can obtain a key through the Association Office that will allow you and only you to operate the elevator during your move. Obtaining the key alerts the office to your move date so plans can be made accordingly. These include the installation of a protective padding for the walls of the elevator, and a covering for the floor as well.

Accordingly, if you plan to move **ANYTHING BIG**--new furniture from the furniture store, for example--please call Doreen or Rusty and tell 'em when. They will make key and protective cover arrangements.

Household Hints for Men

Olive oil makes an effective hinge lube, but its use can attract ants.

Cats do not like dogfood. Dogs, however, really enjoy catfood.

FAVORITE RULES

Here are some favorites, reprinted from past issues:

Outside Parking: One Car Per Condo!

We have 210 apartments, and 255 spaces. Even the least mathematically gifted among us should understand the need for the **One Condo, One Outside Space** rule. Please park your second car in your garage, and your third, fourth and fifth one, (Hey, this is America!) off property somewhere. Thanks.



Water Features: Let's Avoid Having Any.

Recent *Harbor Pointer* pages have regaled us with flood news. Here are the past, documented causes, and what you should do to avoid them:

A) Turn off your apartment's water before leaving on an extended trip. There are two lever-actuated valves by the washing machine. (Building One has three lever-actuated valves; the third one, for recirculation water, is under the master bathroom lefthand sink).

B) Replace your outdated rubber washer hose RIGHT NOW. The steel braided kind can be had at Ace Hardware, Lowe's or Home Depot, and they're easy--very easy--to install. If you're not up to it, contact the office for hose help.

C) Your refrigerator Water Filter is another time bomb. These filters can crack if they're too old, and leak. They leak slowly, but given enough time can fill up your condo as efficiently as a bad washer hose. Filters are available from Sears, Home Depot and Lowe's, and replacement is meant to be consumer friendly. If problem, however, contact the office for more info.

POOLISHNESS



As may be a surprise to some, the **Harbor Pointe pool has rules**. These were established back when the Condo Association took its first breath.

The rules center around the idea that users should leave the area clean and undamaged, and practice safe poolery while on-site.

Despite the clarity and common-sense-seeming nature of the rules, keen-eyed observers have noted several alarming breeches of them, including:

Bringing Glass Poolside. A broken bottle or tumbler is hard to clean up from our paving stones, and can severely injure little feet. Even a sliver of broken glass can damage the pumping system, should it make its way from the pool to the pump.

Leaving a Mess. HP does not offer 4 hotel levels of staffing. Essentially, pool users are the pool staff the founders of the Association had in mind.

Pool Hoggery: There's only so much pool space. Please use judgment about how many people you bring poolside. We have so far avoided complex rules and approval systems that other condos have had to put in place by counting upon the reasonableness of our superior quality of resident.

Pool Pets: The right number of non-Seeing-Eye, or non-ADA-compliant companion pets in the pool compound is: none, zip and nada. Even one is WAY too many.

LOCAL HERO SAVES SMALL GIRL

We are delighted to report that HP resident **Scott Tischler** (7-603) was swimming in the Clubhouse pool at the right time on an early June day.

A three year old girl, while splashing in the pool, foundered.

Happily Scott, who was swimming in the pool himself, took notice, took action, and rescued her as she was going down for the third time.

The girl is fine.

Mr. Tischler, who moved here three years ago from Union City, NY, makes a habit of swimming in the pool every day. Born one of ten children, he reports he is the uncle of "too many kids to count".

Off-Hour Rooftop Access

One of the popular wear out items in a condo on a salty river is air conditioning, and the part that wears out fastest is the condenser thingy on the roof.

This means that for your air conditioning guy to fix your air conditioner, he may need to access the roof. This will probably be the case unless you live in the towers in Levels 5 or below, in which case, your AC stuff is on the ground behind the building. The rest of us will probably have to make arrangements to get roof access.

Accordingly, if you can, please arrange to have your air conditioner break on a weekday, between 8 am and 4 pm. If you manage this, then staff can help you. Call Doreen or Rusty about the premises:

STAFF:

Doreen: 383-7580, or Rusty: 269-2433.

After hours, the Monitor for your building can help you. So can Lori, the lady who protects us from malignant parking.

BUILDING EMERGENCY CONTACTS:

BLDG 1: Tom Creecy 607-6045 or 262 880 5061

BLDG 3: Walt Covington: 321 383 9742 or 482-9688

BLDG 5: Harry Holmgren 443 926 3123

BLDG 7: Sue Gilman 407 421 4939

Note, however that Building Monitors are persons with private lives who tend to be out boating or hiking or lunching on weekends when you need them most.



Above: Work began on fixing Building 7's mysterious dissolving soffit on May 18. The theory is that condensation from the pipes within collected on the covering, which is basically wall-board, and, over the course of 10 years, dissolved same. The new job will be better vented.

COMING YOUR WAY SOON:

LOBBY FURNITURE

Lobby changes to the three towers have you hankering for the old days? Miss the old decor already?

Well, good news! You can buy it!

Harbor Pointe Association will be holding a Silent Auction Sale soon. Included will be furniture from the tower lower lobbies, along with most of the wall-mounted items from both levels G1 and G2.

Watch the bulletin boards, and our own HPTV Channel 732, and e-mails for details of the sale to come.

Harbor Pointe At the Pinnacle Says Expert

A prominent Brevard County real estate executive told HP Board President Harry Holmgren that Harbor Pointe is both the most deluxe and best maintained condo complex in the County.

Harry happily reported this news to everyone he could find, including your reporter.