



The Harbor Pointer



Monthly Newsletter for Harbor Pointe Residents; Titusville, FL

Sept-Oct 2013

OUR NEW SURVEILLANCE CAMERAS

The city of London installed nearly a half a million surveillance cameras in 1998, presumably inducing London's criminal class to move to the suburbs.

Here at Harbor Pointe, we are attempting the same thing. Our CCTV, (Closed Circuit TV), system now boasts, with the recent additions made to it, 20 cameras that keep an eye on our coast line, parking lots and lobbies.

Expected to both enhance security and economy of personnel efforts, recent camera system enhancements were installed this summer, including:

Building 1: Cameras to monitor the Marina.

Building 3: Upgraded cover of the North Gate. An additional camera covering the Grassy Knoll behind the building.

Building 5: Two cameras, focused on the Grassy Knoll and the Marina.

Building 7: Two cameras in back on the Grassy Knoll.

Club House: A state-of-the-art monitoring station has been added, located in the Board Of fice.

All camera outputs are recorded for forensic use. Manager Doreen Horvath notes that "this new system allows both Rusty and Jon to be watching everywhere while they do a myriad of other tasks at the same time. It's a wonderful improvement for safety and surveillance of the whole complex, as well as a great tool to free up the staff to multi-task from a central location."

Two workshops will be held to clue-in residents to the wonderful new possibilities the system affords. Among them that Perps now can be identified by their individual features. Before this, all perps would resemble each other, which lack of detail would deter proper prosecution.



Big Brother Is Watching THEM.

The AMG Company received the contract award for the system update, which amounted to about \$10,500.

The cost of the system would be recovered, and then some, by foiling a single evil move by "Copper Perps", the latest plague to hit condo associations. Board President Van Engelenburg notes that we have about \$500,000 in air conditioning equipment at Harbor Pointe and that perps often mistakenly think our equipment contains copper.

The Harbor Pointer

Hi Again,

We made it to a third edition! Nothing much bad has happened to report to you this time, so Edition 3 is filled with advice instead.

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

GAS GRILLES FORBIDDEN

So Are Charcoal Ones

A major watchword among Condo builders and managers everywhere is that premature death of residents by fire or explosion is to be avoided. Out of respect for it, all our condo units have electric stove, electric heating & cooling, and no gas appliances.

Likewise, from the beginning of the Condo Association **IT HAS BEEN STRICTLY FORBIDDEN FOR A RESIDENT TO HAVE A GAS GRILL OR TO KEEP BOTTLE GAS ANYWHERE IN HIS APARTMENT, BALCONY OR GARAGE.**

Not only that, but the Titusville Fire Marshall's **Code for Condo Living** spells it out in greater detail, specifically prohibiting bottle gas in the elevators, on the decks and patios, and in the garages.

The reason for this should be obvious--a slow gas leak in a condo while its owner is away can turn into a potential bomb that can be set off by as little as an electric door bell ring.

The resultant propane explosion could harm people in neighboring apartments, even endanger the structure of the building.

Almost all gas grilles supplied in the United States run on propane gas. Most of our condo balconies become completely enclosed when the shutters are shut, making a propane leak there as dangerous as if it occurred indoors.

But even on open-to-air balconies, leaking propane is potentially lethal. Unlike natural gas, propane is heavier than air and tends, in the absence of a breeze, to accumulate around the leak, and stay there, patiently awaiting ignition. Natural gas, by contrast, because it is lighter than air, disperses in open air, rising toward the ionosphere.

Charcoal grilles are also forbidden, even though they pose merely the risk of fire and conflagration to one's neighbors, without the explosion risk of gas.



While perfectly safe, when used and stored properly, gas bottles contain a lot of energy . The Spanish word for "gas bottle" is "bomba". The Italian is "bombola". The French is "bombe". Perhaps they're on to something.

However, the interest of fairness to the propane industry, we should add that lit charcoal, after it "goes out" will go incandescent, in which case it emits no carbon monoxide, but can then flair up again without warning, emitting enough CO to wipe out a house-full of people. They are therefore a very bad idea when used in places like your balcony, where the shutters can be closed, allowing fumes to accumulate while you sleep.

For condo owners and residents who were not aware of this prohibition, the Condo Association kindly requests **YOU GET RID OF YOUR GAS OR CHARCOAL GRILL AND PROPANE BOTTLES. NOW, PLEASE.**

If those kindly requests don't work, the Board will consider fining recalcitrant residents.

Fans of grilled food need not despair. Electric grilles are widely available at, for example, the Searstown Mall. These run on the 110 Volt supply each of us has available on our balcony. The electric power company contends food prepared on them is much tastier than propaned- or charcoaled-food.



Letters: Smoke Alarms

Further to the July newsletter: The smoke alarms you have should be of the best functionality and quality, not the cheapest. The best functionality would include having dual sensors (An ionization sensor and a photoelectric sensor). The ionization sensor detects products produced by open flames. Photoelectric sensors detect the presence of smoke and therefore can even catch a smoldering fire before it breaks into an open flame. I've looked at the ones at Harbor Pointe and the best I can tell, they may be ion only.

The smoke alarm industry recognizes that the practical life of an alarm is 10 years. It so happens that a lithium battery will easily last that long, especially in an alarm mostly powered by the building. Given that, it doesn't matter if there is a battery access door on the front like there is at Harbor Pointe now. However people should change the alarm at 10 years. It may be possible that the usual on-board tests would continue to work after a part had failed. That would depend on what failed. In the alarm a photo cell light source is on 24/7. Also the ionization device is continuously cycling and would be over 3 million cycles at 10 years. Also over that time contamination can take hold.

Alarms that are supplied by building power are sold at Home Depot and possibly at Lowes and etc. I found mine at Home Depot (A Kidde FIREX, Item 21007915). What you should do is look for one that says "Wired-In" (With three wires: Black-Power, White-Power Neutral, Orange or Yellow-Communication to other alarms in your unit), "Dual Sensors" with Battery Backup. It may not come with a lithium battery, so you just put a lithium battery in place of the alkaline one. The only part of the installation that is really part of the building is a universal bracket in the wall. To this you attach the new mounting ring that comes with your new alarm. You then attach the three wires (with twist caps) to the three wires of like color coming from the building. Then mount the alarm to the mounting ring. Just follow the instructions that come with the alarm. My description here is just to demonstrate the simplicity of it.

Building 5 at HP is over 7 years old, so Building 7 is much closer to 10 years. So that's when some people are really needing to do the right things. Meanwhile anyone in any building, given the overall information, could act upon this to give themselves better protection and have less annoyances and work. By the way a lithium battery costs more than an alkaline one; but especially over ten years that is a moot point.

Regards;

Richard Ames

The Harbor Pointe Board

**I
WANT
YOU!**



. . .To Attend Condo Association Board Meetings.

Good government starts at home, I always say, and Harbor Pointe is YOUR home. So come and watch and participate: Every third Thursday of the month at 7 PM.

Your stern but loving uncle,

Sam

SPECIAL NOTE:

HELP GOVERN YOUR OWN HOME!!

To encourage the newbies of Harbor Pointe to run for the Condo Board, the present Board encourages you to attend the Monday meetings. These Monday informal "get things done" round tables show most of what the job entails, but without the crowd of on-lookers full Board meetings usually involve.

They also show how surprisingly interesting and agreeable this vital work can be. Check for meeting times with Doreen.

Hope To See You There!

The Harbor Pointe Board

Bright House Networks Changes

Most of us at HP subscribe to television cable service via Bright House Networks. This network can also provide DSL and telephone service.

Brighthouse is now changing to all-digital signals, and will require that you change your ways, notably the way your TV plugs into the wall. Here is their blurb:

Dear Harbor Pointe Condominium Resident,

At Bright House Networks, we're always looking for ways to make your TV viewing experience better. As we enhance our network to an all-digital delivery, our customers will enjoy even better picture and sound quality across all of their TVs.

In order to receive the all-digital signal, customers must have a Digital Adapter. The Digital Adapter is compact and connects directly to the television. You'll gain access to more channels and be able to view dozens of HD channels that previously weren't available without an HD-ready TV. Best of all, the Digital Adapters we are providing to you are free of charge.

With the Digital Adapter, you'll enjoy:

- Access to more channels, like Bright House Sports Network, Telemundo, Speed, Travel, and Golf
- The ability to watch dozens of HD channels that previously weren't accessible including WCJB ABC HD, WESH NBC HD, and WOFL FOX HD
- Digital picture and sound on every TV

In addition to the current services provided by your community, we will provide you with two (2) Digital Adapters and two (2) remote controls. If you need additional Digital Adapters, they are available for \$1 per month, each.

Please call us at [1-855-354-9826](tel:1-855-354-9826) to receive your equipment. Sincerely, Bright House Networks

A SPECIAL NOTE: Brighthouse's explanation of what you will do next is rather involved. **If you find yourself flummoxed by these instructions, please ask the Bright House folks to bring the box out to you and install it for you.** To install the digital adapter:

1. Connect the digital adapter to the coax cable coming from the wall.
2. Connect an HDMI or coax cable from the digital adapter to the TV.

3. For TVs without HDMI, slide to channel 3. After connecting the TV to the digital adapter:
 1. Plug the power cord from the external power supply into the digital adapter.
 2. Plug the IR extender into the IR In port on the back of the digital adapter. Mount the IR extender in a place where nothing is blocking the sensor.
 3. Plug the digital adapter and the TV into a power source.
 4. Allow up to 5 minutes for the unit to download the software, until a solid green light appears on the front panel.
 5. To activate the digital adapter, the customer must call 1-877-892-3279 and verify their phone number.
 - o When prompted, customers should say "Box Hit" and when asked if resetting the cable box, customer should say, "yes."
 - o Once the hit is sent, the customer may hang up.
 - o The digital adapter may take up to five minutes to refresh with the appropriate channel lineup.

SECURITY NOTE: Channel 99, the system that allows you to view visitors to the lobby of your building will be moved with this change to channel 98.1 or 732.

Dear Bright House Networks Customer,

We're pleased to announce that we've reached an agreement with CBS Corporation that will return their blacked out channels to our lineup immediately (the channels include: Showtime, TMC, Flix, Smithsonian and the broadcast stations: WWJ (CBS) and WKBD (The CW) in Detroit, WTOG (The CW) in Tampa, and KCAL in Bakersfield).

As in all of our negotiations, our main goal was to hold down costs and retain our ability to deliver a great experience and value for our customers. We're pleased that we successfully achieved both.

We very much appreciated your feedback, patience and support during these negotiations. For more information, please visit onyourside.brighthouse.com.

Sincerely,

Bright House Networks

NOTES & ALERTS

Insurance

Per Association rules, all owners are required to maintain insurance on the "inside" of their condo. This insurance covers the walls and contents. Ideally, this would be a policy that allows you to have tenants.

Be aware, be VERY aware that under Florida law, the Association's insurance CANNOT cover the inside of your apartment. Zero. Zip. Nada. So if another washer hose blows in the neighborhood. . .

Washer Hoses

If you are like 86% of your fellow homeowners, you now intend to replace your washer hoses with fresh, shielded models, per the recommendation in the last issue of *The Harbor Pointer*, but haven't gotten around to it yet.

Please do this now. Your family will enjoy an outing to Ace Hardware or to Home Depot or Lowe's for washer hose selection, and you can all go to lunch afterward.

Dumpster Etiquette

No one is sure if the word "Cloaca", which term biologists use in reference to the evacuation system of mammals, was named after the main sewer system of ancient Rome, or if the Roman sewer was named after the mammalian system.

Be that as it may, the equivalent structures at Harbor Pointe are the twin 11-story dumpster chutes found in each of our three tower buildings. Many a condo dweller reports climbing from their own floor to the twelfth so they can hear that resounding SWOCK! of their own garbage hitting the dumpster from Harbor Pointe's highest point. It's one of the greatest aggression relievers open to us modern men.

But there's a problem with Cloaca Central: Overly large trash wads can block the tube. Unblocking it can then become extremely difficult, and may take a long time, during which the fun and amusement of one's fellow dwellers is put on hold, while trash piles up in the aisles.

Accordingly, please take LARGER ITEMS AND TRASH WADS down to the dumpster directly. The trash rooms where the dumpsters are located are just outside each building lobby.

The Clubhouse Calendar

The Association maintains a Clubhouse Reservation Calendar on the www.harborpointefl.com website. On this, they can refer to upcoming events. In the event, they may wish to reserve the Clubhouse for a function, This is the list to refer to for available dates.

Bright House's New Digital Boxes

Bright House has sent Harbor Pointe notice that ALL OWNERS must pick up their allotted 2 FREE digital adapters before Jan 2014. They are free up until then, and will be NEEDED/REQUIRED to continue to get the channels to come in, since ALL service will be converted to digital sometime next year-ish.

To induce residents to behave according to the company's chosen schedule, Bright House will start charging for them in January, so get yours now!

Vanessa Irizarry is our BH contact . Phone 321-514-6760 if questions, or just contact BH directly and they will deliver them, or install them or you can pick them up at the office on Hwy 50 in Titusville and install them yourself. The move is explained in infinite detail on Page 4.

Handy Classifieds

Bowing to popular demand, we are reprinting last issue's Classified Ad Section on the back page. After you are through with this issue, please print out that page and post it to the inside of your cup cabinet with the deluxe type of Scotch brand tape that does not deteriorate so quickly with age and remains translucent instead of going yellow and crinkly. Then, whenever you want to know something, please open your cupboard instead of calling the condo office, which will liberate staff there for higher deeds.

Letters: Lighting

In the second edition of *The Harbor Pointer* you mention that the Board would be saving money on electricity. Would that involve replacing the T12 fluorescent bulbs in the garages in buildings 7, 5 and 3 with T8's? Also in the article on "Peeps in the Night" that there are two smoke alarms in each bedroom. I own unit 5-404 and so far only have seen: (One in the foyer, One in the living room over the door leading to the master bedroom and one just inside the master bedroom). Pls. advise. I am renting, so I can not verify right now.

Regards,

Richard Ames

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.

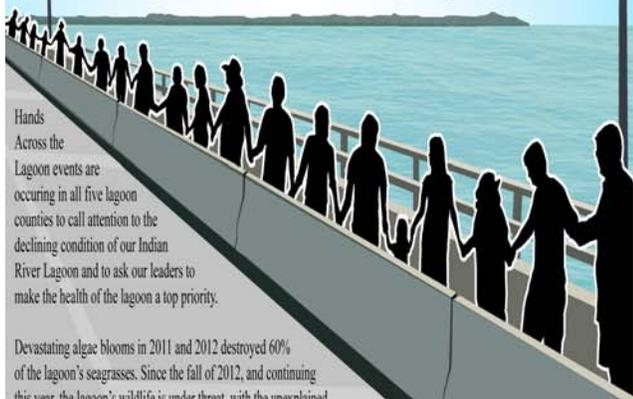
Hands Across The Lagoon

September 28, 2013

9:00 a.m. – 10:00 a.m.

A. Max Brewer Causeway
(SR 406)

Parking is available on the east side of the causeway on the corner of Indian River Drive and A. Max Brewer Causeway; and on the west side of the causeway at Parrish Park.



Hands Across the Lagoon events are occurring in all five lagoon counties to call attention to the declining condition of our Indian River Lagoon and to ask our leaders to make the health of the lagoon a top priority.

Devastating algae blooms in 2011 and 2012 destroyed 60% of the lagoon's seagrasses. Since the fall of 2012, and continuing this year, the lagoon's wildlife is under threat, with the unexplained deaths of many brown pelicans, manatees and dolphins.

Join your friends and neighbors in standing up for lagoon protection and restoration. At 9:45 a.m. participants will join hands for 15 minutes to show that we care about the lagoon and want to see it restored to a healthy condition.

Stand Up For Our Lagoon!

Sponsored by:



For additional information, contact:

Indian River Lagoon
National Estuary Program
321-722-5363
khill@sjrwm.com



Visit our Facebook page for more details about all local events:

Indian River Lagoon News and Events



Garage Filters--FREE!

Many of our garages have air vents. These in turn have filters. Those filters are residents' responsibility to keep clean so air flow keeps flowing.

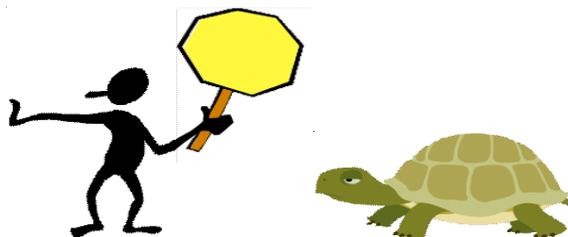
However, in the interest of the common good, the Condo Association expended some 150 man hours to REPLACING the filters for most residents and for free, saving them the time, hassle and modest expense of cleaning or changing out their own filters.

The association has already installed all the screens it plans to. Owners who did not see their garage screens changed and who wish to have HP replace their screens should contact the Association office. For a fee, HP will provide the screen you want and install it.

As often occurs when good deeds are perpetrated by staff, another problem became apparent: many of our garages are so stuffed full of stuff-other-than-a-car that there is no room in the garage to put your car. The Association rules clearly state that you must be able to park a car in your garage.

Please help the Association avoid having to send out Violation letters, unpleasant, and time consuming things to write, by stashing your stuff in rent-a-garages off our campus, or by giving your garage contents to some area charity.

PUBLIC SERVICE MESSAGE

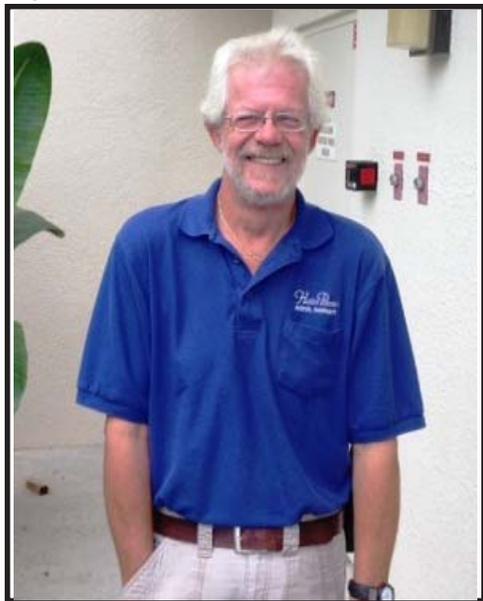


Please slow down when driving through Harbor Pointe's parking lot!

Your speed should be what an automatic transmission car maintains when the driver's foot is off the accelerator--about 5 mph.

The pedestrians, children, dogs and bicyclists you save may be your own.

Rusty the Greeter



Rusty.

Rusty, the gate guy, is someone every Harbor Pointer knows by name.--or used to, anyway.

Rusty would greet you as you drove through the South Gate, listen attentively to the complaint of the day, and, when possible, handle same. All the while, he was, in reality, a stealth safety officer, helping keep Harbor Pointe the safe harbor we all know and love.

Some months ago, and with the advent of the New & Improved Camera System reported on Page One, Rusty has been 'promoted' to Administrative Assistant, now serving the Harbor Pointe in a much broader capacity, utilizing his talents to the fullest.

Not only does he still keep a pulse on all our comings and goings via the new camera system, but also helps coordinate maintenance work with Wayne, Sherry and Mike under Management's direction.

As a result, the team is able to get so much more done, things repaired and kept up on, by Rusty taking a lot of the distractions off Wayne's shoulders.

Rusty helps to order needed supplies, monitor the cameras, keep Wayne on task with lists...lists and more lists of items to be done, as well as handle the issuance of parking decals and RFI's still. He has helped to coordinate getting all the punch list of last year's engineer report completed so that we are staying on top of maintenance issues.

Rusty can be reached at the gate number...269-2433, just as before.

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.



COMING UP:

September 21: The engineer performing the work on the park across the street will tell all.

October 19: Herman Cole of PMC

November 16: YMCA Director Billy Spector

Florida Rankings

AGE: Surprise! We are only the fifth oldest state, with an average age of 39.3. Maine, Vermont, West Virginia and Montana are all a bit older than us.

INCOME: We're 37th in median household income, with \$44,700 on average. We used to be richer--\$47,576 before the 2008 crash.

HEALTH: We rank No. 30 in health among Seniors. Minnesota, known for its bracing weather, is first, while Mississippi, known for its chitterling gravy, brings up the rear.

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?

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?

Mr. Fastidious/Kevin
561-239-0162
Kim's Cleaning Service:
321-267-5489
**Clean Team/Michelle de
Voss** 607 6787

Electrical Repair?

Bonafide Electric/Tanner
302-3333

Flooring Contractors?

4 Star Flooring 634-5419

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. (They contracted
the building originally)

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

Filler of the Month

Although Louis XV had use, in the 1700's, of a man-powered elevator at the palace of Versailles to whisk him to his mistress's chamber, the first powered cable elevator with safety mechanism was developed by Elisha Otis in 1853.

Accordingly, until 1853, it was considered rude of architects to design buildings of more than six stories, so Harbor Pointe, as we know it, would not have had the same views.