



Updated 2-7-13

Currently the HOA Fees are \$499.00 per month.

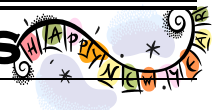
The breakdown of the single monthly payment is as follows:

120.00 for the land lease fee to the County of Ventura
plus

379.00 to the HOA which pays for:

- Water
- Trash
- Sewer
- Hot water (common area gas)
- Maintenance and management of the common area
- Use of the facilities
- Membership in the exclusive "Marina Club at Channel Islands"
- Hazard insurance
- Earthquake Insurance
- Private parking
- Monthly contribution to reserves.

Homeowners are responsible for electric, cable television (optional), telephone (optional)



Best Wishes for a Healthy and Happy 2013!

WATER SHUT OFF NOTICE

The good news is we are getting a new Hot Water Boiler in the 3101 building that will give us more efficient use of our hot water. In order to complete this replacement, the water in the **3101 building** will be shut off for the good part of a day. Replacement in the 2901 has been completed.

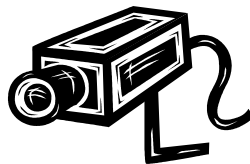
Water Shut off **DEPENDS ON WEATHER** and will take place on either **February 5 or 6 from 8am – 5pm**. **DATES AND TIMES ARE ALWAYS SUBJECT TO CHANGE**. Up-to-date information will be posted in the lobbies, but this newsletter hereby serves as official notice.

FYI....ROOFING WORK:

Both buildings recently had roof tune-ups completed and additional roofing work will continue to ensure that the roofs are in top condition.

DON'T WELCOME STRANGERS INTO OUR BUILDINGS

Last month we urged residents to be vigilant in securing the building's entrances and keeping your own neighborhood watchful eye for suspicious activities or characters. Timely to the season we posted a picture of Santa on the roof. Recently we had a real breach of security that didn't involve 9 tiny reindeer but instead two juveniles who managed their way onto our roof and into the building to raise havoc. A watchful homeowner reported them and they escaped without doing much damage. This is one example to remind everyone that it is important for every resident here to participate in our building security by **ALWAYS** securing the lobby and stairwell doors as well as not letting strangers without keys into the building. If they are there rightfully they will have a way to contact the resident they are here to see and be let in safely and rightfully. Security cameras are on premises and monitored and they do record activity but they do not take the place of a human eye. Report crime (or suspected crime) to 911. Report security breaches to the HOA. If you see an incident, document and submit it to the HOA.



MAKE A CLEAN SWEEP FOR THE NEW YEAR! PARKING STALL RULES AND REGS

Each homeowner is assigned one or two parking spaces for their exclusive use.

However, this property is common area and governed by the HOA rules and regs. Until such a time formal storage is made for bicycles, they are allowed to be kept in the confines of your assigned

space, as are boats, motorcycles, trailers, kayaks, and sporting equipment as long as it is in usable condition and does not encroach on your neighbors space. Also allowed is a storage unit that complies with the HOA's printed



guidelines of size, color and uniformity. There are strict rules that also must be adhered to with the installation of these "lockers" eg; they must be placed on cement blocks. The HOA and/or the HOA website has a brochure that outlines the parameters. **WHAT IS NOT ALLOWED** are loose boxes, cardboard or otherwise, loose clothing, tires, parts, cleaning or paint supplies, and other "junk," etc. This clutter invites thieves, is a fire and rodent hazard and opposes the Association's motto, "It's the view!"

Lenience was given during the holidays but management will begin regular inspections of the garages and citations with mounting fines will be issued. Those in non-compliance, may find their property removed from the premises.

Security of the items is the resident's responsibility. Padlocks should be used on the lockers and loose items and equipment should also be chained and or otherwise secured.

We will continue to post this important reminder as often as space allows:



INDIVIDUAL HOMEOWNER INSURANCE A MUST!

Your monthly HOA dues pays for Fire and Hazard Insurance and even Earthquake insurance for the common area. It does not cover the contents of your unit, including appliances and improvements and it does not cover damage that is caused as a result, accidental or otherwise, of an owner, their tenant or guests. **Every owner should have their own homeowner policy whether you live in your unit or rent it out**

ANNUAL HOLIDAY BALCONY DECORATION CONTEST

The Annual "It's the View" Holiday Competition for the best decorated balcony was held Parade of Lights night, December 8th. Thank you for this year's judges, new homeowners who wish to remain anonymous, for the tough job of



awarding the following: Best Overall Balcony Decoration and a \$100 gift certificate to Moqueca's went to Mike and Deanne Proett in unit 147. (And who says the HOA President is a thankless job?) Most whimsical and a \$50 gift certificate to Smuggler's Cove Gifts went to new homeowner Sandra Gamboa in unit 134 and most creative and a \$50 gift at Sea Fresh went, once again, to the three year (at least) undefeated champ, Drek Newton, who seems to take the same theme (our coastal beauty) and up it a bit each year. Congratulations to all. The contest is sponsored by Susan O'Brien of Sotheby's International Realty.

Tip O' the Month

(This month's suggestions sent in by residents...yes they were probably a mother!)

If you see a neighbor with their hands full trying to open the lobby door, go help them by opening the door for them.

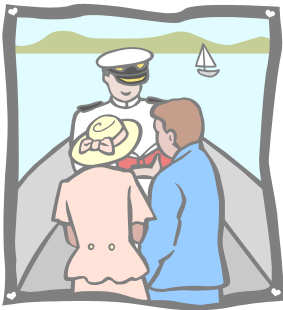
If you see loose trash on the ground - pick it up and dispose of properly.



Free smoke detectors and carbon monoxide alarms to Seniors

After the age of 65, senior citizens have a higher risk for fire and burn injuries than anyone else. The elderly are likely to need more time to escape from a fire area or may need assistance when a fire starts. It can be extremely dangerous without taking the right precautions. To be safe from fire in the home, everyone, especially seniors, should have a [smoke detector alarm](#) AND Carbon Monoxide alarm on every level of the house.

The Oxnard Fire Department is giving away free smoke detector alarms and carbon monoxide alarms (as now required by law) for seniors who do not have a working smoke alarm in their home. To qualify for a free smoke detector or carbon [monoxide alarm](#), participants must be 65 years or older, reside within the Oxnard area and currently have a non-working smoke alarm. You may also qualify if you are caring for someone 65 or older and living in Oxnard. **Contact:** Joe Garces (805) 385-7710



WEDDING SERVICES

Captain Steven R. Van Hook, resident, and a frequent contributor to this newsletter announces he is available to officiate weddings at sea or landside. Whether aboard a grand tall ship, a private vessel or even a quaint electric boat

Captain Van Hook can also assist in the arrangements to procure a boat, a skipper and even the music and recording of the special event. As a Licensed Captain and a certified chaplain Steven can **officiate** the ceremony and even offer pre-marital counseling.

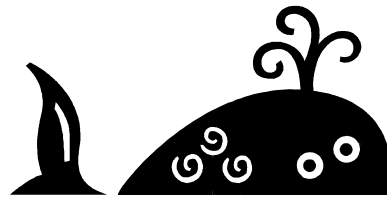
Contact : CAPTAIN STEVEN R. VAN HOOK, PHD
(805) 253-0250 steven@wwmr.us <http://wwmr.us>

Other services include: Personalized sailing instruction, Skipper services, Burials at sea

NEW IN OUR NEIGHBORHOOD

To watch the progress of our Boating Center on the west Side of the Harbor visit

<http://www.ciboatingcenter.org/progress.html> No official Grand Opening date has been announced but it is said to be this Spring.



THINGS TO DO IN OUR HARBOR!

Dec. 26- April Grey Whale Watching season
Excursions: Island packers www.islandpackers.com
(805) 382-1779
CISCO's www.channelislandssportfishing.com
(805) 382-1612

January 17 - 29 Tall Ships –Lady Washington & Hawaiian Chieftain

Harbor Department Dock 3900 Pelican Way off Victoria
The Lady Washington, a faithful replica of the first American ship to round Cape Horn and land in the Pacific Northwest and the Hawaiian Chieftain, an authentic replica of an 18th century square rigged ship. Dockside tours and adventure sails and battle reenactment sails are offered to the public. Free guided tours opening day. Special sails [available](#) by reservation. For information and reservations, call 1-800-200-5239. Please visit www.historicalseaport.org to purchase tickets.

Sun. March 24 Celebration of the Whales Festival 10:00 A.M. - 5:00 P.M.

[Channel Islands Harbor Farmers & Fishermen's Market](#) in conjunction with the Channel Islands Harbor celebrates the migration of the Pacific Grey Whales. The event features live entertainment, whale and [marine education](#) exhibits, whale watching excursions, an arts & crafts market, children's activities, BBQ and seafood booths, and a certified Farmers & Fishermen's Market. Free event.

Does everyone know about restaurants.com? They offer fabulous discounts to restaurants (and other attractions) state-wide but more importantly close to home. A favorite are the many options for discounts for small or large parties at **Moqueca's** here in the Harbor. **Moqueca's Brazilian Cuisine** is the only Brazilian Seafood Restaurant in California, possibly on the West Coast and it is simply scrumptious!

The Next HOA Meeting(s) are:

January 24, 2013 Marina Clubhouse 7:00pm
The board will meet in executive session at 6:00pm

February 28, 2013 Marina Clubhouse 7:00pm
The board will meet in executive session at 6:00pm

Mission Statement of the Channel Islands Waterfront Homes Board of Directors:

To maintain and enhance the HOA assets and protect the value of the entire complex by fairly and reasonably upholding the C. C. & R.'s, maintaining the common areas and, doing due diligent when making expenditures, keeping complete and accurate records, planning for the future, and communicating with the membership.

Gold Coast Management

Manager: Sarah Taylor saraht@goldcoastmgt.com

www.goldcoastmgt.com

Phone: 805-499-7800 Fax: 805-499-7889

Newsletter Editor: Susan O'Brien

www.ItstheView.com email: BeachandMarina@att.net

Contributions are encouraged!