



# The Harbor Pointer



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

May-Jun 2015



## Your 2015 Board :Preparing for Greatness

Our new 2015 Board was elected without any of that pesky electioneering, as there were a total of five candidates, exactly one for each position.

The 2015 line-up:

- Bill Van Engelenburg, President
- Harry Holmgren, Facilities
- Bill Dickinson, Treasurer
- Sue Gilman, Secretary
- Mike DeVoss, Board Member

Harry H., Bill D. and Mike DeV have all returned to the scene. Sue is new to the Board this year (Welcome), while Bill Van E. returned to harness after a year's hiatus. *(But please turn to Page 2. Ed.)*

Thanks, guys, for overseeing the business of our collective home. We all promise to be gentle--this time.

### COMING OUR WAY: ASPHALT!

The parking lot is being re-asphalted this summer. You will doubtless be asked to move your car once or twice--a small price to pay for the clean fresh smell of new asphalt.

*Asphalt fun fact: The Arabic word for Asphalt is "Zift". It is also used widely as a pejorative. It implies something that is very dirty or crummy. Use it in a sentence--just say (Your enemy's name +) Zift!*

## OPEN LETTER FROM BOARD PRESIDENT BILL VAN ENGELENBURG:

Dear Fellow Board Members, and the Homeowners of Harbor Pointe,

For those of you that didn't already know, I was recently diagnosed with acute Leukemia, a total surprise and shock to say the least. I wanted to share with you that...

I have enjoyed serving on the Board as President for 2 years gone by, and again this year. So I am disappointed that I will not be able to fulfill the duties of Board President once again, to serve with the dedication and commitment that all of the Homeowners deserve. And I *will* truly miss working with the dedicated Board Members and hardworking management team we have in place.

However, YOUR Association is in great shape; with collections brought current, consistently-funded reserves, and well-maintained facilities that are kept in excellent repair. Your Management staff is well trained, experienced, and work as a team to serve the Homeowners of Harbor Pointe.

And your dedicated Board Members give many hours of their time and much effort to make sure your investment at Harbor Pointe is physically attractive and well maintained, as well as financially strong, supporting a quality of life in a friendly and safe community unsurpassed in Titusville.

So, if you will, please give the Board YOUR positive and constructive criticism, while remembering to *occasionally thank them* for all their hard work and long hours put in for YOUR Harbor Pointe Condo community. I am sure the Board of Directors will appoint a new dedicated team member to replace me. I thank the Board Members for the opportunity to have worked with each one of them now, and in the past. They are truly a great team of good people helping to make and keep Harbor Pointe a great place to live.

Thus, go forward and make each day better than the day before; and let us consider yesterday to be like a cancelled check, tomorrow a promissory note, today as legal tender to be spent wisely and graciously. Each of you can help to make Harbor Pointe successful and prosperous, as well as a beautiful and neighborly place to live, by your positive contributions and support of the board.

So, please remember to give your support to the Board of Directors in a positive and productive way, encouraging one another, living in peace and prosperity, helping to make Harbor Pointe one of the best places to live in Titusville.

Most sincerely, your Board President and Neighbor,

William Van Engelenburg

Board President 2014-2015

## **The Latest Homeowner Plagues:**

### **SHOWER LEAKS & DECK FLAKING**

Although, by all accounts Harbor Pointe's facilities are better constructed than most condos, there are still a few things that could have been done better.

One of these, apparently, is the way the tile is laid in the showers--over the wall board instead of over marine plywood, for example. This means that water that can leak through the grout in your shower can permeate the wallboard, and dissolve it, which can invite mold, rust the steel uprights in the walls, and make the tiles fall off.



*Happily, so far, no Harbor Pointe unit has shown shower stall damage this extensive.*

One resident has already incurred tile loss and extensive mold damage, and will have to have his shower professionally rebuilt.

The secret to enjoyment of a long shower life is to maintain the grout religiously.

In the meantime, if you see signs of damp near your showers, and or notice any gag-inspiring mold smells in the bathrooms, investigate now.

If you need help with your investigation, contact Harry Holmgren through Doreen's office for advice.

A second issue is flaking of paint on the edge of condo balconies. It's a curse that, once started, can spread.



*Flaking balcony paint: the curse of modern life.*

The Board isn't sure what causes this phenomenon, and so some Members have invoked the morality connection: mis-behavior by some of us, such as incorrect use of the garbage chutes or disrespect for speed bumps, may have brought on a general smiting of our buildings by the paint flake force, something that can affect us all.

**Whatever the cause, if this is happening to your balcony edge, please contact Doreen immediately, who will unleash the Balcony Paint Fixing Squad.**

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## **YOUR AC PAN NEEDS CHECKING**

The air conditioning systems all drain condensate into a pan. From the pan, the drip water is **SUPPOSED** to run down a tube and out the drain. It may not be doing so, and so may soon slop over and ruin stuff. Check your drip pan for draining, and put a capful of Chlorox down the drain tube every six months.

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## **CHANNEL 732**

Be sure to check out Channel 732 for Association information and other exciting news.

The contest announced last month was won by a contestant who resides in Building 7, but has declined to have his name revealed for fear he might have to share the \$50 prize with thirsty well-wishers.

## Harbor Pointer Swims to Spider Island



**Ann Drenk, victorious.**

Dean and Ann Drenk have lived at Harbor Pointe for two seasons, and recently bought the condo they had been renting.

Meantime, unbeknownst to many, Ann, who enjoys a reputation among early-rising Harbor Pointers as swimming pool ace, had a dream--to swim from Harbor Pointe's marina to Spider Island, the small mid-river landmass you can see out your balcony, should you care to look.

She accomplished this task, swimming the 0.85 mile distance in barely 30 minutes while accompanied in a boat by official record events monitor and HP Board Member Harry Holmgren.

Spider Island was constructed by the Army Corps of Engineers in 1943, it is believed. Since that time, there is no official record of anyone swimming there from what is now Harbor Pointe.

The **Harbor Pointer** Editorial Board believes Ann Drenk may have set the record as the first human EVER to swim from Harbor Pointe to Spider Island.

We are therefore recommending to the Intra-Coastal Spoil Island Authority that Spider Island be renamed the more tourism-inspiring "Ann Atoll."

## NEW ROVER

Please welcome our new Rover, **Lori Atwood.**



Lori brings us 15 years experience as a Correctional Officer, so has the security background to keep a good eye on things here,

She also has a variety of work experience in customer service jobs., including as banquet captain, health food store, and store clerk.

She loves to work with people and has a history of being able to do so with tact, sensitivity and professionalism, and even throws out a joke now and then. Please give her a hearty HELLO when you see her.

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## NO COFFEE FOR YOU!

The Harbor Pointe Activities Committee "Coffees," recently upgraded to Breakfasts, held its last Breakfast of the season May 16. The event will resume again in September, taking a break for the entire summer.

This Breakfast, the one you missed, was sumptuous, yet scrumptious, and was complimented by a talk by Vice-Mayor Walt Johnson, a man with a long history of contribution to Titusville, including our City Council, Chamber of Commerce, the Space Coast Economic Commission, the Brevard Nature Alliance, the Birding Festival, and the Parrish Medical Center.

Mr. Johnson's talk included nowts on a future with Titusville at the center of the state-wide bike path system initiative, *Rails to Trails*, and a new mall that when completed (eventually--have faith) will obviate the need for us to leave town to buy stuff.

## Mold vs You

Mold, a living organism, wants basically what you have now--control of your condo.

Mold thrives in. . . (WAIT! WAIT! You'll never guess. See if this sounds like something you might encounter hereabouts): . . .hot, damp air.

Mold can grow very, very rapidly, at least after it gets started, because its family size multiplies geometrically.



**A MOLD FAMILY, At Home**

### TO PREVENT MOLD FROM GETTING STARTED IN YOUR CONDO:

Best to keep the doors and windows shut--at least for extended periods. Leave hot, damp summer Florida outside, where it belongs.

Watch for water accumulation in your walls--leaking pipes or damaged shower tiles are Mr. Mold's best friends. (See shower tile story on Page 2).

If you see damp collecting on the inside of your walls or windows--chances are your interior air is too damp, and ready to start feeding mold. Fix the cause immediately!

Keep your AC running to maintain humidity **BELOW 50%**. NEVER LEAVE YOUR CONDO FOR AN EXTENDED PERIOD WITH AIR CONDITIONING OFF.

Invest ten bucks or so in a humidity gauge.

NOTE: The Mimimum AC temperature setting required for your machinery to keep your apartment dry enough to fight mold: 78 degrees. The Condo Association documents call for this setting or a lower temperature.

### TO STOP MOLD ONCE IT GETS STARTED

Clean up the mold promptly and fix the underlying problem--whether it's a water leak or simply damp air in your apartment--and do this within 24-48 hours to prevent rapid mold growth.

Scrub mold off hard surfaces with detergent and water. Dry surfaces thoroughly.

Mold is not fond of chlorine-based cleaners, (such as Clorox) so spray away! (**WARNING: HOWEVER NEVER MIX CLOROX AND VINEGAR--MAKES POISON GAS! Will kill you and mold both**).

### HIDDEN MOLD

Mold likes to hide. It may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and padding.

### Mold, Enlarged



Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

# TREADMILLS: Watch Out!

*Your editor, always suspicious of gratuitous exercise, is pleased to pass on this warning from Board Member and exercise buff Bill Dickerson:*

## TREADMILL SAFETY DO'S AND DON'TS

The first thing to do before using your new treadmill or starting any exercise program is to visit your personal physician and get a complete physical. The next step is to read the owner's manual that came with your treadmill from cover to cover. Most treadmill owner's manuals contain product safety information that is specific to your model as well as electrical outlet specifications, power requirements, safe installation practices and general care instructions as well as how to operate your new treadmill.

Most residential treadmills come equipped with a safety lanyard. They may call it a safety tether, safety key, safety magnet, safety cord or some similar term. Most safety cords have a magnet that affixes to the console or a safety key that gets inserted into the treadmill (that enables the walking belt movement) on one end, a cord in the middle and a clip on the other end that the treadmill user should attach to their clothing. If the user falls or can't keep up with the speed of the treadmill, the safety cord is designed to shut off the treadmill and help to avoid or at least to minimize injury. Always use the safety key assembly and when the treadmill is not being used, remove the safety lanyard and store it out of the reach of children, because the running belt will not move without the safety key or safety magnet in place.

Keep the area behind your treadmill clear of any obstruction for an area of at least four feet and there should not be a wall within four feet of the back of the unit. The reason for this is that should the user lose control of the treadmill or lose one's balance, it is a strong possibility that he or she will be thrown off the back by the force of the moving running belt. Having a clear open space behind the treadmill provides an opportunity to regain one's footing while avoiding any possible impact with foreign objects or walls.

Unless otherwise directed by your owner's manual, never use a power surge protector strip for a treadmill. They can trip off in response to a heavy footstep and cause the treadmill to shut off suddenly and unexpectedly, resulting in the user propelling themselves forward and crashing into the treadmill's display console. If it is necessary to use an extension cord for a residential treadmill, be sure that it is a **TREADCORD**, an extension cord specifically for treadmills.

Never walk backwards or sideways on a treadmill. These exercise machines are designed for walking or running in a forward direction only. Any other use is dangerous.

Do not stand on the walking belt when starting the treadmill. This puts a strain on the treadmill's drive motor and the motor controller, and can shorten their life expectancies. It is a better procedure to straddle the running belt with your feet on the foot rails, start the belt moving at a very low speed, then step onto the running belt while holding onto the handrails.

Understand your own limitations: Don't try to run on your treadmill at speeds that you can barely handle. Such behavior is likely to cause a person to lose their footing on the moving running belt.



**Above: Always face forward.**

Never allow children to use a treadmill unless they are under the supervision of a responsible adult. Treadmills are powerful motorized machines that can help keep us healthy by providing cardiovascular workouts, but they must be treated with respect and used properly.

Many of today's treadmills contain sophisticated electronics and motor control circuitry. Treat your treadmill like you would treat your computer. If you do not intend to use it for an extended period of time or if lightening is predicted, unplug the treadmill from the outlet.

Treadmill safety requires that you keep it operating properly. If it isn't functioning as designed or if you are getting error codes, have your treadmill repaired by a qualified technician. Also, besides the routine maintenance that a homeowner can do, as outlined in the owner's manual, on average a residential treadmill should receive professional preventive maintenance about every two years or so and more often if it is heavily used.

**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](http://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.