

CHANNEL ISLANDS WATERFRONT HOMES NEWS

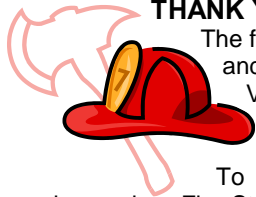
Prepared for the Channel Islands Waterfront Homes Owners Association

JUNE-JULY 2012



The mission statement for the Board of Directors of the Channel Islands Waterfront Homes Homeowner Association is: "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."

THANK YOU TO OXNARD'S FIREFIGHTERS



The following letter was sent to the City of Oxnard and a copy of it ran in the Editorial section of the Ventura County Star. HOA Board President Mike Proett summed up the feelings of all those involved that night.

To further show you appreciation, stop by our local Fire Station #6 on the corner, say thank you in person and maybe even drop off a home-made treat.

HOA President's letter to Oxnard Fire Chief and Mayor:

On behalf of the Channel Islands Water Front Homes HOA I would like to commend the City of Oxnard's Fire, Police, and Public Works Departments for their timely and professional response to the devastating fire that occurred at 3101 Peninsula Road on May 21.

Even though (estimated by the insurance company) there is \$2 million in damages the final outcome of this fire was astoundingly good when one considers what could have occurred should a less professional group of Firefighters and other public servants responded to this incident, the building's estimated value is \$12 million. It is truly amazing that there was no loss of life and only a couple of minor injuries.

*As a former firefighter myself (VCFD) I especially appreciated the tactics and skill with which this very problematic fire was handled by the first arriving fire units and the incident commander, Battalion Chief John Colamarino. It was obvious that **the moth did not immediately fly to the flame**. Instead, (the moth being the first arriving firefighters), made a conscious decision based on their resources, to save lives by rescuing and evacuating the people sleeping in building. When adequate amounts of firefighting recourse were on the scene the firefighters were able to limit the spread of the fire to one wing of the building and extinguished it.*

One of the HOA Board members who's condo was severely damaged was amazed and impressed at the care the firefighters took in sorting through his belongings to possibly save anything that may have value or been salvageable or have sentimental value. Another board member while being evacuated saw other firefighters crawling with fire hoses through pitch black smoke down a hallway towards the fire area.

The bottom line here is, the CI HOA is very pleased and proud that we are protected by such professional and caring first responders and hopes this letter helps to reinforce their value to our city leadership.

FIRE CONSTRUCTION TIMELINE

We are now in the abatement stage. It is estimated to take 6 weeks, so at time of this newsletter, we are starting week two. The total job is estimated at 8 months at this time. Affected homeowners are being contacted directly by management and/or the official contractors.

DRAFT PROPOSED Rules and Regulations

The DRAFT PROPOSED Rules and Regulations have been mailed to all of the owners

Owners have 30 days (or until the June 28 meeting) to comment on the DRAFT PROPOSED Rules.

At the June 28 meeting the board will consider comments and make their vote to continue with the draft, or to make changes to the draft. The date for the proposed Rules and Regulations Meeting is June 28, 2012 at 7:00pm.



HOMEOWNER AND TENANT INSURANCE...WORTH REPEATING!!!

Due to the recent fire and resulting damage to common area and to homeowners' personal space we will repeat this article on the need for individual homeowner and renter insurance in the hope of getting 100% compliance. Although the HOA insurance is paid for by a portion of owners' monthly HOA dues and covers the common area of the structure and some of the interior, it does not cover all contents, upgrades and liability. Individuals must have their own Owner or Renter policy to cover items not covered by the HOA policy. It is generally an inexpensive annual policy and the small cost is invaluable in time of total, partial or even minor destruction such as a water leak. This insurance applies whether you live in your unit or rent it out. Renters should have their own additional renter's insurance for contents and liability. Tragically, those owners and renters who ignored this continued advice will suffer expensive losses as a result of this lack of action. Owners and renters are encouraged to call the HOA's insurance carrier to see what is covered and what isn't. The agent can also give you a quote on your individual coverage. The HOA Insurer is Steve Reich Insurance Agency and their number is 805-379-5159.

GARAGE STORAGE Keep our Garages Beautiful!

Generally the only storage of items in your parking space must be contained in an HOA approved Rubbermaid Container. Exceptions are bicycles, kayaks and large sports equipment like surfboards or paddle boards. However, storage is at your own risk so if you can't securely lock it up, you should make other arrangements. Absolutely no loose stuff; tools, clothing, boxes, equipment, supplies, etc. are to be left in the space outside of one of the approved containers. Residents will be fined as this is not only unsightly but can be a rodent or fire hazard, not to mention it invites thieves.

NEIGHBORHOOD WATCH IS YOU!

There have been some car break-in and thefts on Peninsula Rd. recently. The police are aware and there even have been some witnesses of suspects. If you see someone or something suspicious call the Oxnard P.D. If you feel it is a crime in progress call 911, if something looks suspicious the non emergency response number is 805-385-7740. Residents here have a crow's nest view of the goings on below - use your eyes and ears to spot suspicious behavior.

4th of JULY GET YOUR PARKING PASSES NOW

4th of July Fireworks at Channel Islands Harbor are launched at 9:00 p.m. from the Seabee Base on Victoria Ave. and can be viewed anywhere in the Harbor. There will be a lot of parties and visitors for this annual celebration and this is the one of two times a year that parking is restricted at the Channel Islands Waterfront Homes. Anacapa Isle Marina in the clubhouse is in charge of distributing parking passes so plan ahead and avoid day-of-event headaches and disappointment. Everyone (homeowners, residents, guests) will need a pass to get into the parking lot on the 4th of July. Your common area/parking card will allow you access, but guests and others need a pass. Each unit is allowed two passes. Pick them up at the marina office or call NOW to make other arrangements. (805) 985-6035

Mark your calendars for our Annual Homeowner Appreciation BBQ on August 11th. More Details next month.



ONGOING IMPORTANT REMINDERS

WATER ALARMS

If you live on the first or second floor or own a unit as a second residence, and haven't received your Free Water Alarms, please contact Manager Sarah Taylor ASAP and she will schedule to have the alarms installed in your unit. 805-499-7800 saraht@goldcoastmgt.com



LOBBY KEYS—MUST EXCHANGE NOW!!!



The Lobby door locks have been replaced. If you haven't received a new key, contact Sarah immediately for a key exchange.

Keep an Extra Unit key in the office.

If it has been a while, send an email or phone call to Sarah and ask her to check to see that you have a current key on file.

CARBON MONOXIDE ALARMS—It's the Law!

It is now California law that every home have a carbon monoxide alarm installed. They are relatively inexpensive, can be purchased at any hardware store and come in a variety of styles; battery-operated, plug in or hard-wire. These, along with the smoke detectors are designed to save lives.



ETIQUITE

Summertime at the beach brings us outdoors more. Residents will be on their patios more, relatives and guests will be visiting, pool and barbeque use is up. Please be courteous to your fellow neighbors and remember these few rules when enjoying our common areas. Be mindful of your guests, often it is not a homeowner or tenant but a guest or visiting child that may not be versed in courteous community living.

- Adhere to the hours of the common area clubhouse and all pools of 8:30 a.m. - 10 p.m. After hours trespassers are subject to penalty and arrest. Loud music and obnoxious behavior is never allowed.
- No more than 4 guests per unit are allowed in the clubhouse or pool area. If you would like to have a larger group please reserve the conference room (through the marina at (805) 985-6035) but please remember large groups are not allowed to spill into the lounge and pool area.
- Clean up after yourselves - whether barbequing, dining in the clubhouse or lounging by the pool please leave no trace you were there when you leave.
- If you have a lot of bulky trash, please carry it down to a big dumpster. Don't try and stuff it into the trash shutes where it can cause a blockage for the entire building.
- No open flame of any kind (charcoal barbeques, tiki torches, hibachis, chimeraeras) except gas and propane grills, heaters, etc. are allowed on any of the patios except the ground floor units that provide for a buffer of a minimum of 10' from any building. Gas and propane grills, heaters, etc. must be at least 18" from any wall or ceiling.
- No sandy feet in the common areas. If you or your guest makes a mess in the hallway, sweep it up.
- No one under 18 is allowed in the spa. Those under must be supervised by an adult while in pool/clubhouse area.
- NO GLASS is allowed in the pool area.
- No smoking in any the common areas including clubhouse, pool area, stairwells, lobbies and hallways.

- Follow the parking lot rules. We have plenty of free parking for owners and their guests but don't park in the spots that are designated for certain use or assigned to a specific unit.
- **RV Parking is not allowed on the premises**, for short term or long term. The Harbor Patrol does offer temporary passes for visitors that allows for short-term overnight parking in some of the County Public lots.
- Do not drop cigarette butts, trash, toys, food, etc over your balcony and onto your neighbor's patio or bushes below.

DOGGY DO's AND DON'TS

- Clean up after your pet and your guest's pet. This continues to be a problem with a few thoughtless owners.
- Absolutely no pets are allowed in the clubhouse (except for certified service dogs). This is a Health and Safety issue- no matter how small, cute or friendly you animal is.
- Do not let your pets run loose in the hallways, stairwells and common area, they should always be leashed.



CHANNEL ISL. HARBOR SUMMER LINE UP

Concerts by the Sea - Next door in Peninsula Park SATURDAYS 4:00 - 6:00 p.m. July & August Schedule at www.channelislandsharbor.org

Gypsies in a Trunk present **Fairy Tales in the Park—Children Themes** SUNDAYS May 6, June 3, July 1, August 5 and Sept 2 2:00 PM at Harborview Park Donation.

11th Annual C.I. Harbor Fine Arts and Crafts Show SATURDAY July 14 - SUNDAY July 15, 10 A.M. - 5 P.M. at the corner of Channel Islands Boulevard and Harbor Boulevard Free event.

Other upcoming Events at Channel Islands Harbor:

- July 4** 15th Annual Fireworks by the Sea (Schedule below)
- July 22** Central Coast British Car Show
- August 5** Vintage VW Car Show
- August 11** Annual CIWH & Marina BBQ **HERE!!!**
- August 25** Anacapa Classic - Outrigger Canoe Race



FOURTH OF JULY FESTIVITIES

Wednesday 2012

Info & Registration:

www.channelislandsharbor.org

- **10K Race & 5K Fun Run/Walk** 7:00 a.m. Registration & Check-In. Races start together at 8:00 a.m.
- **Children's Parade** starts at 10:30 a.m. Route: Harbor Blvd. from Albacore to Cabezone Circle
- **Special Farmers' Market and Old Fashioned Family BBQ with Crafters, Live Entertainment and Children's Activities** including pony rides and petting zoo. Starts at 11:00 a.m.
- **Fireworks at 9:00 p.m.**

**The Next HOA Meeting is
Thursday, JUNE 28, 2012 at 7:00 p.m.**

(Executive Session Meets at 6 p.m.)

At the June 28 meeting the board will consider comments and make their vote to continue with the draft, or to make changes to the DRAFT PROPOSED Rules and Regulations

Gold Coast Management

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Content contributions are encouraged!