



# The Harbor Pointer



Monthly Newsletter for Harbor Pointe Residents; Titusville, FL

Nov-Dec 2013

## CONDO DUES LOWER YET!!!!



2012



2013



2014

In a move designed to challenge all expectations, monthly condo association dues are being reduced AGAIN for 2014, the second reduction in two years.

Beginning January, 2014, dues will be a mere \$ 441.00 per month.

Lower Rates: Your hard-working Board's way of saying "Merry Christmas"!

## Happy Thanksgiving!



### HP Residents Honored by Bill Van Engelenburg

Bryan and Donna Scott, of Building 7, were awarded the **Titusville Area Chamber of Commerce Business of the Year** award--selected out of four finalists in the large business category. The Scotts' business, Barn Light Electric Company, is both a retailer and manufacturer.

**Please turn to page 3.**



## 2013 Christmas Schedule:

**December 25**

The Board officially opened Christmas to all Harbor Pointers who wish to participate.

Suggested color themes this year: Red and Green.

Decorating suggestions: place a pine tree in your living room, and cover it with brightly colored knicknacks and lights.

**Please Turn to Christmas, Page 2**

## The Harbor Pointer

Hi Again,  
This is our fourth edition, proof that God works in mysterious ways.

For non-computerists, **The Harbor Pointer** will be made available in costly paper-and-ink, but frugality dictates limited quantities. Check with Doreen Horvath, our site manager, at her office at the H.P. Club House.

Thanks and regards,  
Tom Creecy,  
Editor-In-Chief;  
[tom@factorycat.com](mailto:tom@factorycat.com)

# Christmas!



## Activities Committee Christmas Dinner

The Harbor Pointe Activities Committee will hold its annual Christmas Dinner at Chop's Restaurant this year, forgoing its previous formula of Clubhouse venue with catered food.

The Harbor Pointe party will have its own section of the restaurant, an indoor/outdoor annex to the restaurant with its own bar. Tickets will be sold in advance. Watch for announcements in the building lobbies and your email inbox.

Details are not settled as yet, but an evening date will be chosen between December 11 and 18th. The Chop's locale will allow participants to walk or drive home, at their choice, and supports both a downtown business, and one of the better restaurants in our good-restaurant-shy town.

## Titusville Christmas Parade

The Titusville Christmas Parade, a big annual do for our town, begins at 6:00 pm at *Titusville High School* and proceeds north on US HWY 1 to Broad Street in Downtown Titusville.

Laden with floats and marchers, it is not to be missed. Best viewing is, of course, from the sidewalks lining our Christmas-decorated downtown, just a five minute walk from chez-vous.



**HISTORICAL NOTE:** *The 19th Century's Old Testament Santa, depicted above, accurately distinguished naughtiness from niceness, and, after due warning, gave coal to miscreant boys. The current New Testament Santa, although presumably just as discerning, forgives sins, so coal gifts are now frowned upon.*



**IXNAY!**



***Bryan and Donna Scott Receive Business of the Year Award from Chamber of Commerce.***

### **BARN LIGHT (Continued from Page 1)**

Like many small businesses, Barn Light Electric began as a part-time hobby. With a passion for antique light fixtures, Bryan Scott would search even poke into abandoned buildings looking for vintage lights to restore. He enjoyed restoring American-made barn lighting because of the high-quality craftsmanship that went into manufacturing these vintage fixtures. Vintage barn lighting faded away when less expensive manufacturing techniques came into fashion.

Bryan decided to make his own line of barn lighting using the original high quality, commercial grade materials. Early in 2008, Bryan, and wife Donna, left their professional careers to manage the business full time. In 2010, the couple built a second, larger retail facility and warehouse,.

And in 2012, launched their own porcelain enamel manufacturing facility – a process that hasn't been seen in this country for more than 50 years.

Check them out at

**[www.barnlightelectric.com](http://www.barnlightelectric.com)**.

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### **Christmas On the Green**

La Cita Country Club is holding its **free** Musical Christmas Concert on the greens, Sunday December 8 at 1:30 PM at La Cita Country Club.

The event features the Community Band of Brevard, the First Grade Honors Chorus of North Brevard Schools, the Park Avenue Christian Academy's Voices of Victory, the Astronaut High School Chamber Choir, and the Titusville High School Madrigals.

Santa will arrive Country Club fashion--by helicopter.

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### **Two Rockets Launched Before Your Very Balcony**

There will be a rocket launch on November 18 between approx 1:28 & 3:28 pm on November 18. An Atlas 5 will launch a mission to Mars to study its atmosphere and volatile evolution.

On November 22, Space X will launch the SES 8 Communications Satellite into orbit, launching between 5:36 & 6:41 PM.

I  
WANT  
YOU!



## To Run for the Harbor Pointe Board

By Doreen Horvath

You're committed to bettering our community, so why not put that passion to work and run for a spot on the Association Board?

The Association will soon be holding elections for Board members, and we're looking for dedicated homeowners like you to help us shape and implement our governing rules, oversee Association finances, make important decisions that affect the entire community and much more. If you're interested in running for the Board, please speak with a Board member to find out more information, including responsibilities of the open positions and how to get your name on the ballot.

Volunteering on the Board can be an enriching experience and can help you make lasting, positive changes to the community. So start campaigning today for a chance to earn a seat on the association board.

Do you have what it takes to be a good board member? Chances are you do.

If you have a mix of some of the following traits and skills, consider running for a seat on the Board. We'd love to have you.

**R-e-s-p-e-c-t.** If you can give others respect and expect it in return, you can help keep Board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.

**Good Listening.** People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.

**Thick Skin.** Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?

**Shrunk Ego.** If you can give others credit, the board will operate better as a team.



**Agenda-Free.** Members who come to the Board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?

**Skill.** An association is a business. So having board members with accounting, organizational behavior and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.

The ideal board comprises a mix of management styles, professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the Board. Some people don't think about running for a seat unless asked.

Interested persons can obtain a copy of the ***Intent To Run letter*** from the Association office. Please contact Doreen.



*Harbor Pointe, 1938, can be seen at far right of photo.*

## Low Suds

A funny thing is happening to people on the lower floors of the towers. Their toilets bubble up sometimes, occasionally causing dread BSS--Bowl Slopover Syndrome.

Drain scientists were brought in. They revealed that the root cause of the phenomenon is excess bubbles from washing machine wash water. Some people in the upper floors, naming no names, are using TOO MUCH AND TOO FOAMY a detergent. This builds a wondrous air cushion at the bottom of the plumbing. Falling water hits the bubbles and bounces back hard enough to affect some toilets in the the lower stories.

Please help your lower-floor neighbors out by using **low foam washing machine detergent**, and by using it incarefully measured amounts. The new 2X detergent is just that, twice as effective, and so should be used scrupulously in consort with the teentsy little measuring cup that comes with the stuff.

## Garage Filters: Corrected We Stand

After reading the last issue of Harbor Pointer, some residents were left with the impression that ALL garages had the filters that were changed by management recently. The reason for this wrong impression may be that that is what the article actually said.

It should have read: SOME garages have filters. It turns out that only those garages which are on the east wall in Buildings 3, 5 and 7, and which also contain a gigantic air moving fan (GAMF) get filters on their screen panels above the doors. The GAMF's serve to expel exhaust fumes from the garage area.

Normal people without GAMF's just have screens. The purpose of the filters is to filter out incoming debris, as the fans pull air in from the rest of the garage. The filters stop the debris from pock-marking the stuff inside.

Residents whose garages are without air fans do not need to worry about pocking, and so are filter-free. They received nice new vent-opening screens, compliments of the Association. They do not need filters, nor should they even want them. Their lives are quite complete without, Management says.

## Your Key's The Key

The local fire code requires regular inspection of our fire systems. This in turn requires inspection of each and every apartment in the complex, and this on an annual basis.

Alas, we never have enough keys to get into all apartments. And among those apartments for which Management has keys, some have lockable screen doors that are locked (no key!), or alarms that are set (no code!) or dogs that are slobber-toothed, growling, and free to roam.

Bottom line is that this year, Management did not have access to 37 units--nearly 20% of the total.

These annual inspections cost the HP Association just over \$6,000--it works out to \$30 per apartment. So far, we've gotten by, but if the fire marshal decides he does not have enough reassurance that everything is copacetic, we could be required to pay for re-inspections of the "missed" units.

Note that owners' stuff is protected by the vigilant eye of Wayne or Rusty, one of whom accompanies the fire inspector into each apartment.

For most people fire safety is hard to argue with. For the rest, please note that failure of an individual owner to cooperate could result in a big liability to the owner in the event that a fire originated in his condo, and the inspectors were unable to make sure of compliance in an earlier inspection.

**Accordingly, PLEASE make sure the Association has a working door key from you, (ask Doreen if you're not sure she has one), and, on inspection day, please crate your dog, or send him on vacation, unlock your storm door, and turn off your alarm.**

## Lobby Watching



Bored? You can now watch what's going on in your own building's lobby by tuning to channel 732 if you have the deluxe Brighthouse cable box with the DVR, (program recording), facility.

People with the standard cable boxes can tune to 98.1, although you will need to pre-program the channel line-up to get to the decimal increment, and might need help from a teenager.

## The Facilities Sub-Committee

As is understandable, complete agreement on condo facilities use is certain--to never, ever happen. On this topic, predictably, the right wing thinks there are too many uninvited "guests", and too many kids screaming and splashing in the pool, while the left thinks there are already too many restrictions.

The Board's new Facilities Sub-Committee, (FSC) chaired by Boardmember John Ponsen, is studying the matter, and will review existing rules. The FSC just had its first meeting November 11, and will make its recommendation to the Board in about six weeks, and after about as many meetings.

Meantime, there are rumors. Negative visions spread by either side, respectively, of unwashed Communist Youth in the pool, or of pistol-packing apocalyptic revival meetings in the Club House, are universally unpopular, and not cause for concern by anyone, while reception to a more up-beat rumor, the one about the cheer leaders and the hot tub, encountered a clear split along gender lines.

For a reality check, consult with Doreen for a Sub-Committee progress report. You can also make your pet peeves and advice known to her for FSC consideration: [dhovath@lelandmanagement.com](mailto:dhovath@lelandmanagement.com) or 383 7580.



## **PRAISE THE BOARD & Pass The Ammunition**

I just wanted to let you know that I received the budget letter and correspondence from the Board of Directors, and I thought it was a magnificent job! . . . I am so appreciative of the Board and Staff for their outstanding efforts on behalf of Harbor Pointe! **Also, love Tom Creecy's Harbor Pointer newsletter!**

A giant THANK YOU to all! My Harbor Pointe home/condo is my treasure at the end of the rainbow! I appreciate all who have worked so hard to keep things so nice.

**--Denise Bohnsack**

Bill Van Engelenburg and the Board have accomplished so much. We at Harbor Pointe are blessed to have so many residents that are willing to share their knowledge and expertise for the good of our community. The Chandlers thank all of you.

**--Joan & Scott Chandler**

## **PUBLIC SERVICE MESSAGE**

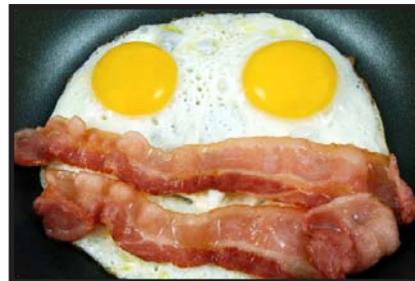


**Please slow down when driving through Harbor Pointe's parking lot!**

Photo courtesy Denise Bohnsack.

## **Saturday Breakfasts**

One of the joys of condo living in Florida is the openness of people--most of whom are, just like you, also from somewhere else and rootless--to new friendships. The Saturday Breakfast, an institution of some years running at Harbor Pointe, is intended as a mechanism where residents may meet and chat with residents.



Sponsored by the **Harbor Pointe Activities Committee**, the Saturday Breakfasts are held monthly, on the third Saturday of the month.

Notices of impending Breakfasts are posted in the Clubhouse and in building lobbies. Breakfasts are usually accompanied by a lecture --where attendance is ENTIRELY OPTIONAL--by an area expert on some facet of Brevard County living.

Lectures thus far have been on well-chosen topics, and well-received. And everyone says the food is great.

Check with the Association Office for dates.

# 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

## Neighbors, Bad?

**Guido's Rough-Em-Up**  
555-1212

## Plumbing, Leaks In?

**Sawyer Plumbing**  
632-7707.

**Orange Plumbing**  
268-1043

## Shutter Repairs?

**All Shutter Maintenance,**  
Jack Miner 795-5975  
[www.allshuttermaintenance.com](http://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.