

# CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association FALL SEPTEMBER/OCTOBER 2015



## Ventura County named No. 1 in desirability



Well it's official. The rest of the world now knows what we've known all along. On August 19th, The Ventura County Star reported; **Of America's 3,111 counties, Ventura County is No. 1** so says the Washington Post's blog Wonk Blog, which used a natural amenities scale developed by the U.S. Department

of Agriculture to rank counties in the 48 continental states. It **determined "Ventura County, CA is the absolute most desirable place to live in America."** It takes into account such qualities as climate, topography, proximity to a body of water, sunny winters and low humidity and uses climate, topography and other factors to create a ranking.



### WATER QUALITY Important Information From Our Water Provider

Dear Customer, As you know, the state of California is experiencing the fourth straight year of extreme drought, which is affecting water supply throughout the state. Your water is supplied by the **Channel Islands Beach Community Services District**, which purchases it from Port Hueneme Water Agency. The water consists of a blend of local groundwater extracted from wells and surface water originating as snowpack in the Sierra Nevada. Both of these supplies have been adversely affected by the drought. One effect of the lack of local groundwater is the need to use deeper wells to provide sufficient water to meet demand. These deeper wells contain constituents which, while perfectly safe for all uses, including drinking, may contain additional dissolved solids. Some of these solids could cause the water to be slightly cloudy, and it could smell and taste differently than the water you are accustomed to receiving. \* It is also possible that this water will make cleaning dishes and clothes more difficult. For more information please contact one of the following CIBCSO staff members: Jared Bouchard 805-985-6021 Joe Mathein 805-985-6021

**\* It was recommended that "Lemi Shine", which can be purchased at the super market, Amazon, etc., be used in your dishwasher.**



### D-R-O-U-G-H-T \$\$\$

Conserving water keeps your HOA dues down! Please practice water conservation wherever you can. If you save, we all save.

### MANDATORY MOISTURE ALARM REMINDER

Because of the design of the plumbing systems that are inner connected with one another from the top down, it is generally the first floor units that receive the greatest damage. A major contributor to the damage incurred in these units is the fact that many of them are unoccupied and backups and leaks go undetected for several days.



The best and most cost effective method of minimizing overflow damages is to provide moisture detection alarms to all the first floor and second floor condos. The moisture detection alarms are very much like a smoke alarms and emit a very loud noise when they sense moisture. **The Moisture Alarm Program Use Policy** became effective January 1, 2012 and is a part of the Rules and Regulations; failure to abide by this policy can result in a fine. *Should an overflow or leak occur in a condo unit that has not utilized the moisture alarms as per this policy, the HOA will not be responsible for the damages incurred as a result of that leak or overflow continuing for a long period of time even if the leak or blockage is within the common wall area. Leaks and blockages that cause damage and who's origin is not from within the common wall area are each individual condo unit's owner responsibility*

All first and second floor condominium units shall receive, at no initial cost to the condo owner, two moisture alarms with batteries, (condo units with two bathrooms will receive three alarms). First and second floor unit owners, or their representative, may pick up the moisture alarms from Kap or make other arrangements with the Property Manager. Owners of condo units on the third floors may purchase moisture alarms from the HOA for \$20 each. See the Rules and Regulations for a complete description of this policy and homeowners responsibility and liability. If you need a copy of the Rules and Regulations you may obtain them online at [www.goldcoastmgt.com](http://www.goldcoastmgt.com) or contact Property Manager Sara Taylor at 805 499-7800/saraht@goldcoastmgt.com

### IMPORTANT Elevator Protocol

Elevator pads are required to be installed in the elevators for every move no matter how small. Please contact Manager Sara Taylor with as much notice as possible, especially if it will be on a weekend. The HOA will install the pads prior to your move. Owners are liable for damage caused to the elevator or common area in a move including damage done by tenants or friends. This is just another reason it is important for all owners to carry an HO insurance liability policy.



### Please (Don't) Hold the Elevator Door Open!

While it is courteous to hold the door open for someone there is a correct way to do it. **PLEASE use the HOLD DOOR OPEN button** on the elevator panel. **DO NOT** hold the door open with your arm! Blocking the door with your arm for an extended period of time causes the elevator to trigger a failure and stop working.

### Gateway to the Channel Islands Waterfront Homes

Our entrance signs have received a beautiful facelift. Thank you to Susan O'Brien for her kind donation.



## Garage Storage

Up to two storage containers are allowed in front of your parking space but they must be pre-approved by management and meet the guidelines that differ for each space. Only Rubber Maid brand storage units or other brands that are of similar size, shape and color can be used. Do not spend money on a container without prior approval from management. Proper installation is also a requirement. Sporting equipment such as boats, jet skis, bicycles, kayaks, canoes, and surfboards may be stored in the owner's designated parking space provided these items fit within the limits of the parking space and are in working order or are in useable condition. Loose items or boxes are not permitted outside of the storage unit. The HOA is working on revising these rules so watch for an update in the future.



## Farmers Markets

**CHANNEL ISLANDS HARBOR**  
SUNDAY 10AM - 2PM  
*Fresh fish off the boats too!*

3600 S. Harbor Blvd., Channel Islands Harbor

**OXNARD DOWNTOWN THURSDAY 9:30 AM - 1PM**  
Plaza Park - Fifth & "B" Streets

**PORT HUENEME SATURDAY 10AM - 2PM**  
550 East Surfside Dr. ( In front of the Pier)

**VENTURA WEDNESDAY 9AM - 1PM**  
Pacific View Mall , West Parking Lot, North of Sears  
& **SATURDAY 8:30AM - 12PM**  
City Parking Lot, Corner of Santa Clara & Palm Streets

**CAMARILLO SATURDAY 8AM - 12NOON**  
Ventura Boulevard between Elm & Fir

## Ventura County Farm Day 2015

September 26 10 a.m. - 3 p.m.

Tour over 30 local farms with a drive-it-yourself map. Meet the farmers, pet the animals, taste the produce, learn a lot. Fantastic Fun for all ages! Free [www.venturacountyfarmday.com](http://www.venturacountyfarmday.com)



## Bird Watching in Ventura County

Ventura County provides many recreational opportunities in a beautiful natural setting of coastal plain that includes the Santa Clara River estuary, forest-canopied mountains and interior valleys. 457 bird species have been recorded in the county including a Xantus's Hummingbird. For more information and scheduled outings:

<https://visitventuraca.com/bird-watching-ventura/>

## Get in the Swim

The Ventura Aquatic center offers swimming for all ages and offers lessons, sports, CPR classes, a fun water park and everything water-related 901 S. Kimball Rd. 805.654.7511 [www.cityofventura.net/aquatics](http://www.cityofventura.net/aquatics)

## (Stand Up Paddleboards)

Enjoy an hour or a whole day of paddling around the beautiful and clean Channel Islands Harbor! C.I. Kayak Center is located at Marine Emporium Landing next to Island Packers where you can also rent and take the kayaks to the Channel Islands. (805) 984-5995

## Upcoming Events in our Neighborhood



### Maritime Museum - 25 Beach Collections

July 23 - September 30 3900 Bluefin Circle Entry Fee  
For more information [cimmvc.org](http://cimmvc.org) or call 805-984-6260

### Boater's Swap Meet at Peninsula Yacht Marina

Saturday October 17 8AM - 2PM 3700 Peninsula Rd.  
Call the Marina to reserve a free space (805) 985-6400

### Momentum Charity Car Show - October 10

### Music at the Maritime (Museum) September 26



6 pm - 9 pm Donation based  
This year's event features *Cascada de Flores*, a marvelously talented San Francisco ensemble which engages audiences with soulful music and dance from Mexico and Spanish Caribbean. Enjoy beverages and delectable tapas while spending the evening immersed in the romance of Latin culture. [cimmvc.org](http://cimmvc.org) or call 805.984.6260

### Farmer's Market Fun Day October 25

### Farmer's Market Holiday Marketplace

December 6, 13, 20

### Parade of Lights December 12

Theme - Celebrating the 60's The Harbor is 50 years old!

## Channel Islands Waterfront Homes Sales

Last 6 months according to VCMLS

### SOLD

2+2 3101 Peninsula Catalina 1st floor	390,000	3/25/15
2+2 3101 Peninsula Santa Rosa 1st floor	385,000	6/12/15
1+1 2901 Peninsula Anacap 3rd floor	280,000	8/27/15
1+1 2901 Peninsula San Miguel 3rd floor	279,000	5/29/15
1+1 3101 Peninsula Anacapa 1st floor	270,000	3/11/15
1+1 3101 Peninsula Anacapa 2nd floor	252,000	5/13/15

### PENDING

1+1 3101 Peninsula #209	260,000
1+1 2901 Peninsula #150	298,000
1+1 3101 Peninsula #118	325,000

### FOR SALE

2+2 2901 Peninsula #231	385,000
1+1 3101 Peninsula #316	299,500
1+1 3101 Peninsula #203	295,000
1+1 2901 Peninsula #248	291,000
1+1 2901 Peninsula #233	290,000
1+1 2901 Peninsula #137	249,000

**The Next HOA Meeting(s) :**  
**September 24 and October 22**  
**7:00 p.m. In the Clubhouse Meeting Room**  
Board will meet in executive session at 6 pm

Gold Coast Management [www.goldcoastmgt.com](http://www.goldcoastmgt.com)

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