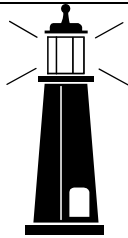




# BEACON

November/December 2021



## HARBORWALK HAPPENINGS

- Nov. 7<sup>th</sup> – Daylight savings time change
- Nov. 9<sup>th</sup> – Harbor Director Meet and Greet
- Nov. 13<sup>th</sup> – HarborWalk BOD Meeting
- Dec. 4<sup>th</sup> – CI Harbor Holiday Food & Toy Drive
- Dec. 11<sup>th</sup> – HarborWalk BOD Meeting
- Dec. 11<sup>th</sup> – Parade of Lights

## STRUCTURAL ISSUES WITH THE LONG BUILDINGS

The Board of Directors are dealing with a potential structural issue with the long buildings. For quite some time steel pillars that hold up the garages have been found to rust. In the past these pillars were repaired by welding in new pieces. The BOD decided to bring in structural engineers to evaluate the problem and recommend a permanent solution. The costs to evaluate the issue and shore-up the buildings were outside of the current budget. A raise in the monthly association fee was initiated bringing it up to \$540/month and a Special Assessment of \$627/unit has been implemented to cover the work being done during the

evaluation and shoring-up. You should see this on your November statement from Spectrum. Depending on the results of the engineering analysis and the City of Oxnard, another, more substantial, Special Assessment in 2022 will be needed to make the actual upgrades.

## CHANGE TO BOARD OF DIRECTORS

There has been a change in the HarborWalk board of directors. Ivan Inusa and Chris Provencher have stepped off of the board and we thank them for their service. One term will be completed by former Board member Art Lopez.

## RESIDENTIAL INFORMATION FORM

Included in your November Spectrum statement is a HarborWalk Owners Association Confidential Residential Information Form. Please complete this form and be sure to check off the OPT-IN at the top of the form for E-Mail correspondence. The Association spends more than \$4000 on postage each year. The more that we can send via E-Mail the more we can save you.



## STAY OFF THE ROOFS

The Association has spent over a million dollars on reroofing and continues to do more. Window washers have been reported walking on the roofs while cleaning windows. This must not happen. No one should be on the roofs. Footsteps damage the tiles and cause water leaks. Please make sure washers understand that they must stay off of the roof. Homeowners will be held responsible for damage.



The sunset pictures in the Beacon have been taken over the last 16 years at Hollywood Beach. Each one reflects a sunset during the month the Beacon is published. This one is from November 2005. You can tell the time of year by where the Sun sets with respect to the Santa Cruz Island and Point Conception. The same tilt of the Earth that gives us our seasons causes the Sun to set over Santa Cruz Island during the winter months and closer to Point Conception during the summer months.

## WATER LEAKS

HarborWalk is aging. Over the years we have seen many water leaks in units that are the homeowners responsibility and can be prevented. Each end point within the unit where water is used (except showers and bathtubs) have an angle-stop and hose that feeds the faucet, toilet, washing machine, etc. These angle-stops and hoses wear out over time. They should be inspected regularly and replaced if there is rust or visible wear. This is particularly important if you are not a full time resident. Contact a plumber to have these replaced.

## POOL SCHEDULE

It's time to set your clocks back, and that means it's time for the pools heaters to be turned off. On November 7<sup>th</sup> we turn our clocks back and the heaters on pools 2, 3, & 4 will be turned off for the winter. Pool 1 and all of the spas will remain heated.

## EMERGENCIES

Does the HarborWalk office know how to contact you in case of an emergency?

Please provide the HarborWalk office emergency contact information and a key to your unit in case of an emergency.

If you have an emergency call 911. If it is something that HarborWalk can help with, contact the office during office hours at: 805-985-4300, after hours: 805-535-5222

Emergencies include:

- \* Running water
  - \* Leaking gas
  - \* Smoke or fire
  - \* Anything that would put someone in danger
- Locking yourself out of your unit is not an emergency. If the office is open, they might be able to help you if you have provided a key. After hours call a locksmith.

## EMAIL BEACON

In an effort to save money, the Beacon is being e-mailed to those that we have an e-mail address for. If you have not received e-mail from HarborWalk please send one to harbor.walk@verizon.net with your name and HarborWalk street address.

Copies of the Beacon are archived on the HarborWalk webpage: <http://harborwalkhoa.com> If you have tenants in your unit, please give them the website address and tell them to look for a new Beacon every other month

## WE HAVE RULES

HarborWalk is an Association governed by a set of rules, CC&Rs. These were written to make HarborWalk a community that is nice for everyone. Please be respectful of the rules for everyone's enjoyment. It is important to understand that there are Common Areas for the enjoyment of all of the Homeowners (lawns, pools, Clubhouse, walkways) and Exclusive-use common areas (patios and car ports), each with their own set of rules. Just because it is near your unit, it isn't yours. These rules include restrictions on such things as:

- Pool and other common area usages
- Parking regulations
- Flags and banners outside of patios
- Hanging stuff to dry on decks
- Bicycle, skate, and skateboard riding
- Yard sales
- Signs in common areas
- Landscaping

If you have questions about these things, please read the CC&Rs or contact the HarborWalk Office for clarification.

## HARBORWALK WEBSITE

If you haven't registered at the HarborWalk website, point your browser to:

<http://harborwalkhoa.com>

To see the locked categories like HOA documents you must be a Registered Homeowner. To create an account, select "register" from the top right corner of the page.

The website sends out a weekly e-mail with new documents, events, and news articles posted in the last week.

The web page has lots of useful information including: past issues of the Beacon, Board and Committee meeting minutes, HOA events, and HOA documents like the CC&Rs. If there is something missing, please let the WebMaster know via the "E-Mail the Webmaster" link.

## EMERGENCY PHONE NUMBERS

|                                 |              |
|---------------------------------|--------------|
| HarborWalk Office               | 805-985-4300 |
| After-hours emergencies         | 805-535-5222 |
| Archon Protection Security      | 800-274-5717 |
| Police/Fire/Medical Emergencies | 911          |
| Animal Control                  | 805-388-4341 |
| Road Maint/Sand removal         | 805-672-2131 |
| Injured Marine Mammals          | 805-567-1505 |
| Ventura Sheriff (non-emergency) | 805-654-9511 |
| Oxnard Police (non-emergency)   | 805-385-7740 |
| Donlon plumbing (afterhours)    | 805-758-9525 |

## USEFUL WEB LINKS

Channel Island harbor:

<http://Channelislandsharbor.org>

California Coastal Project:

<http://www.californiacoastline.org>

City of Oxnard (new), includes all services:

<https://www.oxnard.org>

CI Beach Community Service District:

<http://www.channelislandsbeachcsd.com>

Ventura County Fire Department:

<http://fire.countyofventura.org>

Tsunami warning center:

<http://www.tsunami.ca.gov>

VC Alert:

<http://www.vcalert.org>