

CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

November December 2013



INSTALLATION UPDATE

Recently technicians from Time Warner (TW) were on site to connect and update the building's new cable including replacing the old cable lines in each residence (*if previously coordinated.)

* Residents who did not connect to the new cable at this time will experience a stop in service until they contact TW to make an appointment and reconnect service. At this time, it is the responsibility of the owner to have their new cable connected by contacting the TW 1-888-TW-CABLE 888-892-2253) for an appointment for connection. If you have questions, contact Channel Islands HOA Management at (805) 499-7800 or email saraht@goldcoastmgt.com.

If you do not use Time Warner cable, but want the wires removed from your closet, please make an appointment with Ed at Time Warner at (805) 391-3207. All residents were previously offered this service free of charge on noticed dates and times but now that the technicians have completed the work, there may be a labor charge for TW to make an individual visit.



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.** Renters should also have their own "renter's insurance" for contents and liability. Examples of why this insurance is necessary include water leaks derived from your unit that damage adjoining units, a fire such as the one that took place in the 3101 building, damage to your patio, or an accident in the common area caused by an owner, their tenant or guest. If you rent your unit as a source of income it is a good idea to have an additional rider that covers lost rent in the event the unit needs to be vacated. HOA management recommends an HO6 policy which is designed for condominiums. Ask your agent to review your policy and advise what options are best for you.



DON'T WELCOME STRANGERS INTO OUR BUILDINGS

Our building security only works if we enforce it. Lobby doors are meant to be shut and locked at all times. If you see the door has been left open, close it. Don't open the door for people that you know don't live or work here. They can use the intercom to call the person they are visiting. If you notice a door that is not working properly notify management right away.



THE BEST VIEW IN TOWN IS IN YOUR LIVING ROOM! The 47th Annual Parade of Lights daylong celebration is Saturday December 8 from 10 a.m. – 8 p.m. **THE PARADE STARTS AT 7:00 p.m.** This year's theme: "Holidays in Toyland."

FRIDAY NIGHT Dec. 7 - Don't miss the spectacular Dock Decoration Contest starting at 7 p.m. Our local "Do It Best" and Frank Laza of Duffy Boats are this year's sponsors. This is a "don't miss it" opportunity and just another reason that Waterfront Homeowners boast "It's the View" when asked why they enjoy living here!

GET YOUR PARKING PASSES EARLY

Anacapa Isle Marina security will be blocking all entrances to our parking lot by 9:00 am Saturday morning December 8 – leaving only one entrance open until 3:00 pm. Condo residents, marina tenants and those with a parking pass will be the only ones granted access after 3:00 pm. **Residents can show their key card but your guests will need a Parking Pass to get in the lot.** Passes will be available from the marina office starting the weekend after Thanksgiving -Two passes each per condo. This is the one day a year our lot fills up and it is first come-first serve so guest space is not guaranteed. Please note: No RVs, Campers or trailers of any kind will be allowed in the lot.



ANNUAL HOLIDAY BALCONY DECORATION CONTEST

The Annual "It's the View" Holiday Competition for the best decorated balcony is coming soon. This year, judging will take place take place between 7 - 8 p.m. on Saturday Dec. 8th. *All balconies will be judged* and the winners will be awarded fun prizes as well as "bragging rights" and a plaque. 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.



47th ANNUAL PARADE OF LIGHTS SCHEDULE

Dec. 7 7 pm Harbor wide Dock & Business Lighting Contest

Dec. 8

10 am Snow Play at Marine Emporium Landing (MEL)

11 am-Dusk Arts&Crafts, Kids Area, Music at MEL

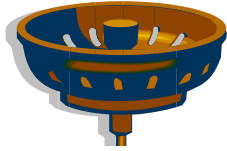
7-8 pm. Balcony Contest Judging HERE

7 p.m. Boat Parade begins

Dec. 9 Santa to the Sea 1/2 Marathon& 5K Fun Run

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!***



Santa to the Sea, Sunday, December 9

Half Marathon, 2 Person Relay & 5K Fun Run All races start at 8:00 a.m.

Try something new this year. How about walking in a Half marathon (13 miles) or a 5 K. (3.1 miles) or a 2 person relay. The race begins at the Santa Claus at Nyleand Acres, winds through downtown Oxnard and the finish line is at Marine Emporium Landing. Too pooped this year? Volunteer along the route or at the start or finish line. All the details are at www.santatothesea.com.

HOLD A PRIVATE PARTY IN OUR CONFERENCE ROOM

The conference room located in the Clubhouse is a great place to host a special occasion or hold a private meeting. The "room with a view" is available to residents for private meetings, parties and other functions for up to 35 guests. Reservations are made in advance through the marina office. Prices vary between \$50 to \$100 depending on the number of guests, whether alcohol is served, etc. Refundable deposits are also required and security guards may be required if alcohol is being served. The room has a full kitchen including stove and oven, microwave, refrigerator, dishwasher, private bathroom and a television. Tables and chair set up can also be arranged. Please note that the function is confined to the conference room meaning guests are not allowed to overflow into the main clubhouse or use the pool and outdoor facilities at the same time. Call the marina for an application at 985-6035 or ask Sara to email it to you.



BOOK EARLY DURING HOLIDAY SEASON(S)

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.

Tip O' the Month

HAVE YOUR WALL HEATERS CHECKED AND CLEANED ANNUALLY



The cooler months are upon us and most residents will be using their wall heaters. Before you use your wall heaters, be sure to have a licensed and insured professional heating and A/C Company clean and service your wall units. Last year there was a fire in one of the homes in the 2901 building due to lack of maintenance on the wall heater prior to use. Do not use the heater if anything is blocking it such as furniture, boxes, laundry, etc. and never leave the heater on when you leave your home. The wall heaters are an "exclusive use" item and any damages that occur as a result of the interior heaters are the individual owners responsibility.

LAUNDRY ROOM ETIQUETE

Each building has four laundry rooms for residents' convenience and most of the time they are empty...except of course when it is time to do your laundry! Here are a few hints to keep the laundry rooms happy.



- Set a timer and be back before your load is done. If you leave your laundry, it is not unreasonable for someone to remove your clothes from the machine before you return.
- If you make a spill, please clean it up. Pick up dryer sheets and lint, etc.
- Double-check and make sure you have your laundry card before you leave the laundry room. Cards have no I.D. so they cannot be identified - however if you find one, please give it to Kap or notify management.



Dec. 26 Whale Watching season begins



NEW IN OUR NEIGHBORHOOD

Hollywood Beach Wine Co. is now open at Marine Emporium Landing and receiving rave reviews for food, wine and atmosphere. Open 7 days a week for lunch and dinner with a special Sunday Brunch. 805-985-4677 www.hollywoodbeachwineco.com

Hollywood Beach Fitness at Marine Emporium Landing. Open 7 days a week and featuring personal trainers, modern equipment and fitness classes. 805-815-4520 www.hollywoodbeachfitness.com

**The Next HOA Meeting is November 29th at 7 p.m.
In the Clubhouse Conference Room
(The Executive board meets at 6:00 p.m.)**

Gold Coast Management

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Contributions are encouraged!