

10/30/12

**Channel Islands Homeowners Association  
Newsletter Compilation.**

**Residents: Please take the time to review this very important information regarding the community.**



**IMPORTANT INFORMATION  
REGARDING  
Moisture Alarm Program Use  
Policy**

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. Your Board of Directors has done considerable research towards the goal of trying to minimize future losses of this nature. At this point the best and most cost effective method of minimizing overflow damages, aside from re-piping the entire complex, 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. If anyone hears an alarm coming from inside a condo unit and **no smoke** is visible or detected please call the HOA management, 805 499-7800, or if unsure, call 911.

**Moisture Alarm Program Use Policy**

This policy is effective as of 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*

**Policy:**

- a. All first and second floor condominium units will 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 other pick up arrangements call Gold Coast Property Management (Sarah Taylor) at 805 499-7800.
- b. It will be the responsibility of each condo unit's owner to maintain and implement the Moisture Alarm Program (MAP) as stated in this policy.

- c. The 9 volt batteries shall be replaced by the owner of the condo unit once every 12 months after receiving the alarms.
- d. When it is anticipated by the occupant of a condo unit on the first or second level that the unit will be unoccupied for more than 12 hours, the occupant of the condo, prior to leaving the condo, shall install the water alarms as per the instructions provided with the alarms.  
One alarm shall be placed inside each bathtub and kitchen sink within the condo unit. The installation is no more cumbersome than placing a spoon in the sink.
- e. If the alarm sounds due to a backup or leak, call the property manager at 805 499-7800 immediately. The upper units directly above will need to be notified to discontinue using water until the cause of the backup is cured. If the situation is an emergency, call 911 first.
- f. Owners of condo units on the third floors may purchase moisture alarms from the HOA for \$20 each

**HOMEOWNER AND TENANT INSURANCE...WORTH REPEATING!!!** Although the HOA insurance is paid for by a portion of owners 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. 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 renters insurance for contents and liability. Tragically, those owners and renters who ignored this continued advice will suffer expensive losses as a result of this lack of action. Owners and renters are encouraged to call the HOAs 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 and their number is 805-379-5159.

**GARAGE STORAGE Keep our Garages Beautiful!**

Generally the only storage of items in your parking space must be contained in an HOA approved Rubbermaid Container. Exceptions are bicycles, kayaks and large sports equipment like surfboards or paddleboards. However, storage is at your own risk so if you cant securely lock it up, you should make other arrangements. Absolutely no loose stuff; tools, clothing, boxes, equipment, supplies, etc. are to be left in the space outside of one of the approved containers. Residents will be fined as this is not only unsightly but can be a rodent or fire hazard, not to mention it invites thieves.

**NEIGHBORHOOD WATCH IS YOU!** There have been some car break-in and thefts on Peninsula Rd. recently. The police are aware and there even have been some witnesses of suspects. If you see someone or something suspicious call the Oxnard P.D. If you feel it is a crime in progress call 911, if something looks suspicious the non emergency response number is 805-385-7740. Residents here have a crows nest view of the goings on below use your eyes and ears to spot suspicious behavior.

## WE NOW HAVE WIFI WITH OUR VIEWS

The Marina Club at Channel Islands now has WIFI which will provide free speedy access to the internet. The password-protected code may be obtained by visiting the Marina Office in the clubhouse and showing them your active key card. Use of this "hotspot" is for the use of all Channel Islands Waterfront residents but you must show proof of your active club keycard to obtain the access code.

### **CARBON MONOXIDE ALARMS It's the Law!**

It is now California law that every home have a carbon monoxide alarm installed. They are relatively inexpensive, can be purchased at any hardware store and come in a variety of styles; battery-operated, plug in or hard-wire. These, along with the smoke detectors are designed to save lives.



### **Who (Will) Let the Dogs Out?**

If you are having issues with barking dogs or animal nuisance the appropriate protocol is to call animal control and report the incident to manager Sarah Taylor [saraht@goldcoastmgt.com](mailto:saraht@goldcoastmgt.com) or 805-499-7800. Documenting the incidents is the key to solving the problem. The CIWH rules state:

#### **PETS - Section 7**

7.1 No more than a combination of two (2) pets limited to dogs, cats, birds, and reasonable quantities of aquarium fish may be kept in each unit provided they are not kept, bred, or raised for commercial purposes.

7.2 All dogs and cats must be kept on a leash held by a responsible person while on the premises outside of owner's unit.

7.3 Owners must clean up after their pets.

**7.4 No pets will be permitted which cause undue noise or disturbance of neighbors or are a nuisance.**

The Oxnard City Code established the following policy for their Animal Control personnel when dealing with these nuisance issues. If two or more parties complain about a barking dog then Animal Control personnel proceed with the nuisance investigation and cause the dog owner to appear before a hearing officer. The dog owner is held accountable for taking steps to eliminate the disturbance or Animal Control will take intervention measures up to seizing the dog. If you continue to have your peace disturbed, please call the police and we will send officers to do what is possible at that time to address the issue. Please understand that we will do what we can to solve these issues in a reasonable time frame. If you have any questions related to the specific language in the City Code, please contact Senior Animal Control Officer Lisa Jenkins at 805-385-7640.

Often the reasons dogs bark is because they are bored and need more attention. The great news is that there are several dog parks and rare dog-friendly beaches all in our immediate neighborhood. Let your pet run off some energy at:

#### **Oxnard: Hollywood Beach**

Located at Harbor Blvd. in Channel Islands Harbor, Oxnard, CA. Dogs on a leash are allowed on Hollywood Beach before 9 a.m. and after 5 p.m.

#### **Oxnard: Oxnard Beach Park**

Located at 1601 S. Harbor Blvd., Oxnard, CA. Dogs on a leash are allowed on the beach.

#### **Oxnard: Silver Strand Beach**

Located at End of Victoria Ave., Oxnard, CA. Dogs on a leash are allowed on Silver Strand Beach before 9 a.m. and after 5 p.m.

#### **Oxnard Dog Park**

Oxnard is the home of a new dog park; something that has been needed for a long time. The dog park itself is in Oxnard College Park, which is located next to Oxnard College and across from Channel Islands High School. The park is located at 3250 South Rose Avenue; if you are coming from Gonzales Rd. turn left at Raiders Way; make another left turn and then continue all the way down until you see the dog park on your left side.

#### **Ventura has two areas where dogs are permitted to run free – Camino Real Park**

Camino Real, located at Dean Drive and Varsity Street, has a fenced in area in the southwest corner of the park, thanks to generous donations from members of the local Dog Owners Group (D.O.G.). Hours of the dog park are dawn to dusk. Double gates allow both small and large dogs to enter and exit the area safely.

**Arroyo Verde Park** at Foothill and Day Road, has a designated off-leash area for use at specific times. Hours are Tuesday – Sunday from 6 – 9 AM excluding holidays and days reserved for special events.

## **No time like now to discuss Fire dangers and insurance...**

It is an important reminder to all homeowners and residents to routinely check electrical and wiring items within your unit. The following is a list of areas that should be checked, addressed and serviced on a regular basis. There is no time like NOW to do this. Better yet, have a licensed electrician and plumber perform these checks.

**Wall heaters-** Remove faceplate and check for dust, cracked or worn wiring and any sign of previous overheating. Vacuum or use compressed air to clean all the parts and clean the grated covering. Keep area clear in front of heater.

**GFI Outlets** GFI outlets are located in wet locations.(ie. Balcony, Kitchen, Bathrooms.) These should be tested once a month by pressing the black test button. The red button will pop out if the GFI is working properly. Press the red reset button to reset the GFI.

**Smoke Alarms** should be tested periodically and batteries should be replaced as needed and at least once a year.

**Carbon Monoxide Detector** New California law requires all units have a Carbon Monoxide Detector. Many models simply plug into the wall.

**Angle stops** are located on all water supply lines (ie. Toilets, faucets, ice maker etc.) They should be exercised twice a year by closing the shut off valve all the way and reopening.

**Bathtubs and Showers** Remove the bathroom access panel to the tub/shower which is accessed in the bedroom closet(s) and look for signs of possible leaks. This should be done several times a year to avoid damaging and costly repairs to your unit or your neighbors.

Caulk and seal around your tub/shower faucets, controls and relief cover. 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.



**PLEASE DON'T CHANGE YOUR HABIT OF NOT PUTTING FOOD IN THE DISPOSAL! THE FOLLOWING PROTOCOL REMAINS.**

Please remember not to put food down the garbage disposal. To avoid a mishap that could prove expensive if you have to call a plumber, 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!***

**Don't forget the important stuff... HOMEOWNER CHECKLIST**

Each homeowner is responsible for maintaining the interior workings of their unit in addition to some exterior tasks. For instance if a patio scupper is clogged with leaves and results in-unit flooding, that would be the homeowner's responsibility. Likewise if an owner doesn't follow protocol for using the garbage disposal in the manner it is intended and it clogs resulting in overflow to other units, again this is an example of owner responsibility. It is recommended homeowners complete this checklist seasonally and/or before/after storms. Additionally, if you have tenants, please share this newsletter with them and make arrangements to ensure this is completed.

**Sliding door tracks** Vacuum tracks and clean on a regular basis. Lube rollers with a wax-based products. Dust, debris, sand, etc adhere to petroleum-based products (WD40 causes gunk) and obstruct the track slider and rollers.

**Garbage disposal unit reset button** This button is located under the disposal unit. When popped this means the disposal unit has been overloaded and the disposal will not turn. To reset clear unit of all obstruction and material and then press the reset button.

**GFI test** GFI outlets are located in "wet" locations. (ie. Balcony, Kitchen, Bathrooms.) These should be tested once a month by pressing the black "test" button. The red button will pop out if the GFI is working properly. Press the red "reset" button to reset the GFI.

**Smoke Alarms** Smoke alarms should be tested periodically and batteries should be replaced as needed and at least once a year.

**Angle Stops** Angle stops are located on all water supply lines (ie. Toilets, faucets, ice maker etc.) and should be exercised twice a year by closing the shut off valve all the way and reopening. Then give the handle a half turn.

**Railings** Balcony and deck railings should be cleaned periodically by wiping with a damp cloth.

**Scuppers and Drains** Drains on the decks and balconies should be cleaned periodically removing any debris (dirt, leaves, pet hair, etc.) and especially before and during rain storms.



**Contacting the Association Manager:**

**The BEST form of contact for all issues is email.**

**You can reach Sarah via Email at:**

[saraht@goldcoastmgt.com](mailto:saraht@goldcoastmgt.com)

If you do not have email you may contact Sarah at the Gold Coast Association Management Office: (805) 499-7800. If I am unable to speak with you in person, then I will do my best to return your call as soon as I can. I return calls on Tuesdays, Wednesdays and Thursdays.

*If you have an emergency related to suspicious activity, crime, fire, or any safety or medical emergency, then call 911.*

**If you have an emergency related to running water, a leak, a sounding building alarm, a garage door stuck open, or a common area emergency contact the Gold Coast emergency line at (805) 796-5868. Gold Coast has an association manager on call 24/7 to respond to common area emergencies.**

**KEEP LOBBY DOORS SHUT AND LOCKED...**

For all the obvious reasons including the dust and debris that blows in on a windy day. Your home is your castle. Guard it!

**PLANNING ON AN EXTENDED VACATION?**

If you are planning to be gone from your unit for an extended period of time, please notify the HOA so they can act in the event of a plumbing or other emergency. Also, don't forget to cancel your newspaper, and if needed, have your mail held at the Post Office.