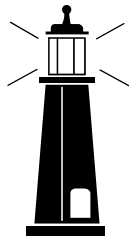




# BEACON

November/December 2012

## STANDARD TIME



### HARBORWALK HAPPENINGS

- Nov. 4<sup>th</sup> – Start Standard Time
- Nov. 10<sup>th</sup> – Monthly HOA Meeting
- Nov. 22<sup>nd</sup> - Thanksgiving
- Dec. 8<sup>th</sup> – Monthly HOA Meeting
- Dec. 8<sup>th</sup> – Parade of Lights
- Dec 9<sup>th</sup> – Santa to the Sea, ½ Marathon

### BOARD NEWS

At the last meeting of the HOA Board of Directors, one of the members (Aurora de la Selva) announced that she is stepping down. The Board would like to thank her for her services over the last year and half. If you are a HarborWalk homeowner, please consider participating as a member for the Board of Directors. With the annual homeowners meeting coming in March, it is a good time to think about running for Board. The Board is a small group (5) of dedicated homeowners who help in the day-to-day operations of the HOA, oversee various committees, solve problems, and help set priorities for the office and maintenance staff. It is just a few hours a week and makes a big difference to the future of HarborWalk.

On November 4th, the clocks move back to Pacific Standard Time. This is good time to replace the batteries in your smoke alarms. It is time for the pools to go to the Winter schedule.

Pool #1 is open and heated along with the spa. Pool #2 is open for your sun bathing pleasure. The pool is not heated, but the spa is. Hours and rules are the same:

- Hours – 8:00 AM to 10:00 PM
- Children under 14 must be accompanied by an adult at all times
- Children under 8 are not allowed in a spa
- Children 8-14 may not be in a spa without their parent
- No children in diapers in a pool or spa
- Beverages in unbreakable containers only, no food. Please clean up after yourself
- NO PETS in pool area
- Gates must be kept closed and locked at all times
- No more than four guest per unit, owners/tenants are responsible for the conduct of their guests
- No radios/mp3 players, etc
- Please follow the rules posted
- And of course, there is no lifeguard on duty so please be careful

BARBARA WOUTERS  
Sales Associate, DRE# 0011049  
(805) 701-3220 CELL  
(805) 493-7148 DIRECT  
(805) 969-0262 FAX  
Barbara.Wouters@coldwellbanker.com

**COLDWELL BANKER**  
RESIDENTIAL BROKERAGE  
1200 Coast Village Road  
Marina del Rey, CA 90292  
www.CAMoves.com/Barbara.Wouters

## BEACON RANT

This month's ever-popular rant has to do with the Common and Exclusive-Use Common (EUC) areas of the complex.

Common areas are those areas that are shared by all of the Homeowners of HarborWalk for the common use of all of the residents. These include such areas as the pools, laundry rooms, tennis courts, landscaped areas, walkways, alleys, and guest parking spots.

EUC areas are places that are owned by all of the Homeowners but set aside for the exclusive use of a particular homeowner. Examples of these include balconies, patios, and unattached garages.

As a homeowner at HarborWalk, you are allowed certain leeway with an EUC area assigned to your unit, within the guidelines of the HOA CC&Rs.

In particular, you can do a lot of things within the space of your EUC area as long as it doesn't extend outside of the EUC area. As an example, flags (decorative or patriotic) are allowable when entirely within an EUC area, but are in violation if they extend outside the EUC area. One of the most egregious abuses of this rule is satellite dishes. If you want satellite service you must accommodate the entire dish within your unit's EUC area. If you cannot receive signal within your EUC area, permission must be granted by the HOA before an antenna can be mounted in any common area.

## CARBON MONOXIDE DETECTORS

Last year, a new law went into affect requiring the installation of carbon monoxide detectors. Condominiums and townhouses were exempt for the first year. If you have a unit that has any type of natural gas, propane, or kerosene appliance (heater, stove, clothes dryer, water heater, or fireplace), or if you have an attached garage with a door that opens into the unit, you are required to install a detector on each level of your unit.

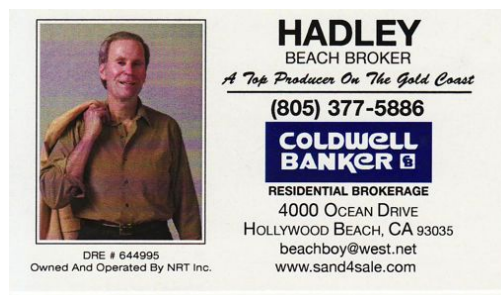


## HARBORWALK WEBSITE

If you haven't taken a look at the new HarborWalk website, point your browser to: <http://harborwalkhoa.com>

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

To see the locked categories you must be a Registered guest. To register, select "Not a Member Yet" in the Login box.



## E-MAIL

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](mailto:harbor.walk@verizon.net) with your name and HarborWalk street address.

Copies of the Beacon are also available at the HarborWalk Office.

If you have tenants in your unit, please ask them to forward their e-mail address to the HarborWalk office so that we can send them a copy of the Beacon.



## EMERGENCIES

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

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: 805-652-2405

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.

## PERSONAL ASSISTANT

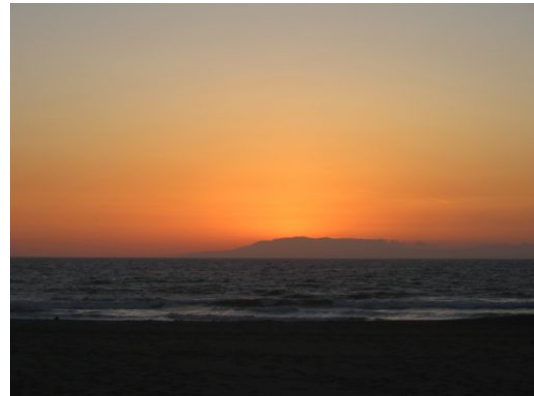
If you need assistance with transportation to your doctor's appointments, shopping, or running errands, call Petra Dorris, Harborwalk resident. 805 815 4427. Fee: 10.00 per hour plus gas allowance.

## EMERGENCY PHONE NUMBERS

HarborWalk Office	805-985-4300
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

## DOES YOUR PLACE LOOK LIKE IT DID WHEN IT WAS BUILT?

Renew the looks with kitchen and bath facelift, paint, arches, new stair railings. Need new plumbing fixtures, ceiling fan, lighting fixtures? Electrical repairs, leaks? Quality interior home repairs, remodels by contactor and handyman. On-site references Brad Miller (805) 985-0413



## USEFUL WEB LINKS

Channel Island harbor:

<http://Channelislandsharbor.org>

California Coastal Project:

<http://www.californiacoastline.org>

Oxnard Visitor Bureau:

<http://www.oxnardtourism.com>

City of Oxnard:

<http://www.ci.oxnard.ca.us>

City of Oxnard Public Works:

<http://publicworks.cityofoxnard.org>

Ventura Pier Webcam:

<http://www.vcstar.com/beachcam/>

CI Beach Community Service District:

<http://www.channelislandsbeachcsd.com>

Oxnard Fire Department:

<http://www.oxnardfire.org>

Ventura County Fire Department:

<http://fire.countyofventura.org>

Tsunami warning center:

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

VC Alert:

<http://www.vcalert.o>