

SURFSIDE III

Community e-Newsletter

January 2018
Edition

Lya (Lea) Findel (Editor)
SurfsideiiiLya@gmail.com



NEXT BOARD MEETING

The next Board meeting will be held **January 13, 2018 starting at 10:00 am.**



HOLIDAY DECORATIONS

Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences but they will need to be **removed** by **January 8, 2018.**

RESERVE ANALYSIS REPORT

McCaffery Reserve Consulting has submitted the 2018 Reserve Analysis Report for Surfside III and it is posted on the Surfside III website (surfsideiii.com).

The 2017 Association Reserves, Inc. Reserve Analysis Report showed Surfside III with a 41% percent funded amount which means there were sufficient funds to pay for 41% of the Capital Projects. This year the replacement costs for the condominium buildings' main sewer lines (\$1.4 million) and the condominium common walkways and patio floors (\$300,000) were added.

Reserve Study Report consultants state that associations with over 70% reserves are well funded; those between 30% and 70% are fairly funded; and those with reserves below 30% being shown as poorly funded.

Based on the existing 2017 reserve funding levels and with the additional \$1.7 million in extra capital project costs, Surfside III is predicted to have a reserve funding of 25%. McCaffery

Reserve Consulting recommends that the association increase its monthly reserve contribution by \$6/month/unit. The Board has already approved an overall \$8/month increase with \$4 of it going for the reserves. This means that an additional \$2/month/unit will be needed to fund the reserves.

By this action, McCaffery Reserve Consulting estimates that the 2018 Reserve Funded amount for Surfside will be 31%. The firm also bases its estimates with the condition that reserve funds are increased 3%/year. By 2026, the reserve funded amount is estimated to be at 70%.

This action will be considered by the Board at its next Board Meeting on January 13, 2018.

SURVEY ON THE INSTALLATION OF LIGHTS THROUGHOUT THE COMPLEX

Requested: Please provide your comments on the recent light installations to the Board President at a67sand@aol.com. Some residents have already supplied comments. The major concern is the light intrusion into their units or light shining on their patio. Other concerns include that the grassy area is too well lit and that the night sky cannot be viewed from the unit. One resident said that the area needed this amount of light.

History: Several years ago, the Surfside III street lights and Pagoda lights started to fail. Some of the street light metal poles were so rusted out that they collapsed and were not replaced. The major electrical conduits that service the light poles now have major issues with being able to provide power to the street lights, gates and lawn lights. As the existing lights failed, it was not practical to repair each component piecemeal. Residents were complaining of insufficient lighting when they walked the complex at night. **The Police Department was also requesting that better lighting be installed to address any nighttime patrolling issues.**

A Request for Bid was advertised to replace the conduits and the street lights. None of the bids were accepted due to the high costs and not having sufficient funds. Looking at how other COAs were replacing their lighting infrastructure, a plan by a lighting engineer was developed to install additional lights on the carports as well as on condominium buildings. Based on the light coverage, some or all of the Pagoda lights might be decommissioned.

Townhome owners were requested to allow the COA to use and pay for their electricity for garage lights that would be installed. So far, 27 townhome owners have opted into this plan. The other 24 townhome owners have not. The reason for the garage light installations is that the street lights will be removed and the garage lights could provide sufficient lighting in the townhome areas.

A Pilot Lighting Project installed two lights at a carport between Building 4 and 5. Also, three lights were installed at the Clubhouse. These lights provided illumination to the adjacent parking area. Mostly positive comments were received upon completion of this project.

The next step was to install additional carport lights. This went as planned with very few comments received.



Recently, lights were installed on the buildings.

Comments are now being received by residents living in Buildings 3, 4, 5 and 6. Some of the lights on these buildings shine unto the grassy areas. Light intrusion into some of the patio areas has been noticed and ways to address this are being discussed with the manufacturer.

Next Steps: Lights shining unto grassy areas by Buildings 3, 4, 5 and 6 have been turned off or are in the process of being turned off in order to perform modifications to lights to address resident's concerns. Identify any other areas that may need lighting.

Phase II of project: Provide separate power to all gates and adjacent street lights.

Phase III of project: Remove identified street lights and the concrete bollards.

Phase IV of project: Install solar powered lights where necessary.



Our bridge during the day



Our bridge with the new lights on at night

SURVEY ON THE CLUBHOUSE HOURS [Open at 5:00 am or 4:00 am??](#)

The Clubhouse hours have reverted to being open from 5:00 am to 9:00 pm. Come May, the closing hour will be 10:00 pm. A request was made for the Clubhouse to be open starting at 4:00 am. The alarm could be set to turn off at 4:00 am and allow entry. Please provide

comments about this proposal and if you intend to use the Clubhouse starting at 4:00 am to the Board President at a67sand@aol.com.

BEAUTIFICATION PLANTING DAY

Thanks to all who came and participated in the recent gardening activity. It was a fun event.



WELCOMING COMMITTEE

The Welcoming Committee continues to sponsor card playing events in the Clubhouse. Currently, Shanghai Rummy is played on Tuesdays and Fridays at 1:30 pm.

If you wish further information or want to provide suggestions for other activities, please send an email to pagelapenn@gmail.com.

HOLIDAY COOKIE EXCHANGE



This fun filled event was held at the Clubhouse on December 15th. There were over a dozen different sweets and those that were not eaten onsite were taken home in the gift containers provided.



STREET SEAL COAT PROJECT

Please plan ahead for the street seal coat project that has been **tentatively** set for **May 21st to May 26th, 2018**. If you are planning to use a moving van during this time, there may be ingress/egress conflicts. More information will be published as it becomes available.

SURFSIDE III FINANCIAL REPORT

Please review the 2018 Financial Report that is available on the Surfside III website and which was sent to all owners. If you have any questions, please contact the Treasurer at susan.bradley@surfsideiii.com.

TOWNHOME (not condo units) WATER HEATER TEMPERATURE

maximum 120 degrees

Water pipes within in Surfside III were specially coated several years ago to avoid replacing the pipes. The warranty on that coating requires that water heater thermostats be set no higher than 120 degrees.



If your actions result in damaging the pipes and voiding the warranty you will be held financially responsible for all repair costs.

PLEASE be sure to check that your thermostat is set at no higher than 120 degrees.

ASSOCIATION'S CC&Rs and/or RULES:

The following have been submitted by our Vice-President, Randy Stokes:

- Animals

We are experiencing increased issues of animal feces on common areas within Surfside III. This is a reminder that owners, tenants, and other residents and visitors are responsible for immediate cleanup of their animals' waste products. Under the Surfside III Rules and Regulations, any violation of this rule will result in a fine, without warning, of \$100.

We are also discovering that owners, tenants, other residents, and visitors have been leaving food outside within Surfside III for animals (pets, wildlife, or both). That is also a violation of our Rules and Regulations and may result in a fine.

In each case, remember that the owners of units are responsible for their own actions as well as the actions of their tenants, residents, and visitors (including, without limitation, monetary fines resulting from those actions).

- Reporting Violations

If you wish to report what you believe to be a violation of the Association's CC&Rs or Rules, you can complete a Violation Report (available from the on-site office or on the Association's website, www.surfsideiii.com) and submit it to the on-site office, or you may email the information to either: carol.short@surfsideiii.com or monica.sanchez@surfsideiii.com.

You must include your name, but **the office will not identify you as the source of the report.** While you may contact the office by phone, a reported violation will not be addressed unless and until it is submitted in writing as described above.

- RV Parking Areas

This is just a reminder that the ten larger parking spaces along Ebb Tide Circle marked RV-1 through RV-10 are reserved exclusively for the parking of recreational vehicles and similar larger vehicles as more specifically provided in the Surfside III Rules and Regulations, and that there is a monthly fee required for those who wish to park such vehicles there. Those spaces are not to be used for general or "overflow" parking. Violations of this rule will result in fines or towing of vehicles.

UNIVERSITY OF CALIFORNIA

In working with the Master Gardening program at UC, Carol Short, our on-site manager, thought this site would be of interest to our readers who wish have information on planning for and responding to disasters or emergency events.

<http://safety.ucanr.edu/Programs/emergency/EmrgResources/>

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: vacant

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

Parking Committee – will assist the Surfside III COA Board of Directors on providing recommendations for the fair and equitable management of the limited COA parking. Chairperson: Page LaPenn PageLaPenn@gmail.com

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: PageLaPenn@gmail.com

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. Chairperson: Tim McCoy Tim@mtmii.com

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: Page LaPenn **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

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 or

***Assistant Property Manager:** 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**) and on the Clubhouse Bulletin Board.

DUE TO THE IMPORTANCE OF 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 to do 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

Rule 1403. 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 CONDOMINIUM OWNERS ASSOCIATION

Website: <http://www.surfsideiii.com>

SURFSIDE III Condominium Owners Association CONTACT INFORMATION

Surfside III ON-SITE PROPERTY MANAGER'S OFFICE:

Property Manager: carol.short@surfsideiii.com
Assistant Property Manager: monica.sanchez@surfsideiii.com

805-488-8484

Currently the office is scheduled to be open:

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

MANAGEMENT COMPANY:

All billing questions should be addressed to:

**Lordon Property Management 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: 800-729-5673x3342
Donalea@mylordon.com**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380
jennifer@mylordon.com**

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: Michelle Soto, ext. 3339 escrow@mylordon.com

Insurance and collections: April Webster, ext. 3337
april@mylordon.com

Your account, billing address, etc: Lupe Rubalcava ext. 3315
acct3315@mylordon.com