

CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

DECEMBER 2011



PLEASE READ THE ATTACHED PLUMBING NOTIFICATION FIRST AS IT INCLUDES THE WATER SHUT OFF SCHEDULE STARTING THIS WEEK!

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

"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."

This is a time-consuming job and a large responsibility for the small group of five homeowners who volunteer their time for the betterment of our community.

Your current Board of Directors are: Mike Proett, Larry Ramstrum, Rick Valencia, Rick Walter and Tom Lucas. Tom Lucas is filling the term from the vacancy left by Joanne Norton.

Management and the Directors send a big thank you to Joanne Norton who is still serving on the Landscape and Rules committees. Thank you Joanne for the many years that you have selflessly given to the HOA. We appreciate you!



BEHIND THE SCENES Cosmetic VS Required

This month the Board offers you a look behind the scene with an update on projects in the works and a discussion of Cosmetic verses Required.

Projects like carpet and paint are items first noticed and we all want to see them done. They are

considered cosmetic items. The pool repairs and electrical compliance are things that we don't necessarily see but they are items that are required by various agencies including the State Health Department, safety codes, the insurance company etc. The laws and requirements are constantly changing and sometimes an item will arise unexpectedly and they sometimes have to take financial or scheduling priority over cosmetic items.

Following is a status update on some of the major items currently being addressed:

Swimming Pool & Spa Upkeep

Every year the County Health Department inspects the pools and determines if any repairs or upgrades need to be made. This year we are required to re-plaster one of the pools and do some coping and concrete work done around another. The 2901 and 3101 building pools will be temporarily closed in the near future and opened again upon inspection approval. The spa at the clubhouse will also be closed for repairs.

Exterior Metal door replacements

the board is discussing and reviewing proposals for replacing several of the exterior metal doors. The board is doing their due diligence to determine exactly what is needed prior to proceeding.

Paint update

The board has received six paint bids and the board is narrowing down the preferred vendors as well as reviewing references and determining the scope of work for the project.

Carpet update

The board is researching hotel-grade carpet to be installed in the common hallways. Currently the board is researching samples and pricing out the project with several vendors.

Plumbing

The board has hired a plumbing engineer in an effort to determine changes that can be made to the plumbing system to help prevent backups. The Board is reviewing proposals from plumbers and they are following the phase one recommendations from the plumbing engineer - phase one is roto-rooting all the pipes and changing out some of the pipes in the garage to a bigger size. Please watch for notices and cooperate with the requirements to not use pipes during the work. **This item was fast-tracked and is starting immediately in an effort to be completed before the busy Thanksgiving Holiday. Please see the attached schedule and instructions.**

On Site Maintenance AKA Kap

On occasion you may see a different face doing maintenance jobs around the buildings. The Board has made an arrangement to hire Scott Lucas to fill-in for Kap when he is sick, on vacation, etc. Scott is an employee of Performance Nursery and the brother of Board member Tom Lucas who owns Performance Nursery. Scott will remain on the Nursery's payroll and the HOA will reimburse Performance Nursery who will lend Scott at his hourly rate so there is no profit to Tom or his company. This disclosure is required by our by-laws.

Remember, do not ask or direct Scott (or Kap) to do any repair or maintenance tasks. Their direction must come directly from management so please direct any concerns to Sarah Taylor at Gold Coast Management;

saraht@goldcoastmgt.com Phone: 805-499-7800



THE BEST VIEW IN TOWN IS IN YOUR LIVING ROOM!

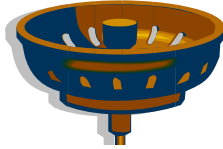
The 46th Annual Parade of Lights daylong celebration is Saturday December 10 from 10 a.m. – 8 p.m. **THE PARADE STARTS AT 7:00 p.m.** This year's theme: "Tropical Holidays."



EVEN THOUGH OUR PIPES WILL BE CLEAN PLEASE DON'T CHANGE YOUR HABIT OF NOT PUTTING FOOD IN THE DISPOSAL! THE FOLLOWING PROTOCOL REMAINS.

DON'T LET YOUR HOLIDAYS GO DOWN THE DRAIN!

With the holidays approaching a lot of cooking will be going on. Please remember not to put food down the garbage disposal. To avoid a holiday mishap that could prove expensive if you have to call a plumber on a holiday, please treat your kitchen sink as if there was no disposal at all. Use a strainer to avoid food scraps from going down the drain. Potato and fruit peels, rice, coffee grinds, meats, essentially any food, can and will clog the drains in the stacked units and when one drain clogs it renders all attached units without drainage until the clog can be remediated. If this happens and the problem can be tracked to your unit, you may be responsible for the entire bill to unclog the drains. Likewise for the toilets and shower drains. ***If you have to think twice about whether to let it go down, DON'T!***



GET YOUR PARKING PASSES EARLY

The marina will be blocking all entrances to the parking lot by 9:00 am Saturday morning December 10 – leaving only one entrance open until 3:00 pm. Condo residents, marina tenants or anyone with a parking pass will be the only ones granted access after 3:00 pm. Parking passes will be available from the marina office starting the weekend after Thanksgiving -Two passes each per condo. No one will be able to get in the parking lot unless they have a pass or can show a condo card or marina gate card. Notices will be hung in both condo buildings letting people know they need to come to the marina office to pick up their passes. Also, no RVs, Campers or trailers of any kind will be allowed in the lot. Sorry but no reserved places will be held– it's all first come, first serve so if you leave during the day, you will lose your spot.



ANNUAL HOLIDAY BALCONY DECORATION CONTEST

Judging will take place 7 - 8 p.m. Saturday Dec. 10th. *All balconies will be judged* and the winners will be awarded fun prizes as well as "bragging rights" and a plaque. Prizes include 2 passes to the Magic Castle! Categories include: BEST OVERALL, MOST CREATIVE and MOST WHIMSICAL.

The contest is sponsored by Susan O'Brien of Sotheby's International Realty. For more information write BeachandMarina@att.net or call (805) 207-9579.



December 11 SANTA TO THE SEA
Half Marathon, 2 Person Relay & 5K
Fun Run All races start at 8:00 a.m.

Enter for or sponsor a runner for the Boy's and Girl's Club of Greater Oxnard and Port Hueneme! All the details are at www.santatothesea.com.



PAINT MY DOOR - LET US HEAR FROM YOU!

The Board is trying to determine if painting the front unit doors will be included in the scope of work for the painters. Sarah is taking a poll from the homeowners to see if they want their front door painted as it is the most expensive part of the job.

If you would like your front door painted (no guarantee at this point) Please E-Mail Sarah with the title **subject Paint My Door**, and include your address and phone number. Email saraht@goldcoastmgt.com

SAVE A TREE - SIGN UP TO HAVE YOUR NEWSLETTER E-MAILED.



If you would like to be added to the Email list to receive the monthly newsletter and other important notices, please send Sarah your email address, name and Waterfront Home address. The

added bonus is you will receive the newsletter in color! You can note this desire to Sarah with the above Paint My Door email or directly on this matter alone. Simply Email saraht@goldcoastmgt.com

EVENTS IN AND AROUND THE HARBOR

- Dec. 9** Dock Decorating Contest Look out your window!
- Dec.10** Holiday Balcony Decoration Contest
- Dec. 10** 46th Annual Parade of Lights 7 p.m.
- Dec. 11** Santa to the Sea 1/2 Marathon, 2 Person Relay & 5K Fun Run www.santatothesea.com
- Dec. 26** Whale Watching season begins
- Jan.13-23** Tall Ships - Lady Washington & Hawaiian Chieftain visit our Harbor.

Due to the holidays, there will be no December Board Meeting.

Gold Coast Management

Manager: Sarah Taylor

www.goldcoastmgt.com Phone: 805-499-7800 Fax: 805-499-7889 saraht@goldcoastmgt.com

Newsletter Editor: Susan O'Brien

BeachandMarina@att.net

Contributions are encouraged!