

CHANNEL ISLANDS WATERFRONT HOMES NEWS

Prepared for the Channel Islands Waterfront Homes Owners Association

HOLIDAY ISSUE 2017



FROM THE EDITOR, SUSAN O'BRIEN

I am pleased to return as your Newsletter Editor. Look for helpful information, important notices and suggestions for events and activities that take place in our Harbor and around our wonderful Ventura County, which was ranked as "The #1 Most Desirable Place to live in America" by the Washington Post! *But we already know that.*

<https://www.washingtonpost.com/news/wonk/wp/2015/08/17/every-county-in-america-ranked-by-natural-beauty>



EVERYONE IS INVITED TO THE MARINA CLUB THANKSGIVING DINNER POTLUCK

The feast takes place Saturday November 18, 2017 at 2:00pm in the Clubhouse Conference Room. The marina will provide the turkey and gravy, plates, napkins, silverware and refreshments. Please bring a dish to share and RSVP to the Marina office (805) 985-6035 or to Lucy at lgonzales@shmarinas.com so they will have a head count.

History: *The Marina formerly held the potluck for just their boat tenants but when current Marina Manager, Jeremy Grewal, came onboard in 2011, he immediately invited Waterfront Home residents to join at the annual Thanksgiving Potluck Dinner and it has been a joint event ever since. Thank you Jeremy!*



POOL AREA CLOSED DECEMBER 11 – JANUARY 15

The entire pool area at the Marina Club will be closed from December 11th through January 15th (Weather and discovery items may extend the schedule) for repair and modernization. No one will be allowed outside during this time for safety and health reasons. The indoor clubhouse, gym and shower/spas will remain open except for a few days when the entire clubhouse will be tented. The tenting date is pending and notices will be posted in all buildings ahead of time. The marina will be leading this project and will notify HOA management with weekly updates during the closure. The reward will be a lovely modern pool and lounge area for years to come.

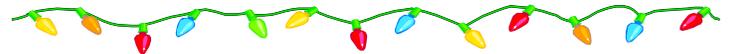
During this construction both 2901 and 3101 pools will be heated and open for residents and new lounge chairs have been added around the pools.



THE BEST VIEW IN TOWN IS IN YOUR LIVING ROOM!

The 51st Annual Parade of Lights daylong celebration is Saturday December 9 from 10 a.m. – 8 p.m. **THE PARADE STARTS AT 7:00 p.m.** This year's theme: "Fairy Tales Afloat."

10 am Snow Play at Marine Emporium Landing (MEL)
12 - 4 Artists Fair, Childrens area & Santa at MELs
5:30 – 8:30 Strolling Carolers
7-8 pm. Balcony Contest Judging HERE
7 p.m. Boat Parade begins with Santa Flyover



GET YOUR PARKING PASSES EARLY

All entrances to our parking lot will be blocked by 9:00 am Saturday morning December 9 – 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 1:00 pm. Club cards and fobs will get residents in if they show them to the guard and additional Guest Parking Passes will be available from the marina office after November 1st -Two passes each per home. Notices will be posted in both 2901 and 3101 buildings reminding residents to pick up their passes at the Marina Office. 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 for The Best Decorated Balcony will be between 7-8 p.m. on Saturday December 9 (the night of the parade) No sign-up is necessary, *All balconies will be judged.*

This year's Prize is a Trip for Two to the Channel Islands aboard Island Packers, not to mention "bragging rights" for the entire year.

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



WELCOME TO THE BOARD

Two new members have joined the Board of Directors and are serving the following positions:

Jeff Monaco President and Treasurer
Lori Brown Secretary

Susan Salehi, Steve Baumgarten and Ron Bishow remain as Members at Large. *Thank you all for your hard work! Congratulations! Lead us well.*

GET INFORMATION AND PAY DUES ONLINE AT OUR NEW HOMEOWNER PORTAL



Homeowner Portal

Portal: An Internet site providing access or links to other sites.

There is a wealth of information online about our Channel Islands Waterfront Homes Community, including forms, minutes, newsletters and more. You can also pay your HOA dues and assessments online, view your account balance and even make suggestions and leave messages for the manager or board members.

There are two websites. One is the Lordon Management site that anyone can go to and get generic homeowner facts, contact information, useful resources and ask questions.

This site, which is open to the public, is:
<http://www.lordonmanagement.com>

To get more specific information on our community such as meeting minutes, forms, lease information, notices, newsletters, etc., and to make payments, you will use the Channel Islands Waterfront Homes Portal. This site requires an account number (found on your payment books) and the creation of a profile and password. Only owners may access the portal. You may also pay your HOA dues, assessments and fines on this portal. To get started you must go to <http://www.myLordon.com> click on the Portal icon and follow the instructions. You will be assigned a registration code.

It is strongly advised for your future convenience that you spend some time creating your profile and learning to navigate the site. It is simple to use once you know it but there may be a learning curve for those of us who had to look up the definition of a portal.

See the attached flier for step-by-step instructions. If you still have trouble, contact Manager Silia and she can walk you through it.



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 chairs set up can be arranged. Please note that the function is confined to the conference room and guests are not allowed to overflow into the main clubhouse or use the pool and outdoor facilities at the same time. Contact the marina for an application at 985-6035 or ask Silia to email it to you. *Book Early during the Holiday Season.*

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 and damage caused by backed up 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 RACE DEC. 10

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

The annual race includes costume contests and live music at the finish line. The race begins at the Santa Claus on 101, winds through downtown Oxnard and finishes at Marine Emporium Landing. Fun to watch and cheer on the runners. Volunteer along the route or finish line. All the details are at www.santatothesea.com.

EVENTS IN AND AROUND THE HARBOR

- Oct. 28 Boaters' Swap Meet 8am-2 pm
- Oct. 29 Farmer's Market Pumpkin Fun Day 10-2
- Oct. 29 Roams N Relics Car Show 9-3
- Dec. 9 51st Annual Parade of Lights (Parade @7pm)
- Dec. 10 Santa to the Sea
- Dec. 26 Whale Watching season begins



Channel Islands Waterfront Homes (Last 6 months)

	SOLD	LEASED 1 Yr.
FOR SALE		
1+1 \$385,000	1+1 \$385,000	1+1 \$1550
1+1 \$387,000	1+1 \$350,000	1+1 \$1600
1+1 \$387,000	1+1 \$327,500	1+1 \$1650
2+2 \$458,000	1+1 \$280,000	1+1 \$1600
2+2 \$515,000	2+2 \$470,000	1+1 \$1700
	2+2 \$437,000	1+1 \$1900

Lordon Management Community Manager Silia Earwood searwood@lordonmanagement.com
31255 Cedar Valley Drive, Ste. 202, Westlake Village, CA 91362 818-707-0200 x 2008

Newsletter Editor: Susan O'Brien BeachandMarina@att.net **Contributions encouraged!**
If you would like to receive the newsletter online contact Silia.