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## On The Inside

### CIWHA Web Site

It's going to look good

### New Publisher

Let us know what you think

### Presidents Message

So many issues, so little time.

### Sea Wall Update

And the walls come tumbling down, well not really

### Notes from Membership

Are you? Will you?

### Street Sweeping Schedule

Brushy, Brushy

### Trash Schedule

Trashy, Trashy

### Real Estate Update

Aren't you curious?

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## ANNUAL DUES

by Pat Younis

Many homeowners have asked when dues are payable so here's the skinny: At this time our dues are only \$50 per calendar year payable by February of each year.

In order to vote or run for office you must be paid in full at or before the annual meeting in February. You are considered a member in good standing if you have paid your dues in the current calendar year. More questions? Email Patricia Younis, Membership Chair.



## Get Onboard

by Pat Younis

At the annual meeting on February 13, 2009, we will be holding annual elections for the 2010 Board of Directors. You'll be receiving all the information you'll need on this by mail. Look for it just after the first of the year.

If running for and fulfilling the obligations of an elected board member is too much for you, why not volunteer? We need all kinds of help and all kinds of talent. You decide: donate just a few hours or spearhead a project. It all depends on your time and passion. Just don't be shy! Let any board member know of your interest!

# CURRENTS

## CIWHA Web site

by Pat Younis

The new state-of-the-art CIWHA web site is heading to completion. The new logo has been designed and is ready for roll-out. In fact, you'll get a preview in this issue of Currents. We anticipate launch of the new site in early February. If you want to be alerted to all that is happening, please provide your current e-mail address to Membership Chair, Patricia Younis.

## New publisher

by Howard Tamaroff

My name is Howard Tamaroff and I'm the new publisher of the Currents newsletter. Alison Gable, who has been putting the newsletter together, went off cruising with her husband Al. We wish Alison and Al great cruising and hope their trials will be small ones.

As a past owner of a graphic services company, I have some experience in newsletter design and publishing. Your Board of Directors is in the process of upgrading the CIWHA image, and this newsletter is a big part, as is a newly designed web presence. Over the next few issues, the basic design may change a little as I experiment with design ideas and work to conform the newsletter to our new look and feel.

My goal for the newsletter is twofold. The most important, I think, is to inform the residents of Seaward and Mandalay Bay on the issues that may affect them. The second is to encourage all property owners to be members of CIWHA. We are your advocates for maintaining the quality our neighborhood and for interfacing with the City on your behalf. When dealing with the City, you can apply the adage that there really is strength in numbers.



## PRESIDENT'S REPORT

by George Arglen

As this year wraps up, we have made arrangements for our Annual Meeting to be the day before Valentine's Day; Saturday, February 13, 2010. Be sure to mark your calendar to attend this morning meeting. You will be receiving the Annual Meeting packet sometime in January.

The Board has been working on numerous projects, which will be covered in detail at the Annual Meeting. However, I would like to address here some areas and projects so you can be prepared for these topic discussions. Here are some of the major areas worked on by your Board in 2009:

### Sea Walls & Entrapment Device:

We were instrumental in getting the City to re-start the repair of their sea walls, presently being worked. A progress report on the work being done and on the future of our sea walls will be given to you at the Annual Meeting. A fu-

*Continued on page 3*

## Seawall update

by Jeff Catanzaro

Much has changed since the seawall update was provided to you in the August/September issue of Currents. Back then, the City was on the verge of granting a new, multi-year contract to their current waterways consulting firm. The members of our CIWHA Waterways Committee expressed our views to the City. We believed this firm had provided less than satisfactory performance with respect to addressing the needs of the seawalls as well as with respect to their project management role in the most recent dredging episode.

We invited a principal partner of the engineering firm hired by the County of Los Angeles following the collapse of two seawall panels in Marina Del Rey. We provided this individual, along with representatives of the City, a tour of our harbor. The following day we all had a meeting with the City.

The good news, in the opinion of this industry expert, is that the seawalls are in relatively good condition based on their design and age. The better news is that along with the Committee members, the City was so impressed with our guest that they agreed to take the rare step of ter-

*Continued on page 2*

## Notes From Membership

by Pat Younis

Our members come in all shapes, sizes, professions and ages; some live here full time; others, part time. Some are the fortunate heirs of a family treasure and others are recent owners and still others are investors who provide opportunity for others to live here but, for certain, the one thing we all share is that we all want to assure our Mandalay Bay home continues to be of personal and financial value. That is the goal of your CIWHA.

We thank each of you who have supported this goal by joining the CIWHA. For the majority of us, we willingly participate by sending the small \$50/year dues to help build the treasury for the big issues facing us. There are, however, those among us who have gone far beyond sending a check and for them the cursory "thanks" is just not enough. These individuals have given hours of personal time, behind the scene and without fanfare, so this month we celebrate and thank CIWHA members Alison Gabel, Howard Tamaroff and Keith Beckwith for their 2009 contributions.

*Continued on page 2*



Alison, with a little arm twisting, took over the Currents newsletter. As a career United Airlines Pilot, editing a newsletter was not exactly a burning desire, but with her joie de vive and ability to write, Alison made all of us laugh as she reminded us how lucky we are to be residents of Mandalay Bay. Because of her efforts and that of her husband Allen (another pilot), the sleepy heads among us woke up and many who had never joined the Association did so. We thank you Alison! But then you left us – you set sail on a two-year journey in your brand new Catalina 44 but not before twisting another arm – that of Howard Tamaroff.

Howard, an entrepreneur and print broker by trade, is now semi-retired. He has lived in Mandalay Bay for 30 years and in the “olden” days actually served as President of CIWHA. Howard and his attorney wife Chris Bryson know a lot about Mandalay Bay and its history and as an active member of PCYC, Howard was the founding editor of its world class newsletter. Lucky us! Howard has already spent hours of time revving up all those old enthusiasms and talents to make Currents hit the heights! Welcome back, Howard!

Then there is Keith Beckwith who has emerged as THE advocate for beautiful landscaping, green grass and efficient irrigation. Keith, who is a local contractor, has for some time been the secret Mandalay Bay angel behind the re-painting of the monument signs, the graffiti eradicator and the Lone Ranger atop his trusty pick-up truck using his considerable skills to make certain leaking irrigation was repaired. He is a member of the Landscaping Committee, and is making sure the City’s new landscape contractor is getting done what it is contracted to do and is working with the City to improve communication between Mandalay Bay and the City.

And how wonderful! Keith is being joined by community members who also care. They are stepping up to the plate to help Keith by being eagle-eyes on their individual streets. Keith tells us he has big plans so we suspect thanking him this year is just a flash in the pan because we think we will be thanking Keith for years to come.

*All year long we’ve been there with you, now be there with us.*

*Renew your membership for 2010 and if you’re not a member-Join*

minating the consulting contract award and commence with writing a new Request for Proposals (RFP). We just received word that the City is close to sending the Waterways Committee a draft of the RFP for our review and comments before it goes out to bid.

It became abundantly clear that what is needed is a firm that possesses the non-destructive testing capability along with analytical tools to assess structural strength and measure reinforcement steel corrosion loss in areas that cannot be visually seen. With this assessment and proper risk management, a comprehensive and higher confidence long term plan can be developed and then funded. Short and long term repairs are inevitable; however, we were pleasantly surprised when the industry expert mentioned a repair that was once considered unthinkable. That remedy would be to pour a new steel reinforced concrete wall attached to the front of the existing walls. Assuming that the existing foundation is sufficient for the loading, this properly designed and implemented remedy would be structurally and aesthetically superior to any major repairs. Ironically, the cost for this remedy was ball parked by the industry expert below some of the previously provided repair cost estimates from the City.

It appears that any plan of action involving only crack repairs will simply perpetuate the seawall issue and will likely lead to patched-up seawalls that are not just visually horrific, but seawalls that could adversely affect our property values. We remain optimistic that a long term plan will be developed that will provide sensible long term solutions palatable to a majority of homeowners from both cost and convenience viewpoints.

## Street Sweeping Schedule

- **STREET SWEEPING DAYS ARE ALWAYS THURSDAYS (the day after Trash Day).**
- **Each street is swept two times a month: Either on the 1st and 3rd weeks of the month or in the 2nd and 4 weeks of the month**
- **The sweeping time is between 12:30 and 4:30 PM.**

| Street                            | Week 1&3 Side | Week 2&4 Side |
|-----------------------------------|---------------|---------------|
| Eastbourne Bay                    | South         | North         |
| Falkirk Bay                       | South         | North         |
| Gateshead Bay                     | South         | North         |
| Costa de Oro                      | South         | North         |
| Lyme Bay                          | All           |               |
| Kingsbridge Way                   | All           |               |
| Jamestown Way                     | West/South    | East/North    |
| Kingsbridge Lane                  | All           |               |
| Jamestown Lane                    |               | All           |
| Meridian Ave.                     | South         | North         |
| Oldham Circle                     |               | All           |
| Jamestown Court                   | All           |               |
| Greencastle Way                   | East/West     |               |
| Peninsula Road                    |               | All           |
| Ravoli Drive                      | East/West     |               |
| Napoli Drive                      |               | North/South   |
| W.Hemlock Street                  | South         | North         |
| Greencastle Lane                  |               | East/West     |
| Romany Drive                      | North/South   |               |
| Peninsula Road                    | East          | West          |
| Ischia Drive                      |               | North/South   |
| Greencastle Court                 | North         | South         |
| Nice Court                        | North/South   |               |
| Monaco Drive North                | East/West     |               |
| Monaco Drive South                |               | East/West     |
| Monaco Drive Entry Street         | North         | South         |
| Victoria Avenue (north of Monaco) | West          | East          |
| Victoria (south of Monaco)        | East/West     |               |
| "Little" Harbor Road              | West          | East          |

If you notice the sweeper did not show up on the scheduled day, please call the City to report at 805.385.8136 (direct line) and, concurrently, call or e-mail Keith Beckwith (805.338.4466/mpowr@aol.com) to let him know as well. He will be monitoring this as a part of the expanded Landscape Committee

**A big thank you to Warner Younis for compiling this information .**



## 2009 REAL ESTATE UPDATE

SALES IN THE HARBOR BETWEEN JANUARY 1, 2009 AND NOVEMBER 10, 2009

| COMMUNITY                  | # SOLD | LOWEST PRICE | HIGHEST PRICE |
|----------------------------|--------|--------------|---------------|
| MANDALAY BAY TOWNHOMES     | 6      | \$622,500    | \$1,075,000   |
| MANDALAY BAY SGL FAMILY    | 4      | \$1,100,000  | \$2,350,000   |
| WESTPORT TOWNHOMES/CONDOS  | 15     | \$328,000    | \$504,000     |
| WESTPORT SGL FAMILY        | 4      | \$570,000    | \$1,312,000   |
| SEABRIDGE TOWNHOMES/CONDOS | 22     | \$199,900    | \$580,990     |
| SEABRIDGE SINGLE FAMILY    | 30     | \$535,000    | \$1,443,000   |

NUMBER OF HOMES THAT SOLD FOR OVER \$1,000,000  
MANDALAY BAY 5, WESTPORT 1, SEABRIDGE 7

ture entrapment devise on the drain by Victoria and Hemlock similar to the device now installed on Channel Islands Boulevard identified as the “West drain” is being considered by the City, although nothing has been started as of this writing.

### City Sea Wall & Dredging Tax

You may have heard of a new tax the City is trying to impose on Mandalay Bay and Harbour Island to cover the future repairs of their sea walls and their channels. The City wishes to levy this tax through a 15 year period. We have a committee negotiating with the City on this tax. The committee, composed of four people, has been working on this project for the last 2 years with the assistance of a very competent local lawyer, and I must report we have made great strides in our standing, i.e. ownership of the walls, etc. This committee of four has worked hard in the very best interest of our community. This major topic will be discussed in our annual meeting. Any questions or suggestions will be appreciated.

### Special Meeting

A Special Meeting may be required in 2010 if the City has completed their part of drawing the agreement between Mandalay Bay and Harbour Island and the City of Oxnard concerning the City Tax levy. The Special Meeting will be set to discuss the procedures required for voting on the agreement. We will discuss in detail at the Special Meeting the total tax impact based on the final draft of the agreement presented to our Board.

I personally would like to thank the committee for the many hours spent on behalf of the Association, and I can guarantee you our community has been well represented and served.

### Future Construction

The future development at Fishermen’s Wharf, corner of Victoria and Channel Islands Boulevard, includes more construction of dwellings. We have been in contact with Supervisor Bennett’s office concerning this project, and have been brushed aside. Also, the strip at Wooley Road and Harbor Boulevard is earmarked for more dwellings. Also, we have heard rumors that a school will be built in the area. And if you have been involved in any prior developments in our area, you will recognize the phrase: “No Traffic Impact.” We have heard this phrase for years and the traffic has been getting worse and worse.

### Speed Limit & Sound Abatement Wall

Following the suggestion at the 2009 Annual Meeting in February, our Board has met with the City Manager and Traffic Engineers requesting the speed limit be lowered on Harbor Boulevard which will, in turn, reduce the noise level and let Meridian and Eastbourne traffic cross Harbor Boulevard. Since we are the only community on a major road that does not have sound walls, we were hoping that the City would compromise and lower the speed limit for the safety of our residents as well as lowering the noise level in our community, but the Traffic Engineers refused to help us in that regard. We will continue to pursue lowering the speed limit along Victoria as well as Harbor and the construction of a sound abatement wall along Harbor in view of the new construction being planned. I must add, however, that the City Manager has understood our problem and we have his support.

### CC&R and Code Compliance

Your cooperation will be requested to assist your volunteer Board of Directors who need to adhere to the CC&Rs, and if you are notified of a violation such as boat trailers on your driveway, we would like to remind you this applies to not only to resident owners but also to tenants. As you know, our CC&Rs are very loose and when there is a violation, it takes a volunteer neighbor/Board member to perform a job that is of no financial gain. That volunteer is sometimes seen by violator-residents in a bad light for getting the CC&Rs enforced, thus maintaining the lifestyle and uniqueness of our neighborhood for the benefit of all.

We would like to address the City Code Compliance Department with respect to violations in our area that affect us, particularly commercial car washing on the streets, or on private property without the proper drainage entrapment devices which permit all chemicals they use to rinse directly into our harbor/back yards. Our development was not constructed the same way Seabridge and Westport were constructed. They entrap all street water through a filtration device; something we don’t have the ability to do.

## CONTACTS

Below is a list of Board members and others serving the CIWHA. Feel free to contact us with questions, comments or concerns. We will do what we can to answer or redirect you to the right place whenever possible.

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### Trash Schedule

| Date     | Type       | Date    | Type       |
|----------|------------|---------|------------|
| 12/2/09  | Recycling  | 2/10/09 | Recycling  |
| 12/9/09  | Yard Waste | 2/18/09 | Yard Waste |
| 12/16/09 | Recycling  | 2/24/09 | Recycling  |
| 12/23/09 | Yard Waste | 3/3/09  | Yard Waste |
| 12/30/09 | Recycling  | 3/10/09 | Recycling  |
| 1/6/09   | Yard Waste | 3/17/09 | Yard Waste |
| 1/13/09  | Recycling  | 3/24/09 | Recycling  |
| 1/21/09  | Yard Waste | 4/1/09  | Yard Waste |
| 1/27/09  | Recycling  | 4/7/09  | Recycling  |
| 2/3/09   | Yard Waste | 4/14/09 | Yard Waste |

Arlene Beckwith with Re/Max has joined our local firefighters to help promote the “Spark of Love Toy Drive.” The firefighters collect new, unwrapped toys and sports equipment for the under served children in our community. During the month of December, you can drop off toys to any of her open houses in the harbor and she’ll make sure they get dropped off at the fire station or you can call Arlene at 338-3363 for a pick up.

