

## PRESIDENT'S COMMENTS

By Bill Clark. President

With the new dawn, comes excitement and a renewed sense of vigor. I feel honored to have been elected as the new president of our Homeowners' Association. However, I did run unopposed, and I did miss the meeting at which I was elected, so I was not able to nominate some other poor soul for the position. In all seriousness, I am very excited about the position and the upcoming year. I want to first thank Bill Scarpino and Betty Moore for their service to the board over the last two years. As president, Bill did a wonderful job leading our group; as secretary, Betty helped keep us well organized. Evelina BartoliniArglen has decided to step down from her position on the board, but thank goodness for us she has volunteered to continue as editor of our newsletter. She does a wonderful job, and I appreciate her hard work.

We have three new board members, Freddye Quick Croft and Bob Freeland and Trevor Smith. I look forward to working with all of them on the issues
affecting our community. The most pressing concern is completing the dredging project. Unfortunately, the dredging project has not started off well. Thanks to the careful observation of a few of our board members and other homeowners, it came to our attention that the channels were not being dredged to the correct depth. The subcontractor in charge of determining the correct dredging depth used the wrong tidal information in their equations. As a result, the first channels to be worked on were not dredged down to the correct depth and will need to be dredged again at the end of the project. However, the two most recent channels that have been completed, have been dredged to the correct depth. Due to this mistake, the City now requires the contractor to survey the completed channels prior to beginning the dredging of the next channel. The contractor has hired Jensen Engineering to perform the survey. At the end of the project, Nobel Engineering will do a final survey before the City makes the final payment.

The two other pressing issues facing our association are controlling the debris entering our marina from the Oxnard West Drain and the potential increase in our assessments to cover the cost of the necessary repairs to the seawalls. We continue to meet with the City of Oxnard, City of Port Hueneme, and the County of Ventura to find a way to prevent the trash and debris coming down through

## President's Comments -continued

the Oxnard West Drain from entering our channels. The City of Port Hueneme will soon erect a fence along the portion of the drain on Channel Islands Boulevard that is open to the street. The City of Oxnard and the County of Ventura are submitting for grant money to erect a filter at the intersection of Channel Islands Boulevard and Victoria Avenue. We plan to continue to follow $u p$ with this issue until a filter is in place.

The seawalls are over twenty-five years old. We have met with the City of Oxnard and Nobel Engineering. The repairs to the seawalls that they have recommended will cost approximately 10 to 15 million dollars. We do not generate enough money through our annual assessment to cover these costs. Without these repairs, the integrity of the seawalls will become compromised. We are working with the city to figure out a way to pay for these repairs without significantly raising our assessment.

These are the important issues facing our community. I feel that the purpose of the Homeowners' Association is to serve as a liaison between the homeowners and our elected officials, to inform homeowner when they are in violation of the CC\&Rs, and to help mediate disputes between our members. I look forward to serving our Association over the upcoming year.

## Waterways Special Assessment

## by Bill Clark

As homeowners, we are made even more aware of the financial burdens of homeownership as December $10^{\text {th }}$ nears. On your property tax statement, below the different bond measures, you will notice a special assessment levied against all marina homeowners for Manadalay Bay Waterway management. Every marina home
is assessed differently depending on the value and size of the property. The total assessment collected every year from the marina homeowners is approximately $\$ 500,000$. This money is placed in an interest-bearing account, which is administered by the City of Oxnard. Money is withdrawn from the account to maintain the waterways, our
 parks and landscaping, and to administer the account.

In July of 1999 , the balance of the account was $\$ 2.9$ million. As of July 2003, the balance of the account was only $\$ 1.1$ million dollars. The Board of Directors of the Channel Islands Waterfront Homeowners' Association (CIWHA) has met with Stan Klienman, the director of finances for the City of Oxnard, to discuss how the money in the account has been allocated. Mr. Klienman informed the CIWHA Board members that over the last four years $\$ 3.5$ million has been paid from the account to Nobel Marine Consulting, Marina Environmental, and Harbor Offshore for their services in evaluating and maintaining the seawalls, and surveying the depths of the channels. The City of Oxnard has been paid $\$ 300,000$ for lawn services and landscaping. In addition, various amounts have been paid from the account for miscellaneous administration charges. The City plans to begin dredging the channels east of the main channel early next year. The cost of dredging is expected to be approximately $\$ 800,000$. The City does not plan to perform any more work on the sea walls until the dredging has been completed.

The CIWHA Board members are concerned about the dwindling funds in our account. In addition to the various charges incurred and paid from the account, the amount of interest the account has earned has significantly declined due to the drop in interest rates and the reduction in

## Waterways <br> Special Assessment-continued

the account's principal. The CIWHA Board members continue to meet with officials from the Departments of Finance, Parks, and Streets and Waterways to make sure that the funds from the account are used in a responsible and prudent fashion. If you have any questions, or wish to become more involved with this issue, please give one of the CIWHA Board members a call. (Sce "2005 Board of Directors" list on page7)

## A Word from Our City...

## Mandalay Bay

Dredging Project By Raymond Williams Construction Maintenance Manager Street Division 805.385.8051

Please contact Raymond Williams, Construction Maintenance Manager, at $385-8051$ with any questions you may have regarding the Mandalay Bay Dredging Project.

## Project milestones to date:

There was a technical error when setting the original elevation of the tide board, which provides depth control for the project. The tide board was set at the average sea level datum. which was 30 inches higher than it should have been. The correction was made and now the project depth is being achieved. Re-dredging of Channels 13 N, E5 E7N, E9N, and E10 will be done at the end of the project. Residents on these
channels will receive a letter notifying them of the re-dredging schedule. This will extend the project six weeks through mid-September 2005

- Channels E8 and E7 will require a litile more dredging along the docks to get the project depth of -8 feet mean low low water. This will require dredging in these channels for an additional two weeks. In order to minimize the inconveniences of the project on residents, post dredge surveys are now being done while Eveready Industries is still working in the channels.
- Dredging is progressing in Channels E4. E2. and E9S. Eveready Industries is doing post dredge surveying of all channels as work progresses to confirm the depth and accuracy of the dredging. When the entire project is complete, the City will do a final survey to confirm that all channels have been restored to a depth of 8MLLW.

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## Our Wild Dunes

## By George Arglen

The dunes to the north of Eastbourne Bay is an area in which kids bike and residents walk their
 dogs enjoying the rather "wild" environment that still exists there. But several weeks ago, the ClWHA Board was informed that people had been seen entering the area with bags of groceries and not coming out. One related instance was that a car would stop and take what looked like groceries into the dunes and leave within five to ten minutes.

Later, on the weekend, while a group of volunteers were picking up papers and debris and generally cleaning the area, they encountered a rude and boisterous name calling party demanding that the volunteers leave the area.

On Monday. Sr. Officer Polo, of the Oxnard Police Department, was informed by the CIWHA Board, and two cars were dispatched. The result was that several people were found living under some eucalyptus trees, and they all ran when seeing the officers approaching the area. All except one that could not get up and run as he was obviously under the influence of drugs. The officers arrested this man along with all the drug paraphernalia found at the site. In addition, trash was accumulated in this area and a makeshift shack contained stolen bikes, appliances, and other objects, including a baby area where, apparently, a baby had been lodged. A 3Day Notice to vacate was posted by the Police Department.

On Wednesday, the officers ordered a large truck and extra hands to come and remove the
shack, trash, and all its contents as per the 3-Day Notice already served. This removal was done efficiently and without a glitch.

The week that followed the Board received a call about the same problem. People were going into the dunes with grocery bags. That same Monday morning Officer Polo was contacted, and a $4 \times 4$ was dispatched to again check out the situation. This time I asked if I could ride along. The officers came by my home and picked me up and off we went to the dunes. The area of the last campsite had not been used since the 3 -day notice was posted. We went further into the dunes, and yes, we found a person living in the adjacent area, under the eucalyptus trees. After his ID was checked, he was informed to vacate by $6: 00 \mathrm{p} . \mathrm{m}$. that evening. And he did leave.

Thank you Sr. Officer Polo for the prompt response to our needs and your support of the Mandalay Bay residents and CIWHA Board. This type of support helps make our neighborhood and Oxnard a better place to live.

## NOTICE TO ALL BIKERS AND DOG WALKERS GOING INTO THE DUNES AREA OFF OF EASTBOURNE BAY:

If you see anyone living in the dunes area, please contact me,

George Arglen, at 805-985-6036.


## Seabridge Report By George Arglen

As most of you know, work has been started on the Seabridge project. Unlike Westport, Wooley Road will not be closed for 6 weeks during the widening of this road. They will narrow the road and work on the South side of the road first, and have traffic go through the North side of the road. Then, upon completion of the South side, they will begin work on the Northside, diverting traffic to the South side.

Hemlock is undergoing some beautification program which includes not only ground cover, but also queen palms, more than 20 of them, extending from the Edison Distribution Plant to the site where the dredging equipment is set up.
Thank you Seabridge for complying with the CIWHA Board's request and being least intrusive as possible.

Due to the recent rains, some residents expressed concern over the stagnant water and the possibility of West Nile problems as they were occurring at many points throughout the United States. This is NOT a concern of our neighborhood. The Health Department has been to the construction site, as well as other inspectors and verified that no such possibility exits as this construction site.
The earth moving project has began. It will not be the same as Westport. Westport had a limited area in which to dry and relocate soil. You will not be seeing large mounds of dirt as in Westport, since Seabride has more acreage to spread the soil without creating large mounds so it can replace and compact the soil.

Your Board will, in a few months, take a walk through the site and report the progress and give a time schedule for the project. Stay tuned.


# Annual Meeting Report 



For all of you who could not attend the Channel Islands Waterfront Homeowners Association's Annual Meeting on February 12,2005 , here is a summary of what took place:

Mayor Holden, our newly elected mayor, introduced himself, gave his personal background, explained his operating style and desire to cooperate with our Association. He talked about the current dredging to a depth of 8 ft mean low-low tide and code enforcement of boat slip easements and homeowner encroachment on city property easements, enforcement has been halted and is being reviewed. He also indicated that he will look into lack of City contributions to the waterways reserve fund.

Supervisor John Flynn, although not our Supervisor, was invited because the public portion of the harbor is in his district. He told us Casa Sirena Hotel and Apartments has changed ownership and the new owners plan to build a new hotel. He wants to increase the occupancy at Fisherman's Wharf with tenants appropriate to the area. He solicited local community input. The County has a new lessee for the Channel Islands Marina who plans to upgrade the leasehold, the number of slips will decline, currently 3,000 , because larger slips will be built. In response to a question, he said he was aware of the many complaints about the current Marina management. He said it is a personnel matter which is being addressed.

Supervisor Bennett spoke saying this year the County has financial difficulties. There is measurably less State and Federal program support. This situation will last and basic necessities are affected. He spoke about drainage

## Annual Meeting Report (continued)

into our waterways and that it requires continual County and Cities' collaboration. Steve Offerman will continue to participate in the quarterly meetings with the Regional Water Control Board on this subject. Supervisor Bennett is very aware of the drainage of trash into the harbor. The permanent solution is to keep trash out of the drainage channel instead of cleaning it. The County has asked for a funding grant to install a trap at the end of the Channel Islands Blvd. drain. In the mean time, the drainage channel will be cleared annually in September/October, prior to the rainy season.

Homeowners had various questions: Can trash pickup be changed back to Mondays? No.

Street cleaning: Cars are parked when the street sweeper comes by. The City plans to post permanent signs throughout the city stating what and time a street will be swept.

Seawall repairs, when will they resume? The dredging now being done will deplete the waterways reserve fund. Most likely a bond will be issued to replenish the reserve fund. This will require an increase in our assessments. The seawalls are monitored yearly. The repairs should extend to seawall life another 50 years.

How does our residential code mesh with the new harbor developments? There is a conflict and the code needs to be modified.

What are the planning and maintenance priorities for our harbor? First complete the dredging, second repair or replace the wooden fencing around the waterways, third repair seawalls.

The business part of the Annual Meeting was
conducted by President Bill Scarpino. A quorum was confirmed. The Minutes from 2004 Annual Meeting were presented and accepted as written. The Treasurer presented the financial condition of the Association and the 2005 Budget. The Membership Chair announced that the Association membership dues will remain at $\$ 50$ per year for 2005 .

President Scarpino's comments: The primary focus and progress of the Board in 2004 was: Water quality within the Bay, Waterway \& Seawall maintenance, the City's maintenance expense allocation. Your Association chairs the water quality task force and we have been instrumental in pressing the county to approve the installation of a $\$ 300,000$ in channel filtering system to keep the water pollutants, trash and silt out of our channels. We have worked with Ray Williams and the City to coordinate the dredging and monitor the performance of the contractor. We have recovered nearly half a million dollars from the City for our reserve fund and we are working on more. We have a seat in the Landscape Variance Committee to help bring logic to code enforcement in our community.

The formation of an Advisory Committee, made up of past board members who are willing to remain available and involved, was announced. This year's advisory committee members will be Patty McGinnis, Evelina Arglen and Bill Scarpino..

The new Board candidates, Bob Freeland, Freddye Quick Croft and Trevor Smith, made a short statement, and there being no new nominations from the floor, each candi-
 date was unanimously elected by the Association members present.
The meeting adjourned at 11:10 a.m.

# Channel Islands Waterfront Homeowners Associaton 2005 Board of Directors 

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Mini-Currents
    of Mandalay Bay
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## April 2005 Issue

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## Association Dues \$50/ year

We Ask that You Join the
Channel Islands Waterfront Homeowners Association
And Continue to Support your Neighborhood
And your Neighbors Who
Make Up the Board of Directors
And Who Freely Devote
Their Time and Effort
In Your Behalf
To Protect and Preserve Our Neighborhood!
Won't You Join Our Efforts
And Contribute
Your
Share?
Send Your $\underline{\$ 50}$ to CIWHA at the above address.

Don't Forget!
Mother's Day
Is
Sunday
Qay 8, 2005


