

Chumash Village Safety Committee Common Area Inspection Report August 2026

Priority 1: Fire/Electrocution/Evacuation Hazards

Priority 2: Falling Object Hazards

Priority 3: Slip/Trip/Fall Hazards

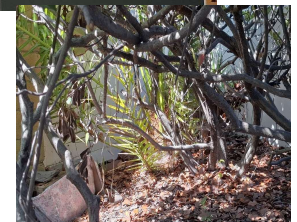
Priority 4: Precautionary Measures

Notes as taken chronologically. August 19th and 20th. Present: Jim, Christine, Mary, Diane, Julie.

Item #			
1	1	3	Check the light in the intersection by the clubhouse, at night.
2	1	3	The corner by spc 167, the landscaping blocks safe viewing of approaching pedestrians from the Higuera direction. Particularly the bird of paradise and the medium sized palm tree. Recommendation is to permanently remove both plants.
3		3 4	Maintenance/safety Clubhouse bathrooms Women's bathroom: Mount seat cover dispenser. Light missing a bulb. Fan not working. Mount feminine hygiene mini trash cans on floor to the wall. Left toilet not filling. Shower non-slip strips worn down and could use replacing.
4		3 4	Men's bathroom: general feeling of YUK. Loose linoleum is a tripping hazard. Nasty wet spot on the wall. Mold in shower room is gross.
5		3 4	Why is it so wet in there? Does the shower or other plumbing leak? Some of the paint is blistered. Linoleum is curled and lifted. Paper products on the floor in a box are wet. Light bulb out. Hole in window screen.
			CLUBHOUSE



6	2	Main room: Shelves of books need to be secured to the walls. Only some of them are. All objects over shoulder level should be secured in order to prevent injury in case of earthquake or other event. Carpeting at the east? North? end of the room has water stains.
7	4	Billiards room: Broken furniture in there. (Possible action to take includes getting permission to dumpster it when the dumpster comes. Related discussion of monitoring dumpster use to prevent abuse by non-residents.) The carpeting is a trip hazard.
8	1	Kitchen: wish list includes a new dishwasher. Are the outlets near the sink on a GFCI circuit breaker?
9	1	Smoke detectors in kitchen not tested (office was conducting business).
10	4	Office: Light on ceiling (fluorescent bulbs?) is unreliable. Ballast problem?
11	2	Other? Shelves are not secured to the wall.
12	3 4	Behind Office: Dispose of old chairs/furniture
13	4	Security Cameras. Aaron didn't know about them, or how to operate them.
14	1 3 4	From Office towards Higuera, outside: The plants need to be cut back to stay off the sidewalks. Irrigation is questionable. Dead hopseed tree is a fire hazard. Little palm trees and some not so little palm trees need addressing before they are big and expensive to maintain or remove.
15	1 3 4	At front of entrance to park. The junipers need cutting lower to aid in lighting entrance. Same on both sides of the entrance. Some of the sidewalk where previously repaired is coming apart. In the area between the entrance and space 167, cute little park area in disrepair as far as irrigation and paths. The vinyl fence is separated from the brick pillar in one place. In the space between fences behind space 167, there are dry weeds poking up in a mass. None of the references to spc 167 imply any responsibility to those residents, only proximity to problems.
16	4	Drain by spc 185, tell landscapers to keep debris clear of drain, especially for the coming El Nino winter. Debris from uphill in the gutter flows down to that drain.



17	2 3 4	Retaining wall at the corner of the North Pool Park is coming apart, but has been for years. No significant change noted.
18	4	North Pool Park used to have a nice little pad of green grass. Now the grass is dead. Any irrigation to the rest of that park? We will lose those nice little trees if they don't get watered.
19	4	Glass top tables, what is their fate? Who do we ask, the pool committee? Ready to toss when the dumpster comes? Let's find out in advance.
20	2 3	North Pool shed door is broken and shed is unsecured. Asphalt/new concrete interface in front of shed is a trip hazard.
21	3	Side thought: all these little projects, do we want to try to get Eagle Scouts or another volunteer organization to help with these things? North Pool: cone marking trip hazard over access lid. Chair lift was tested and looks to be working well.
22	3 4	North Pool Women's bathroom is ok. Men's bathroom has some pool system parts (maybe a filter basket) stored in there. Needs to be moved out.
23	3 4	North Pool clothesline area: get rid of wood, old chain link fence, crap, etc.
24	4	Grass is dead in the North pool area park
25	3	North Laundry-Broken Tile near Foosball Table
26	4	Work out room is stinky. Carpet is dirty. Any ventilation?
27	3 4	The sidewalk is separated from that building. Significant?
28	4	Storage area not checked. Previously, it was noted that the vents need screening to exclude rodents.
29	4	At that corner, the little palm tree seedlings are forming an indomitable army. Address sooner than later?
30	1	Wrench on gas meter a questionable alternative to the glass-front box.
31	4	There are palm fronds on the roof of the north laundry building.
32	4	In front of spc 156, the blue hydrant marker has come unglued from the street.
33	4	The great yucca trimming that was done in the area behind spc 152 will need regular maintenance to remove the ample, vigorous regrowth. Probably for many years.
34		Day 2
35	3	The walkway on the north side of the north laundry area is uneven and a trip hazard.



36	4	Noted: little palm trees are in the common area by space 194 and should also be removed before they get big.
37	4	The RV parking area: who services the squirrel bait dispenser back there on the other side of the fence? Some discussion of the status of tags on boats and trailers.
38	3	A light was purchased and needs to be installed in the RV area.
39	4	South Laundry: Shop is dusty, sign for liability needs to be redone. The laundry room needs a No Smoking sign.
40	1	Pine Needles on roof of clubhouse.
41	4	Rain gutters filled with debris.

