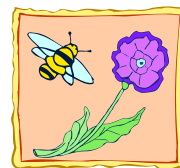


CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

APRIL MAY JUNE 2014



WELCOME 2014 BOARD OF DIRECTORS

The following members were elected by majority vote by the owners to serve as our 2014 governing Board of Directors: **Mike Proett, Joanne Norton, Tom Lucas, Nadia Avila, Rick Valencia**

As required by law, the final voting tabulations are reported: Mike Proett (61) Joanne Norton (58) Tom Lucas (52) Nadia Avila (41) Rick Valencia (34) Not elected: Leilani Whitney (33) Jennifer Clements (31) Rick Walter (22)

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 will meet for the first time and be sworn in on May 22nd. All homeowners are invited and are always encouraged to attend the monthly Board meetings normally held on the fourth Thursday of the month at 7:00 p.m. in the clubhouse meeting room.

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 diligence when making expenditures, keeping complete and accurate records, planning for the future, and communicating with the membership."

VOLUNTEERISM STARTS AT HOME

The Channel Islands Waterfront Homes is a medium-sized community that is governed by a volunteer group of elected homeowners known as the Board of Directors. They can't do it all themselves. In order to keep our waterfront community thriving, homeowner help is always needed on all levels. Whether it's acting as a floor captain, serving on a budget committee or overseeing the landscape, new members are always encouraged. Consider your line of training or former work experience and offer to serve on one of these committees:

Building/Floor Captains **Landscape Committee**
Budget Committee **Architectural Committee**
Neighborhood Watch To volunteer contact Property Manager, Sara Taylor, at Gold Coast Management saraht@goldcoastmgt.com Phone: 805-499-7800.



NEW CARPET NEWS

Good News. The new carpet has been installed in the 2901 building. The multi-tone pattern and durable quality should wear well and last a long time.

Residents are urged to take as good care of the common area carpeting as they would their own and avoid carrying dripping items such as trash, laundry or pet waste and to wipe up any spills as soon as they occur. Please take extreme caution and care when carrying cleaning fluids such as bleach to and from the laundry room.

DOOR MATS

Residents are reminded to wipe your feet before entering the building and are encouraged to provide your own personal door mat outside your front door so as not to track dirt onto the new carpet.



Maintenance Tip O' the Month: To avoid costly repairs OWNERS SHOULD CHECK ALL YOUR PLUMBING CONNECTIONS AND CAULKING ON A REGULAR BASIS.

It is easy to do, however, if you aren't able, the cost for a plumbing professional to perform the inspection is well worth it. Most leaks start small and if gone unnoticed can reach surrounding units and/or common area. If the source of the leak is traced to your interior unit you can be liable for the clean-up and repair. Importantly, every homeowner should also have liability insurance for this (see article below).

The inspections should include all plumbing connections under sinks, behind toilets and especially the tub and shower. Access to the tub/shower plumbing in most units is through the access located in the bedroom closet(s). If there is any sign of moisture or staining the situation should be addressed and remedied immediately. A running water test should also be performed. In addition to plumbing connections, **another source of water intrusion** is through the bath/shower nozzles, drain plugs, relief cover, and caulking seams. If any of these areas leak the water can potentially cause damage to the units below or next to you. This is a Homeowner responsibility and not the liability of the HOA.

HOMEOWNER AND TENANT INSURANCE...

Although the HOA insurance is paid for by a portion of owner's 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 inside the units and balconies. 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. Sadly, those owners and renters who ignore this continued advice may suffer expensive losses as a result of this lack of coverage. 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. 805-379-5159.

It's the View JUST SOLD!

As Reported in the Ventura County Multiple Listing Service for the last 6 months.

1+1	\$262,500	2901 Peninsula	3/12/14
1+1	\$252,000	2901 Peninsula	1/03/14



TIME FOR SPRING CLEANING...

PATIO DRAINS

Recent winds may have blown dust, sand, pet hair, leaves, etc. onto our balconies. Homeowners are responsible for making sure their patio drains are clear of debris so when our rain FINALLY does come, drains will perform as designed. Owners are also responsible to keep the maintain the caulking around the drains. Clogged (or leaky) drains can lead to flooding that can cause costly water damage to the inside of your home and/or common area



Per the CC&R's Maintenance of Exclusive-use common areas such as the patios and balconies are the homeowner's responsibility .

While on the subject of patios...

No hanging plants, flag poles, signs, lights and decorations (except between Thanksgiving and New Years) and NO satellite dishes may be attached to the balcony railings.

Satellite dishes are allowed by State law but they must be free-standing and cannot attach in any way to the railings or decks. **Rules #2.0 -2.10 define the rules.**

Channel Islands Waterfront Homes Official HOA Website is Up and Running!

All residents and owners are encouraged to sign-on and register on our official website www.goldcoastmgt.com. Owners can pay dues, see the rules, get meeting dates, download forms and other important information pertaining to our community. Check it out! Also LIKE us (Gold Coast Management) on facebook and be entered into a monthly cash drawing.



Helpful numbers/websites

Toppers Pizza Delivery
(805) 385-4444

V.C Maritime Museum 805-984-6260
www.vcmm.org

Elite Theatre (805) 483-5118 www.elitetheatre.org

Channel Islands Harbor www.ChannellIslandsHarbor.org

Gold Coast Management (our HOA manager) Sara Taylor
Ph. 805-499-7800 saraht@goldcoastmgt.com

California Strawberry Festival

May 17— May 18, 2014
10:00am to 6:30pm Saturday and Sunday
Strawberry Meadows of College Park
3250 South Rose Avenue, Oxnard



FUN IN OUR OWN BACKYARD...

9th Annual Channel Islands Harbor Safe Boating Expo



Saturday, May 10, 2014
9:00 A.M. - 4:00 P.M.
at US Coast Guard Station
4201 S. Victoria Ave., Oxnard
- Offshore helicopter, person in water and fire rescue demos at 11:00 A.M. & 2:00 P.M.

Free rides and tours of USCG vessels ,Safety demonstrations including fire extinguisher, flares, life jackets and more, Agency booths and displays ,Free flare inspection and disposal,Free vessel safety examinations
Free event. For more Information visit www.safeboatingexpo.com.

Vintage Marina Partners and Catalina Yacht Anchorage present

Channel Islands Harbor MarinaFest

SATURDAY, June 14th: 10 a.m - 6 p.m.

SUNDAY, June 15th: 10 a.m. - 4 p.m.

Channel Islands Harbor Marina

This fun event has power, sail, and electric boats, kayaks and stand up paddleboards, sailing demos, electronic training, electric boats rides and tours, and savory foods and dessert trucks. Come experience your community and explore the water. For more information please visit www.MarinaFest.com



Fairy Tales in the Park

SUNDAYS - May 4, June 1, July 6, Aug 3 & September 7

Time: 2:00 PM **Location:** Harborview Park

Scheduled Performances

May 4 - *The Princess and the Frog*

June 1 - *Thumbellina/ Tom Thumb's Voyage to Neverland*

July 6 - *The Gingerbread Man*

August 3 - *Sleeping Beauty 2: Malificent's Revenge*

September 7 - *Snow White and One Bat*

Gypsies in a Trunk, an all-volunteer troupe of actors perform fairy tales for the young and young at heart. The shows are free with donations suggested.

For more information please visit Gypsies in a Trunk.

Other Upcoming HarborEvents

Farmer & Fisherman's Market - Every Sunday 10 a.m. -2 p.m.

Wet Wednesday Food Trucks (Every Third Wednesday)

5:30-9:30 p.m. @ Marine Emporium Landing

Father's Day Car Show - June 15

Fireworks by the Sea - July 4

Concerts by the Sea - Saturdays July- August next door @ Peninsula Park

Central Coast British Car Club Car Show - July 20

The Next HOA Meeting is:

THURSDAY MAY 22, 2014

7:00 p.m. In the Clubhouse Meeting Room

The "New Board" will meet in executive session at 6 pm

June's Meeting is June 19

The Board will meet in executive session at 6 pm

Gold Coast Management
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