

Channels of Communication

Serving Ventura, Santa Barbara, San Luis Obispo and Kern Counties

SECOND QUARTER 2017

The Official Publication of
CHANNEL ISLANDS CHAPTER
community
ASSOCIATIONS INSTITUTE



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president's message



Dear Members:

Welcome to summer. I hope you are taking some time to enjoy a vacation or two. The chapter also takes a little break this month with a lighter event schedule as we gear up for additional educational programs in the coming months. It is a great time to plan, prep and prepare for new opportunities that the Chapter's Board is ready to implement and upcoming events that are sure to assist you in your role in the community association industry.

We are excited to announce that the chapter will be holding its first program in Santa Barbara this September. This will be the first event of hopefully many more to come as we look forward to hosting educational programs and networking opportunities in this area. More details will be forthcoming on the chapter's website so stay tuned!

We are also revamping our 2018 Marketing Plan and are looking forward to holding a complimentary "thank you" luncheon for our Business Partners in October 2017. This will be an opportunity to share new marketing opportunities, learn a few tricks of the trade, exchange ideas and receive industry tips from chapter manager members. Further details will be emailed to you and we look forward to showing our appreciation to our business partner members for their generosity and involvement with the chapter!

And I hope you can join us for the chapter's August 29th "Down at the Boardwalk Community Faire" at The Embassy Suites Mandalay Beach in Oxnard. This event features an exhibit hall with over 45 vendors who specialize in the HOA industry, educational dinner programs, networking and more. The event is complimentary for board members, homeowners and managers so make sure to register early at www.cai-channelislands.org.

And finally, it is that time of the year where the chapter has a "Call for Nominations" for the 2018 Board of Directors. The Chapter's board plays an integral role in leading the chapter and overseeing its committees as we plan timely educational programs, provide resources and opportunities that meet the needs of our growing chapter. Nomination forms are available on the chapter's website, www.cai-channelislands.org and for further information, email our Executive Director Leah Ross at leah@cai-channelislands.org.

Thank you for your commitment to CAI and this industry. I hope you enjoy the rest of your summer and I look forward to seeing you at an upcoming chapter event.

Gordon Miller

Gordon Miller
CAI-Channel Islands Chapter President



To Tent or Not to Tent? There is Fungus Among Us!

If we tent to fumigate, how long is the fumigation good for? Will we still have to continue to treat for termites? What is spot treatment and is it effective?

We have the wonderful privilege of living/working in Ventura County. There is no doubt that our local weather is some of the best in the country. It's not too hot, it's not too cold and we have a nice touch of humidity that comes with our ocean breezes. Unfortunately, just as we enjoy these ideal weather conditions, so do termites! Our near perfect weather, coupled with the sheer density of wooden structures (termite food) is ideal for the proliferation of drywood termites.

The good news is that drywood termites work rather slowly, consuming what equals just a few feet of a 2x4 within a year. However, if that 2x4 is the one supporting your roof it could be a problem. Unaddressed, these termites can cause considerable damage as time goes by. It is rare, but I have been to homes where I was afraid to go in the crawlspace or walk on the roof because the termite damage was so bad.



A few fun facts

Unlike subterranean termites who form their colonies in the soil, Drywood termites build their colonies directly within the wood members of your home. Over time, a drywood termite colony can grow to hundreds of termites. The workers in these colonies consume wood 24/7 and feed it to the rest of the colony. They can digest the cellulose in wood thanks to little microbes that live in their gut. They then poop out little fecal pellets that are very consistent in size and shape. When it comes time to clean house, they make holes in the walls of the colony and push these droppings out. These are the gold colored pellets you may have found piling up around your home.

It takes two to tango

Like life before millennials, as the colony matures, winged reproductive drywood termite "alates" swarm from their colony to start their own. Several hundred of these termites swarm out each year when the weather conditions are just right. Typically, it is on a hot and humid day after it rains. The swarmers are mostly blind and only able to differentiate between dark and bright light. If they swarm out into your home, you will likely find them on your windowsills, ceiling lights or brightly lit walls. These termites are terrible flyers and their wings fall off shortly after takeoff. It takes both a male and a female to find a crack in a piece of wood and enter it before their bodies dry out. Odds of mating success

are not in their favor; but, the sheer number of swarmer's increases the likelihood that a few will be successful in starting a new colony. Once they begin the process, it could take up to four years before you start seeing evidence (droppings) from their colony.

To Tent or Not to Tent

Spot or Local Treatments for drywood termites involves treating just the problem areas where termite activity was found after the completion of a professional inspection.

Local treatments include a variety of methods. Some Pest Management Professionals (PMP'S) apply electricity, microwaves, thermal heat and freezing as their choice of application. The most common methods for local treatments that we use are drill & injection treatments and area foaming.

Drill & Injection Treatments

We drill small holes into the infested timbers and pressure inject the wood with an approved termiticide. There are many naturally occurring termite control products that can be injected into wood; some of these include orange oil and tea tree oil. Of the naturally occurring products, we prefer bora care. Bora care is derived from boron salts that come directly out of the earth. Unlike orange oil and other tree oils, bora care is odorless and has a long-term residual effect. Our favorite traditional termiticide is Termidor SE and Dust. Termidor works specifically on insects that live in colonies and has a proven record of success in controlling termites.

After treating the infested area, we clean up all the termite fecal pellets and signs of infestation and date the treated area with chalk. The chalk lets those performing future inspections know that the area has been treated.

Area Treatments

For large areas such as attics, crawl spaces and garages, we use a combination of Termidor and Bora-Care foam. Think of applying shaving cream to unpainted wood surfaces. The active ingredient sticks and soaks into the wood members.

For less accessible areas, we use heaters to heat the wood to a sustained temperature of 120f. The heat kills the

termites by sucking out the moisture they need to survive. Unlike Termidor and Bora-Care applications, thermal heat treatments do not have a residual effect, so it is best to follow-up with a foam application after a thermal heat treatment.

Do spot and area treatment work?

The answer is both yes and no. If you can get the termiticide in contact with the termites, you will eliminate them in that problem area. If, however the problem is in areas such as flooring, a ceiling, walls or a tight corner of the attic or eaves, it can be very difficult to get the treatment into all the areas the termites are located.

The other problem is when a termite inspection is performed there are many areas that are inaccessible and hidden from view.

A few years ago, I purchased a classic car to restore. When I first looked at the car, it appeared the rust was limited to the rear fenders and the floor of the trunk. However, after all the paint was removed it became clear that there was rust in many other locations.

When a termite inspector inspects a structure, most of the wood members are inaccessible or hidden from view. Therefore, it would be unwise to assume that the entire home is free of termites when just a few areas were found and treated.

Our rule of thumb is this... If termites are ONLY found in two or less accessible areas, consider spot treating the area. If there are more than two areas or if the areas are inaccessible, consider thermal heat or fumigation.

Complete Fumigation or Tenting

The greatest advantage to complete structural fumigation AKA "tenting" is that every single drywood termite and colony (no matter where they are hiding within the structure) will be eliminated. The structure is given a clean slate, free of all drywood termite colonies.

The disadvantage is the cost; which include preparing the units and the need to vacate for two days. This is especially

(Continued on page 9)



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(Continued from page 7)

To Tent or Not to Tent?

true in a large multi-unit structure. Furthermore, the fumigant does not have a residual effect. It is possible that two lucky termite swarms could land and begin a new colony the day after the tent comes off. However, as stated above, it is unlikely that this will happen quickly and when it does, it will take many years for the termites to make themselves known.

As a preventative measure, we recommend a residual foam application to attics, crawl spaces and all unpainted wood surfaces at the completion of the fumigation process.

Most fumigations come with a standard three-year warranty. I recommend you have all the units and common grounds inspected prior to the end of the warranty period.

Termite Prevention

Follow a regular inspection schedule. I recommend each unit be inspected a minimum of every three years. At large associations we divided the units into thirds and inspect one third each year.

If you prefer an ongoing inspection / local treatment plan, have the units inspected annually and treated as needed.

If your building is more than 15 years old and has never been fumigated, have all the units and common grounds inspected. If substantial termite activity is found, set up a fumigation budget and schedule an appointment. After the fumigations are complete, adopt one of the two inspections plans listed above.

There is Fungus Among Us!

Fungus Damage vs Dry Rot

Often, we are asked what the difference is between “fungus” damaged wood and “dry rot” damaged wood? The simple answer is this... Fungus damaged wood is caused when there is a moisture source that causes fungus spores to grow and multiply within the wood. Think of sprinklers spraying against wood siding, or a potted plant sitting on a balcony rail.

Dry rot is a condition where fungi spores damage wood members and there is no apparent water source. Dry rot is not nearly as common as the fungus damage we find in structures throughout Ventura County.

In either case, these fungi are living organisms and they along with the wood they have infected, need to be completely removed from the structure and replaced. In the case of fungus damage, the moisture source needs to be corrected or the new wood will eventually get new fungus damage.

Some preventative measures are:

- Keep sprinklers pointed away from siding and trim.
- Keep potted plants off wood surfaces.
- Make certain rain gutters are properly installed and clean of debris.
- Follow a painting schedule that keeps wood properly caulked and protected.
- Regularly inspect roofs and decking for leaks or moisture intrusion.
- Make certain ground drains are clear and performing their proper function.
- Make certain crawl spaces are properly vented and dry.
- Make certain that wood siding and trim is not in contact with the soil.
- Keep all trees and landscapes cut back and away from the structures.
- Quickly inspect and repair any water leaks reported by homeowners or tenants. [↑](#)

Chuck Cooley is the owner and operator of Ventura Pest Control. Chuck's grandfather started doing pest control in Beverly Hills in 1927. Now in their fourth generation Chuck's son Landon operates an extension of Ventura Pest Control in the Boise Idaho Area. Ventura Pest Control has been serving Ventura, Los Angeles and Santa Barbara counties since 1959.



CHAPTER EVENT RECAP

April 25, 2017

Chapter Luncheon

The Courtyard Marriott, Oxnard

"...Ism"...

A Discussion on Race,
Religion, Sex & Age

Differences in Our Communities



PROGRAM SPEAKERS

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Help! I'm Stuck at My Desk and I Can't Catch Up!

I am a portfolio manager with eight communities and every day I am inundated with resident questions and requests, some of which are Association business, but many that have nothing to do with the Association. I feel like I am always playing catch up. How do I manage the overwhelming amount of calls and e-mails so that I can get to all of my actual management work?

This is a terrific question and a topic that we spend significant time discussing internally at our management firm. Rest assured, your struggle is not unique. The good news is that there are proactive best practices you can implement to mitigate resident confusion, drive down call and e-mail volume, and organize your day, allowing you time to focus on your core management duties.

Education is the key to success. While we do a great job as an industry of educating our Community Managers and Board Members, I believe we could do a better job of educating our Association residents. I often find that residents call the management company when they do not know who else to call. A public street light is cycling (flashing), call management. There is a power outage, call management. Graffiti, call management. The truth is that oftentimes residents call management for these non-association related concerns because they honestly do not know who is responsible, which begs the question – has anyone ever explained to them the Association's roles and responsibilities? I suggest managers utilize community newsletters or draft and distribute educational pieces to inform residents of the Association's role and what community elements fall under the Association's jurisdiction, including who to contact for reoccurring non-association related concerns. In doing so, you will begin to mitigate the volume of non-association related correspondences you're receiving.

Proactively communicate association matters. By utilizing instant communication tools, such as resident e-mail blasts, you can significantly drive down call and e-mail volume. If you proactively notify the membership via electronic, real-time notifications, residents will not need to call or e-mail management. Broken gates, pool closures and downed trees are all examples of common community matters, which if proactively communicated will not only drive down call and e-mail volume, but will also illustrate to residents that the community is being well managed.

Manage your day and set the right expectations. You do not have to respond to every e-mail or answer every telephone call instantaneously. In fact, often times doing so can set unrealistic, unsustainable expectations. Empower yourself by scheduling your day, working diligently to stay on schedule, and not reacting to every non-urgent matter that presents itself. This starts with setting realistic expectations with clients. For example, if you receive a request requiring research, respond that you're happy to perform the necessary research and that you will circle back around within one week. This buys you time and typically residents are not looking for an immediate answer. If you are going to be out of the office touring communities, set your e-mail out of office and update your voicemail to indicate that you are out of the office, but that you will respond within a specified time frame. As managers we need to do a better job of "managing" client expectations and our own work days.

Implementing these best practices will ultimately drive down call and e-mail volume, properly align expectations and allow you to more efficiently and effectively manage your core management responsibilities. ⬆



Brad Watson is the President of Property Management Professionals LLC (PMP MANAGEMENT) a local association management firm offering a truly unique approach to community management. A native Californian, Brad earned a business degree from the University of Southern California and is an active member of the Community Association Institute (CAI) and the Building Industry Association (BIA).



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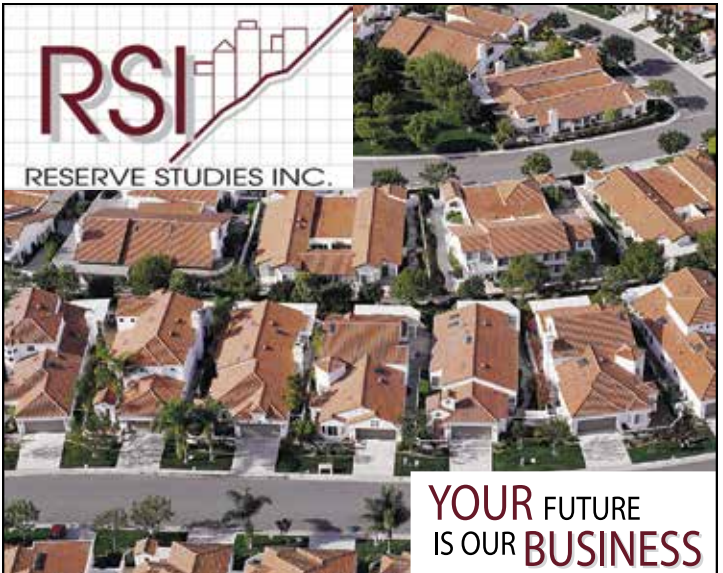
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Can You Access a Unit Without Homeowner Consent?

An association that I manage had an emergency water damage and a few of the owners in these particular units where there is possible water damage were not home. Should the association go ahead and call a company and fix the leak? And can they access the unit although the owners are not home and did not give consent to enter?

By William S. Dunlevy, Esq.
Law Offices of William S. Dunlevy

The answers to both questions are most definitely “Yes.”

I take it from your question by the use of the word “units” that this is a condominium association. In the case of condominium associations, the association is responsible for repairing, replacing, and maintaining all of the common area unless the declaration (the CC&R’s) provides otherwise

emergency situations even without the owners’ consent. These sections also typically relieve the association from potential liability for damages caused by the entry. Even in the absence of such a specific CC&R section, I believe that the association’s duty to maintain the common area and protect the units from damage provide sufficient justification to make the entry and any necessary repairs. Of course, even if the CC&R’s provide protection to the association from potential liability, the association and its chosen contractor should document the entry by means such as video recording and witnesses in order to protect themselves in the event that some unhappy owners still try to sue for their alleged damages. ⬆



(California Civil Code section 4775). Since you mention that there was possible water damage to more than one unit, it is likely that the common area is affected and damaged, regardless of where the leak originated. In this situation, the association has an affirmative duty to go ahead and call a company to repair the leak. This action is essential to protecting both the common area and the units that possibly suffered damage. If the source of the leak is traced to somewhere inside one of the units, the question of ultimate financial responsibility can be sorted out later.

As far as entering the units, most condominium CC&R’s have a section that specifically allows this type of action in

William S. Dunlevy, Esq.

William S. Dunlevy is a veteran community association attorney with over thirty-five years of experience. He serves as legal counsel for associations in Los Angeles, Ventura, Kern, Santa Barbara and San Luis Obispo counties and provides services in all areas of community association law. Mr. Dunlevy’s professional affiliations include a longtime member of CAI where he is a two term past president (1986 and 2003) and long time board member of the Chapter. He was the founding editor of this magazine, the Channels of Communication and served as editor for 26 years.





By Martin C. Scherer, CHPA
Gold Coast Signal 88 Security

Several times a week I'm asked to provide bid proposals for community vehicle patrols or dedicated guarding services. Regardless of whether the community currently has security and is seeking a fresh perspective for additional options or is considering patrols for the first time there are several factors to consider.

The most basic questions you should ask yourself as an HOA board is, "what are we seeking to accomplish with our courtesy patrols and how can that best be accomplished by using a patrol company?" Is it to deter outsiders from wandering your community? Is it to monitor and secure community amenities after-hours? Enforce parking regulations? All the above? Once the community has a clear picture of what they are looking for it is critical to communicate this to prospective security companies so they can work on programs that focus on your goals. Define Terms – Don't assume verbiage is universal. Patrols can greatly vary in duration and detail.

Security Assessment

A quality security bid requires a security assessment. Assessments require first-hand knowledge of the environment as well as historical factors. It is important to communicate what it is you are trying to accomplish with security and to be candid about any incidents that have taken place in the community. Most of the time you will meet with potential companies during the daytime, but most security services occur after sundown. Companies should request to spend time in the community after dark to see the full scope of their duties. A quality company shouldn't accept the number of patrols you request outright, but rather place it in the larger context of your overall needs and recommend what they believe is best for your community. The security company is the subject matter expert and should be willing and able to demonstrate their expertise.

Tips for Assessing Security Bids

Our Association is considering getting bids from several different security companies. What are some tips on how the board should compare the bids to make a well-informed decision?

Quality over Quantity

The primary reasons to contract security services are to:

- deter criminal activity
- observe and report potential security and maintenance concerns
- enforce community parking policies
- and to lock and unlock community amenities.

Security vendors vary widely based on the tools and techniques they use to make outsiders feel unwelcome, residents more secure, detect potential problems, and report these issues in a timely manner. Using the proper vehicles, technology and top-notch personnel costs money, but will serve your community well when you know you can depend on the service they provide.

Some questions to ask may be:

- How can I be sure the guards are doing their jobs?
- What types of technology do you use to enhance and manage my security program?
- How will I get access to my reports?
- How responsive are you to incidents and concerns I may have?

Security personnel often enjoy a great deal of autonomy, especially when they drive patrol vehicles between various properties and cities. Most employees work alone and must be trusted to act with integrity, but management should also have the means to proactively monitor the quality of services being provided, rather than react only when receiving feedback from the HOA. You hired security to provide a service, you shouldn't need to constantly monitor the quality of their work.

One company may offer twice as many patrols to your community than another, but there are always tradeoffs. For

example, visits to your community may be shorter duration overall, walking or driving patrols may be done very quickly, making it harder to observe and record important details, etc. If a company tells you they can patrol your community in 5 minutes you have every reason to decide for yourself whether that seems reasonable. Drive the patrol in your own vehicle and simulate the duties yourself. Consider the time it takes to walk through the community, lock doors, write parking violation notices, etc. If you can't do it in 5 minutes, neither can they, without cutting corners.

experience in a timely manner proves challenging, there may be reason to question quality control.

A security company is a valuable resource to your community and needs to be available to answer your questions, address your concerns and provide you with peace of mind. [↑](#)



Placing a high value on quantity creates a race to the bottom where you are more likely to get less service for a lower price rather than a great bargain. Evaluate all that is being offered and don't hesitate to ask how the features they boast and systems they rely on directly benefit you.

Finally, if your association has a security question or is considering a security policy revision and wants some ideas on how it can be enforced, will your security company be a resource or do you only hear from them when they need something? Access to knowledgeable management in a timely manner is important. If you are considering a change that may impact how your security company provides services, they should have a vested interest in providing input. If reaching someone with security operations

Martin C. Scherer, CHPA is Co-Founder and CEO of Gold Coast Signal 88 Security and brings nearly 20 years of security experience to his Oxnard-based business. He is a Certified Healthcare Protection Administrator, an instructor of management of aggressive behavior courses, has served as a hazardous materials first responder and is knowledgeable in the Reid technique for interviewing and interrogation. Scherer holds a Bachelor's degree in sociology and criminal justice and completed graduate work at the University of California at Irvine focused on studying computer crime.



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Paint Now or Paint Later? Understanding the Costs

We are trying to prolong getting our community painted as long as possible – is this really cost effective?

By Josh Abramson
ALLBRiGHT 1-800-PAINTING

Restoring and beautifying the exterior of your community is a big expense. However, waiting to paint will cost you more in the long run. Here are the top three additional costs you'll likely incur from postponing an exterior paint job.



Additional Labor Costs

You can expect additional labor costs for surface preparation. The longer exposed surfaces are exposed to the elements, the longer it will take a professional paint crew to properly prepare the surface to ensure lasting results. This

holds especially true for exposed wood trim and stucco with peeling, blistering, and cracking paint. Exposed wood from paint failure can rot and support the growth of mildew. Additional sanding, scraping and the added cost of a full prime coat instead of spot priming can increase the cost of your project by 20 to 30%. This can really add to the cost, especially when you have multiple homes and / or buildings involved.

Repair and Replacement

Oftentimes, surfaces that are exposed for long periods of time are beyond repair and need to be replaced. Additional labor, materials can increase the cost of your painting project by 10, 15 or even 20% depending on the severity of the damage.

Decreased Resale Value

First impressions are everything. When it comes to ROI, one of the top suggestions from Realtors is to paint your home's exterior and or interior. A fresh coat of paint can be one of the most cost-effective ways to increase your home's value.

Once the board has made the decision to paint, all the experts agree that yearly inspections and maintenance are the best way to protect your investment. Pressure washing off the accumulated dirt and grime, and having a professional painter touch up the sun-exposed areas before peeling and discoloration start to occur will keep your HOA looking its best for years to come. [↑](#)



Josh Abramson is the chief solutionist of ALLBRiGHT 1-800-PAINTING, an HOA painting specialist company serving the Ventura County and Greater Los Angeles Areas.

CAI-CHANNEL ISLANDS CHAPTER



The CAI University Community Faire held on March 30 at The Westlake Village Inn was a huge success. Over 275 attendees including exhibitors and sponsors joined us for this “university” themed event. The event included an exhibit hall featuring over 50 exhibitors who specialize in the HOA industry and concluded with educational dinner programs titled “Keeping Your Community on the Dean’s List”. Thank you to everyone who attended and a special thank you to the sponsors and exhibitors for their contribution to the event.



SAVE THE DATE

for our next Community Faire -

Down at the Boardwalk Homeowners Association
Community Faire

Tuesday, August 29, 2017, 4 pm

The Embassy Suites Mandalay Beach, Oxnard

For more info: visit www.cai-channelislands.org

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Support CAI-CLAC by contributing a **“Buck-A-Door”**

at your Association and your manager and one of your board members will be entered into a drawing for a chance to win a registration to the CAI Legal Forum: California Communities plus \$100 VISA gift Card.

One manager registration and one board member registration will be given away. Managers will be entered in the drawing for each of their Associations that participate. Contributions made before September 15 will be entered in the drawing. Winners will be announced at the September 26 Chapter Luncheon.

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CAI California Legislative Action Committee (CLAC), is a 501(c)(6) not-for-profit organization. Contributions or gifts to CAI California Legislative Action Committee are not deductible for federal income tax purposes.



CA Day at the Capitol Event Review

By *Jasmine Fisher Hale, Esq.*

On April 24, 2017 volunteer Board members, community managers, business partners, CLAC Delegates and Liaisons from around the state convened in Sacramento for CLAC's Annual Day at the Capitol event. Channel Islands' Delegate Steve Roseman attended with me, chapter Liaison. We even had a surprise visit from prior advocate Skip Daum, who continues to say Channel Islands was his favorite chapter!

Tom Skiba, Chief Executive Officer of CAI attended the event and enthusiastically proclaimed that our California CLAC is regarded around the country as the most effective, well-organized legislative action committee (LAC) which serves as a guide for other LACs. We should all be proud of this designation and let it serve as a reminder we can always use more support and volunteers to help us advocate more effectively for legislation supporting, not hindering, community associations.

Speaking of legislation, let's get to the meat of our Day at the Capitol. This year CLAC stepped up its game and presented five bills to our legislators! CLAC advocated on behalf of legislation we are sponsoring including AB 731 (Chen) that would provide homeowners with incomes up to \$150,000 a tax credit up to \$3,000 on their taxes, AB 1412

(Choi) regarding fix-up language for existing laws, and AB 1426 (Irwin) which resurrected our unsuccessful uncontested election bill from the prior year. Assemblywoman Irwin is in the Channel Islands area and needs to hear from all of us in support of this bill, which is regrettably, yet again, under attack by misguided consumer advocate groups. I think we can all agree that tax credits for dues and not having to hold a vote for uncontested elects make good sense.

Equally as important as our advocacy in support of legislation was our request for an amendment to exempt community association collection actions from SB 2 (Irwin), which will impose a \$75 fee per each recorded document. CAI does not support imposing additional financial burdens on owners who are struggling to make ends meet. Most importantly, CAI strongly advocated against SB 721

(Hill), the Bad Balcony Bill. If passed, SB 721 would obligate associations to inspect balconies and all structural components every 5 years through a licensed structural engineer, who would be permitted to order whatever amount of destructive testing they felt was appropriate, and then impose positively draconian repair obligations on associations, without consideration of financial means or time realities. If you're in agreement this is a terrible idea, please contact Senator Hill to voice your opposition.

It's always my continued pleasure to serve as the chapter's representative at this important annual pilgrimage. Next year, we have big changes planned for the event and will be changing the event to provide better access to meetings with the legislators themselves, and not just a member of their staff. Please consider attending next year's event. [↑](#)

Jasmine Fisher Hale is a Partner at the law firm Adams Stirling PLC and has been practicing law for 15 years. She specializes in representing community associations as their general counsel. Jasmine serves as the liaison for the California Legislative Action Committee for the Channel Islands Chapter of CAI.



2017 Chapter Calendar of Events

- Aug 3** Dinner Program, 6 pm, Los Robles Greens, Thousand Oaks
- Aug 29** Community Faire, 4 pm, Embassy Suites Mandalay Beach, Oxnard
- Sep 14** Central Coast Dinner Program, 5:45 pm, Ventana Grill, Pismo Beach
- Sep 23** Board Leadership Development Workshop, 8:30 am, Courtyard Marriott (Oxnard)
- Sep 26** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:30 am
- Oct 19** CID Law Course, Sheraton Universal, Universal City
- Oct 20** Statewide Legal Forum, Sheraton Universal, Universal City
- Oct 24** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Annual Meeting, 11 am
- Nov 2** Central Coast Dinner Program, 5:45 pm, Ventana Grill, Pismo Beach
- Nov 14** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:30 am
- Dec 5** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:30 am

2018

- Jan 19** Casino Night & Chapter Awards, 5:00 pm, The Hyatt Westlake Plaza
- Jan 30** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:15 am
- Jan 31-Feb 3** Annual Community Association Law Seminar, La Quinta
- Feb 8** Central Coast Dinner Program, 6 pm, Ventana Grill, Pismo Beach
- Feb 27** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:15 am
- Mar 27** Chapter Luncheon, 11:30 am, Los Robles Greens, Thousand Oaks
Chapter Board Meeting, 10:15 am

Please Note: Event dates, times and locations are subject to change. Please check the chapter website: cai-channelislands.org for the most current information

Chapter Board Meetings & Annual Meeting: The meetings of the Chapter's Board of Directors are scheduled prior to each chapter luncheon at 10:15 am with the exception of October 24 where the Annual Meeting is scheduled for 11 am.

Channel Islands Chapter Takes Home Three Achievement Awards!



Executive Director, Leah Ross with CAI-National CEO, Tom Skiba

The Channel Islands Chapter was recognized at the national level by receiving the following achievements awards, presented at the CAI Annual Conference on May 5, 2017 in Las Vegas, NV.

The Leadership Award for Outstanding Educational Programs

The Member Services Category for CAVL & Manager Member Resources

Best Net (Membership) Retention Award (94%) for a large chapter

Welcome

The Channel Islands Chapter of CAI welcomes the following new chapter members who joined in April - June 2017:

Community Association Volunteer Leaders

- Christina Egan
- Nancy Greene, Chumash Village Mobile Home Park
- Cheryl McMichael & Rosemary Tobin, Anacapa View Beach Homes
- Pete Mueller, Cobblestone Creek / Jensen's Crossing
- Mont Calabasas Board of Directors
- Monte Sereno Board of Directors

Community Manager Members

- Mariana Jimenez, AMS Realty, Inc.
- Jerry Garon, Anacapa View Beach Homes

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Krystal Hunsaker, Orchard Lane Condominium Association • Janet Polk

Community Association Volunteer Leaders

Camarillo Springs Country Club Village • Cape Ventura Homeowners Association
Carefree Living Association • Casitas Village Association
Crescent Village Association • HarborWalk Homeowners Association
Islay Pointe Villas Homeowners Association • Lobero Homeowners Association
Marlborough Country Villas II • Mayfield Village Community Association
Mission Verde Community Association • North shore Property Owners Association
Oak hill Country Estates • Orchard Lane Homeowners Association
Parkside Owners Association • Pelican Point Homeowners Association
Peppertree Condominium Association • Persimmon Hill Homeowners Association
Rancho Adolfo Estates Homeowners Assoc. • Rancho Ventura Homeowners Assoc.
Rose Island Homes • Sandpiper Village II HOA • Silverado Owners Association, Inc.
Spindrift Village Homeowners Association • Surfside III Condominium Association
Tesoro Community • The Kensington Park • The Seneca Gardens Association
The Villas of Oxnard • Top O'Topanga Community Association
Villa Ventura Homeowners Association • Woodbridge Park Association
Yankee Landing Homeowners Association

Community Manager Members

Kelli DiNapoli, Gold Coast Association Management • Kennedy Graham, Gold Coast Association Management
Jennifer Knauff, CMCA, Pepperdine University Homeowners Association
Valerie Kraswoski, Gold Coast Association Management
Lance Marsh, Gold Coast Association Management • Michael Marsh, Gold Coast Association Management
Javier Mosso, CMCA, Team HOA • Gayle Pinero, Community Property Management
Margaret Pollock, CMCA, Casitas Village Homeowners Association • Scott Sakai, CMCA, AMS, FirstService Residential
Robert Scheaffer, CMCA, AMS, LSM, PCAM, Leisure Village Assoc. • Terry Shorten, Oaknoll Condominium Association
Jennie Whaley, CID Management Solutions, Inc. • Trisha Willard, CID Management Solutions, Inc.

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Schedule of Events

August 3

Dinner Program

Los Robles Greens, Thousand Oaks

August 29

Community Faire

Oxnard

September 14

Central Coast Dinner Program

Pismo Beach

September 23

Board Leadership Development Course

The Courtyard Marriott, Oxnard

September 26

Chapter Luncheon

Los Robles Greens, Thousand Oaks

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