

# SURFSIDE III

## Community e-Newsletter

January 2017

Lya (Lea) Findel (Editor)

*New email address:* [SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)

**HAPPY NEW YEAR**



The Board and staff of Surfside III wish the residents and owners a happy and prosperous New Year.

### **THANK YOU TO ALL THE VOLUNTEERS**

Surfside III has 309 units and about half of them are renters, the other half owners. This ten acre COA is our home. Structures do not make Surfside a community. People do. A big thank you goes out to those who have made the commitment to participate in the many volunteer activities available here at Surfside. We look forward to another year of involvement in 2017.

### **JANUARY CALENDAR**

**January 4<sup>th</sup> 7 p.m. Neighborhood Watch meeting at 7p.m. in our Clubhouse. Everyone welcome.**  
**January 14<sup>th</sup> 10:00 a.m. Our COA Board meeting will be held in our Clubhouse**

### **COVENANTS, CONDITIONS AND RESTRICTIONS**

At the December 10<sup>th</sup> Board meeting, the legal firm of Roseman & Associates was awarded a contract to provide updated CC&Rs and By-Laws for Surfside III at a cost of \$6,500. The contract will also provide for the firm to conduct a town hall meeting. This process is scheduled to begin in early January and will take four to six months to complete.

It is imperative that the Surfside III owners take note of the information that will be provided so that when the time comes they will participate in the voting. The current CC&Rs require that 75% or more of the owners approve the new CC&Rs.

Further updates on this process will be made available on the Surfside III website and in future Newsletters.



### **DESIGNATED SMOKING AREAS**

At the same Board meeting, the Board voted to discuss the rules and procedures relating to smoking in the Surfside III complex with the association's legal counsel as well as with the newly hired legal firm before proposing any new restrictions or rules on the matter.

For now, the existing smoking rule is still in effect. The rule is, "Smoking is prohibited within 25 feet of all indoor common areas, children playground area and exclusive use entrances and windows, balconies and patios."



### **CHRISTMAS TREE DISPOSAL**



Christmas tree pick up by the City will be between Monday January 2 and Thursday, January 12. Please remove all tinsel, stands, and ornaments and place your tree in the big trash bin in Parking Lot 1.

### **PILOT LIGHTING PROJECT**

Twenty-six townhomes now have new garage lights installed as part of this project. The other twenty-five townhome owners are encouraged to participate in this project since the street light poles will need to be removed due to their poor condition. When this occurs, the lighting in the streets adjacent to the townhomes will come from garage lights. Additional forms will be sent to the non-participating homeowners so that they can sign up to have garage lights installed.

Those townhome owners whose garages have newly installed lights will receive a credit in the Lodon billing for the cost of electricity that the single lights use.

### **CONDO BALCONY PATIO RAIL PAINTING**

The balcony patio rails for Buildings 1, 2, 3, 4 and 8 have been painted. Building 5 rail painting has started. Each building will receive a notice when the painters are scheduled to work. Please cooperate by following the instructions in the notice; mainly, the moving of chairs, plants, BBQs, etc. away from the rails in order to provide working room.

### **SEWER LATERAL REPLACEMENT PROJECT – BUILDING 3**

A new sewer lateral pipeline has been installed to service Building 3's sewer needs. The old sewer line had a tendency to inhibit free flow due to the ground settling beneath the pipe. Thanks go to the residents for adhering to the notice not to flush, shower, wash the dishes or clothes for four hours. This action allowed the crew to disconnect the existing sewer line and connect the new line.

Trench with sewer  
Line removed



New sewer line installed.



Completed Project





### **SATELLITE DISH INSTALLATIONS WHICH ARE ATTACHED TO THE BALCONY RAILINGS**

A reminder that all attached satellite dish equipment is to be disconnected from the balcony railings. As the painting of the balcony railings proceeds, it has been noted that damage has been/is being caused by satellite dish installations. For further information, please contact the on-site office.

### **CONCRETE BLOCK WALL REPAIR ADJACENT TO BUILDINGS 1 & 2**



The temporary chain link security fence has been installed, the existing wrought iron fence has been removed and the block wall is under repair. The new fence materials will be installed once they have been delivered. It is anticipated that this project will be completed by the end of January.



### **MEANDERING CATS**

Did you know that allowing cats to roam free throughout the complex is prohibited since they tend to use the common grounds as their bathroom area? If you are a cat owner, please make sure that your cat(s) are restricted from doing this.



## **MEDIAN ISLAND RENOVATIONS**

As one enters the complex through the main entrance from Surfside Drive, one is greeted with a view of two median islands that have been renovated. New Zealand Flax plants have been planted in these areas. These plants are native to New Zealand. They are sturdy and fast growing, require very little watering and do well by the coast.



## **GUTTER CLEANING PROJECT**

We apologize for any inconvenience the gutter cleaning project may have caused. During normal wet years, air blowers would usually only have to remove leaves and small branches from the gutters but in the last few drought years, dirt and sand also accumulated at the bottom of the gutters, thus the reason for more debris.



## **COMMUNITY VOLUNTEER COMMITTEES**

Surfside III has various committees that you may be interested in participating in depending on your interests. The committees and their focus are as follows:

### **OWNERS AND TENANTS:**

**Beautification Committee** - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas. Chairperson: Lynn Haile [email contact info below\\*](#)

**Community Garden** - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden. Chairperson: Mary Murphy [email contact info below\\*](#)

**Elevator Response Committee** - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures. [Email contact info below\\*](#)

**Enhancement Committee** - residents contribute to make Surfside III landscape attractive and well kept. Chairperson: Lynn Santamaria [lscif95@aol.com](mailto:lscif95@aol.com)

**Neighborhood Watch Committee** - focuses on keeping a watchful eye on what is happening in the complex. If anything appears out of place, reports are submitted to the police and/or to the office. Chairperson: Val Lameka (805) 986-2855 [email contact info below\\*](#)

**Welcoming Committee** - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. [members and chairperson openings](#)

### **OWNERS:**

**Architectural Review Committee** - our CC&R's require that any modification to your unit requires an architectural review, approval and city permits. No modification to the common area may be made without Architectural Committee and Board approval. If you do not have an approval letter, then when you sell, you must disclose. Tim McCoy [Tim@mtmii.com](mailto:Tim@mtmii.com)

**Budget Committee** - provides assistance in the preparation of financial reports and special projects. Chairperson: Susan Bradley [email contact info below\\*](#)

**Gate Operation Committee** - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Dexter Kelly [email contact info below\\*](#)

**Procurement Committee** –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. [members and chairperson openings](#)

**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci [surfside3rulesandregs@aol.com](mailto:surfside3rulesandregs@aol.com)

**If you are interested in joining a committee or starting a committee to address issues that you feel are important and are not being handled by other committees, please contact:**

**\*Property Manager:** [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com) or

**\*Assistant Property Manager:** [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)

**\*LEGAL DISCLAIMER**

\*The Owners' Corner" and "The Renters Corner" are places in the newsletter for owners & renters, to voice their observations and/or suggestions about the community, association operations, or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re-writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

\*The Surfside III Condominium Association ("association"), or as often referred to as the Surfside III COA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

\*The Davis-Sterling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

\*Surfside III posts all agendas on the website ([Surfsideiii.com](http://Surfsideiii.com)) and on the Clubhouse Bulletin Board.

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**DUETO THEIMPORTANCEOF THE ASBESTOS INFORMATION THE FOLLOWING WILL BE PRINTED IN EVERY NEWSLETTER.**

For a full copy of the law listed below, please contact the on-site office.  
Advisement and reminder to all owners who are planning to remodel or repair their home. **PRIOR** to work commencing, the **CALIFORNIA ASBESTOS LAW** requires the owner or the contractor todo asbestos testing Please be aware that when you are doing any renovation activities in your unit the law states the following: Useful definitions while

reading this law: Surveying=testing Operators =contractors

**Rule1403. Asbestos emissions from demolition/renovation activities**

(Adopted October 6, 1989) (Amended April 8, 1994)

(Amended November 3,2006) (Amended October 5, 2007)

(a)Purpose

The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

(b)Applicability

**THIS RULE, IN WHOLE OR IN PART, IS APPLICABLE TO OWNERS AND OPERATORS OF ANY DEMOLITION OR RENOVATION activity, and the associated disturbance of asbestos containing material, any asbestos storage facility, or any active waste disposal site.**

## **SURFSIDE III COA CONTACT INFORMATION**

**Surfside III ON-SITE PROPERTY MANAGER'S OFFICE:**

**Property Manager:** [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com)  
**Assistant Property Manager:** [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)

**805-488-8484**

**Currently the office is scheduled to be open:**

**Monday - Wednesday: 8 a.m. to 5 p.m.**

**Thursday- Friday: 8:30 a.m. to 5 p.m**

**OFFICE hours are also posted on the Clubhouse door  
When the office is closed there will be no on-site telephone service (just a recorded message).**

**600 Sunfish Way, Port Hueneme, CA93041**

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### **MANAGEMENT COMPANY:**

All billing questions should be addressed to:

**Lordon Property Management**  
[manager@surfsideiii.com](mailto:manager@surfsideiii.com)  
**1275 Center Court Drive, Covina, CA 91724**

**Phone: 800-729-5673 For after-hours emergencies– 818-707-0200 or  
626-967- 7921 Option 9, listen fully to the message**

When emailing Lordon Management, please address email to Jennifer M. Critchfield along with a copy to Donalea Bauer Include your phone number (s) and/or email for response before the end of the next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

**If more urgent, call Donalea Bauer, Vice President, community manager at: 800-729-5673 x 3342  
[donalea@lordonmanagement.com](mailto:donalea@lordonmanagement.com)**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380  
[jennifer@lordonmanagement.com](mailto:jennifer@lordonmanagement.com)**

### **LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Michelle Soto, ext. 3339 [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

Insurance and collections: April Webster, ext. 3337  
[april@lordonmanagement.com](mailto:april@lordonmanagement.com)

Your account, billing address, etc: Lupe Rubalcava ext. 3315  
[accounting3315@lordonmanagement.com](mailto:accounting3315@lordonmanagement.com)