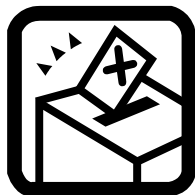


CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

March April 2013



Annual Meeting and Elections Is March 28 and Homeowners' Presence (Ballot) is Urgently Requested.

Ballots have been mailed out so when you receive your ballot and meeting notice *and know you won't be attending in person*, PLEASE mail your ballot in a timely manner in order for the HOA to obtain a quorum for the meeting. **Proxies are no longer allowed so you must get us your ballot by mail or in person.**

The Annual Meeting will open for registration at 6:00 p.m. in the Marina Clubhouse on Thursday March 28, 2013 with the Meeting being called to order at 6:30 p.m.

Please return it prior to the deadline! Deadline for mailed ballots is 4:00pm on March 28, 2013 and deadline for walk-in ballots is 6:30pm in the clubhouse. Remember, proxies are no longer accepted so you must submit your ballot in one of two ways: 1) at the meeting as stated above or 2) mail the ballot in so that it is received by 4:00pm on the above stated annual meeting date. Your attention to this matter is extremely important in order for the HOA to obtain a quorum. If the quorum is not made at the Annual Meeting then additional mailings, notices and meetings have to be scheduled resulting in more costs to the homeowner! Please read the voting instructions carefully to ensure you properly complete and return the ballot. If there are any questions do not hesitate to contact Sarah Taylor at Gold Coast Management by phone or email. If you do not want to vote, you can return a blank ballot. It will count for quorum purposes.

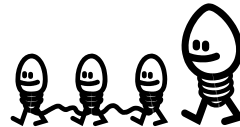
Beginning January 1, 2013, a new 3.8 percent tax on some Real Estate Investment income took effect as part of President Obama's Health Insurance Reform. Since this new tax will affect some real estate transactions, it is important for home investors and owners to clearly understand the tax. It's a complicated tax and limited to "High Income" taxpayers, so investors should familiarize themselves with the facts and seek the advice of their accountants and tax preparers. For an informative brochure on the new tax go to <http://www.ksefocus.com/billdatabase/clientfiles/172/8/1437.pdf> or ask your trusted Realtor for more information.

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.**



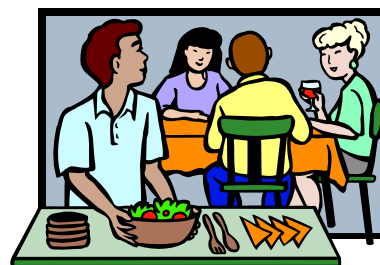
FYI....ROOFING WORK: Both buildings recently had roof tune-ups completed and additional roofing work will continue to ensure that the roofs are in top condition.



Ho Ho Ho - It's Time for Holiday Decorations to Go

HOA rules call for Holiday decorations to be completely removed by January. Non-compliant residents are subject to fines.

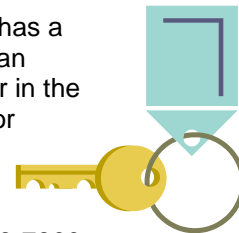
Tips O' the Month



Easter is March 31 this year. Don't let plugged drains ruin your holiday! Holidays are often a time for large gatherings and meals. Keep in mind that kitchen sinks, even though equipped with garbage disposals, are

not made for putting garbage down them and they will clog if you do. Egg shells are a big culprit, along with coffee grinds and just about any kind of food. Plumbers are expensive on Sundays and Holidays so the best defense is **DON'T PUT ANYTHING DOWN THE SINK** that is not water!

Avoid Lockouts. Be sure the HOA has a copy of your door key in the event of an emergency when you are not home or in the rare event you cannot answer the door because of a medical situation. Contact Manager, Sara Taylor at Gold Coast Management saraht@goldcoastmgt.com or 805-499-7800 and ask her to check that your key is on file and up-to-date. For extra measures, in the event of a lock-out on a weekend or after hours, you may want to hide a key somewhere on the property and/or give a key to a trusted neighbor or Realtor. With only one front door, lock-outs can happen in an instant.



Reverse 911

In the event of a major disaster the Ventura County Office of Emergency Services will utilize the VC Alert system (reverse 911) to provide mass notifications and provide crucial safety instructions. You must register your phone number (including cell phones) to ensure you will receive the alerts! **Register by visiting www.vcsd.org/co-reverse-911.php.**

C.O.P.S. Community Oriented Policing Services

The V.C. Sheriff's department has implemented C.O.P.S. program in an effort to provide better service and access to the communities it patrols. You may contact the Beat Coordinator at vcso.hollywoodsilverstand@ventura.org or calling 805-765-0701.

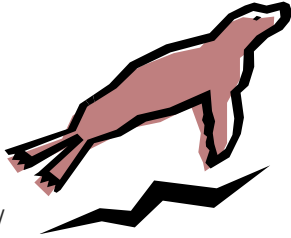
In addition for Criminal Complaints - V.C. Sheriffs non-emergency (805) 654-9511

Street Traffic and Parking Complaints - CA Highway Patrol non emergency (805) 654-4710 and non-emergency annoyances within our CIWH community, contact manager, Sara Taylor.

Injured Marine Mammals

Walks on the beach is part of the lifestyle many of us enjoy here.

On occasion we run across injured marine mammals; dolphins/ sea lions/whales. You might want to set this emergency telephone number into your cell phone should the need arise. Never touch an injured or beached animal and do not try to get them back in the water. Instead phone (805) 567-1505 and report the exact location (nearest street crossing) as best you can.



NEW IN OUR NEIGHBORHOOD



Elite Theatre brings Culture to our Harbor!

After 19 years in Heritage Square at Petite Playhouse, Elite Theatre's home is now in Channel Islands Harbor at Fisherman's Wharf.

Elite Theatre is a theatre by the community for the community. With an annual season of productions and Youth production workshops, Elite

plays an important role in providing cultural arts opportunities to area residents from the young to the young at heart.

Behind the scenes, volunteers keep Elite in the spotlight by staffing box office, building sets, creating costumes, gathering propos, distributing fliers and more. To join the company as a volunteer or donor call (805) 483-5118

Through March 30 The Last Five Years, A musical by Jason Robert Brown

April 19-May 26 God of Carnage, Comedy by Yasmina Reza

Call for full 2013 schedule or www.elitetheatre.org

Also new at Fisherman's Wharf is the home of the **American Tall ship Institute (ATI)** and new birth for the **Tall Ship Bill of Rights** (formerly at Marine Emporium Landing) Larger quarters will allow the non-profit educational program to expand its classes and programs targeted for youth but able to fit any academic level or theme. Coastal and island Tall Ship sails for the public will continue, mostly on weekends. For more information or to volunteer or book a sail, call (805) 436-7805 or www.americantallship.org

The ATI will have a Pirate Gala Haul-out Party from 6-9 p.m. Saturday March 2 at the Channel Islands Yacht Club. The gala will include sword fighting, live music, dancing, raffles, live and silent auctions, and a no-host bar. For ticket and info contact the ATI at above contacts.

Channel Islands Maritime Museum Has Moved

The Channel Islands Maritime Museum is a cultural and scenic haven in the Channel Islands Harbor - complete with world class maritime art, ship models and ocean breezes. You can observe maritime art circa 1622 to date, see antique sailing ship models made in the 18th and 19th centuries and view the entire life's work of master modeler Ed Marple, including his workshop. The museum has an ever-changing calendar of museum exhibits. There is always something new to see. The museum is open from 11 a.m. - 5 p.m. daily, seven days a week. 3900 Bluefin Circle, Oxnard, CA (805) 984-6260

THINGS TO DO IN OUR HARBOR!

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.

The Next HOA Meeting is:

Annual Meeting
MARCH 28

Marina Clubhouse 6:30 p.m.

(Read important instructions in this newsletter)

DAYLIGHT SAVINGS TIME IS
SUNDAY MARCH 10

Set clocks ahead one hour



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

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Contributions are encouraged!