

# CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

APRIL-MAY (SPRING!) 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."*

## Important Notification to Homeowners REGARDING FIRE REMEDIATION

Ironically this newsletter was about to hit the press with discussion of the need for individual homeowner insurance and some Unit maintenance tips to prevent and avoid serious problems such as fire. Unfortunately on the evening of May 21, 2012 the 3101 Building suffered a major fire.

The fire occurred in unit #219 and the cause of the fire is under investigation. #219 and #319 above were completely destroyed. All three floors were affected by the fire with the majority of damage in the three stacks in the North wing. Thankfully, no one was seriously injured. The common area fire system performed perfectly with sounding alarms and most importantly automatic activation of the fire doors which helped prevent the fire from spreading. Local emergency personnel, namely the fire department, is credited with heroic efforts in saving lives and making sure everyone got out safely.

**Homeowners of Units 116-121, 216-221 and 316-321 need to contact their individual homeowner insurance agent for remediation and restoration of their interior unit, including all contents. THE ENTIRE CONTENTS OF UNITS LISTED (FURNITURE, CLOTHING, APPLIANCES) MUST BE REMOVED REGARDLESS OF THEIR CONDITION.** Each unit must be completely remediated. Homeowners can contact Joe Smegle (805) 379-5159 at the Steve Reich Farmer's Insurance Agency to obtain information on what is covered by the homeowners policy. You may also refer to the homeowner information provided in this newsletter.

**ALL CONTENTS IN UNITS 116-121, 216-221 and 316-321 WILL NEED TO BE REMOVED FROM THE UNITS NO LATER THAN JUNE 1, 2012.** Owners may contract privately with the company that the Homeowners Association has hired for the common area clean-up. Owners with homeowners Insurance should consult their insurance agent and ask the agent to contact the company to contract removal of the contents. The company is:

**State Restoration, Inc.**

(310) 993-7624 (Darlene Cell)

(805) 358-5367 (Jon Cell)

(805) 379-1276 (Office)

(805) 379-4016 (Fax)

The Association has hired Cornwall Security to have two guards on foot patrol of the building to ensure maximum security during this time. Owners are encouraged to take note of any suspicious activity and report it immediately to management, Cornwall Security Guards, or local police.

Homeowners are encouraged to EMAIL Manager Sara Taylor at [saraht@goldcoastmgt.com](mailto:saraht@goldcoastmgt.com) rather than calling the office directly. Sarah will be onsite most of the time coordinating with multiple contractors, agents, owners, authorities, and employees to ensure that this reconstruction is expedited.

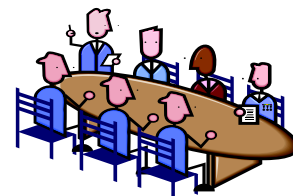
**The Board Meeting will take place in the common area clubhouse at 6:00 p.m. on May 24, 2012 Owners are encouraged to attend. The meeting has been scheduled an hour earlier than the normal 7 p.m. to accommodate owners questions.**

**No time like now to discuss Fire dangers and insurance** Coincidentally last month's newsletter addressed the Channel Islands HOA Insurance Policy and the owner's need to have their own additional policy to cover interior damage and damage done to the common area and other units that arises or are caused by the homeowner. Additionally, even when the HOA's insurance will cover common area, contents within your unit and the majority of the improvements; cabinetry, appliances, mirrors, etc. are the responsibility of the homeowner and thus should be covered by an additional homeowner policy. This insurance applies whether you live in your unit or rent it out. Renters should have their own "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.

### WELCOME 2012 BOARD OF DIRECTORS

The following homeowners were elected to serve as our governing Board of Directors for 2012.

- Mike Proett • Rick Valencia
- Rick Walter • Tom Lucas
- Leilani Whitney



These five Directors will govern the Channel Islands Waterfront Homes Home Owners Association. Please give them the support and appreciation they deserve for volunteering their time to ensure our waterfront community remains safe, healthy and strong. The new Board met for the first time on April 26th. All homeowners are invited and always encouraged to attend the monthly meetings normally held on the fourth Thursday of the month at 7:00 p.m. in the clubhouse meeting room. **NOTE: Due to the recent fire, the meeting has been scheduled for 6:00 p.m. to allow more time for information and questions.**

### HOA OBTAINS NEW INSURANCE CARRIER

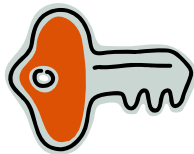
The HOA has a new insurance carrier who will be able to save the Association money. The local agency is Steve Reich Insurance Agency. The phone is (805) 379-5159. Most homeowners mortgage lenders require proof of insurance on an annual basis including the HOA common area policy. Contact this agency for and they will be able to provide you with the needed policy information.

## 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. We talked last month how the alarms saved a homeowner from incurring expensive damage when a leak triggered the alarm and an alert neighbor called management who addressed the problem for the absentee owner. Sarah can be reached at **805-499-7800**  
[saraht@goldcoastmgt.com](mailto:saraht@goldcoastmgt.com)

## Keep an Extra key in the office.

In a fast-acting situation emergency personnel will do what they need to do to gain immediate access to an empty unit but if there is not imminent danger and HOA personnel is on property, their having the ability to gain access to your home by use of a key kept securely on the property could mean saving the mess, stress and expense of a forced entry. 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.



## MUST EXCHANGE NOW!!!

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



**Don't miss this must-see 23 minute film for residents and visitors alike!**

### Treasure in the Sea

This beautiful film is narrated by Kevin Costner is shown

throughout the day in the park visitor center and gives an overview of Channel Islands National Park. Runs on the 1/2 hour M-F 8:30—5:00 At the National Park Headquarters -1901 Spinnaker Drive End of the street past Ventura Harbor Village.



**WHALE ALERT!** There have been daily sightings of Grey Whales passing by right outside the surf line of our local beaches!

## CHANNEL ISLANDS 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](http://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 The shows are free with donations suggested. Info: [www.channelislandsharbor.org](http://www.channelislandsharbor.org)

**The 6th Annual Father's Day Car Show at the Harbor** **SUNDAY** June 17, 2012 10:00 A.M. - 3:00 P.M. at Harborview Park (Next to Marine Emporium Landing) The **FREE** event features an eclectic mix of custom cars, hot rods and classics.

### *NEW EVENT IN PLACE OF THE BOAT SHOW!*

**2012 Marinafest** Father's Day Weekend  
June 16 10 a.m. - 6 p.m. and June 17 10 a.m. - 4 p.m.  
The 2012 Marinafest will be located on the west side of the Harbor at the Channel Islands Harbor Marina. New and used boats on display, watercraft and marine companies display, stand-up paddle demos & more. Admission is free but donations will be taken at the gate in support of the Channel Islands Boating Instruction and safety Center.

**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

**July 22** Central Coast British Car Show

**August 5** Vintage VW Car Show

**August 25** Anacapa Classic - Outrigger Canoe Race

### **The Next HOA Meeting is Thursday, May 24, 2012 at 6:00 p.m.**

*Normally,* The Board meets at 6:00 p.m. for Executive Session followed by the Regular Board Meeting at 7pm in the clubhouse but due to the fire the **MEETING WILL START AT 6:00 P.M.**

### **\*Next meeting: June 28, 2012 7 p.m.**

**\*A draft of the Proposed Rules and regulations have been mailed to all owners. Owners have until the June 28 meeting to comment on the proposed draft. At the June 28 meeting the Board will consider comments and make their vote to continue with the draft, or make changes to the draft.**

**Gold Coast Management**

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**Contributions are encouraged!**