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# SURFSIDE III

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e-NEWSLETTER

FEBRUARY 2016 EDITION

EDITED BY:

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## FROM THE BOARD OF DIRECTORS

Voting results for the 2016 Board of Directors Election:

- 133- Andy Santamaria
- 116- Alex Urmersbach
- 104- Bill Betts
- 91- Mike Madrigal
- 84- Richard Cusick
- 81- Ira Green
- 01- Al Galluzzo

Surfside III thanks Ira Green for his many years of Service as a Board Member to our community here at Surfside III.

**Currently the Board is considering awarding contracts for:**

- Pest Control Contract
- Termite Service Contract
- Spa Re-plastering Contract\*

**Projects currently being worked on:**

- Replacement of Utility Doors
- Lighting Projects
- Concrete Grinding\*\*

\*At the January Board Meeting, it was decided to add tile specification language to the spa project. Both bidders were sent a revised Request for Bids detailing the additional information. This project will be presented to the Board at the February 13<sup>th</sup> meeting.

\*\*It was also decided to add concrete repair to the sidewalk grinding project. Field work is currently being done to gather the information necessary to prepare the revised Request for Bids.

### 2016 BOARD OF DIRECTORS

Selected the following officers:

**President: Bill Betts**

[billbetts2@gmail.com](mailto:billbetts2@gmail.com)

**Vice-President: Andy Santamaria**

[andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Secretary: Mike Madrigal**

[michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)

**Treasurer: Alex Urmersbach**

[surfside.treasury@gmail.com](mailto:surfside.treasury@gmail.com)

**Director-at-Large: Richard Cusick**

[richard.cusick@surfsideiii.com](mailto:richard.cusick@surfsideiii.com)

## **Surfside III Bridge:**

Perhaps the Surfside residents were unaware that the wooden bridge over Bubbling Springs Canal was owned by Surfside III. Early in December, the Surfside Maintenance staff was able to perform cosmetic repairs to the bridge to enhance its appearance. Residents have commented on how nice the bridge looks.

During the next review of the HOA Reserve Study, it is anticipated that the necessary structural bridge work will be included for funding. This bridge provides an essential access point to the beach by the residents.

## **Moisture and the Elevators**

After tracking the condo building elevator malfunctions, a pattern is emerging. The elevators in Building 3 and Building 6 appear to be vulnerable to moisture. These past few days both elevators have stopped operating at different times and it appears to be connected to the recent rains. Now that there is a break in the rains, both elevators are working again.

For those using these elevators, please contact the Office during the week within working hours or London after hours or on the weekends if the elevators are not working. Surfside maintenance staff does know the basics of re-starting the elevators if moisture is not involved. For more extensive work, a call is made for elevator repair staff to show up. Each call to have the elevator repair staff to come out to look at the elevators is expensive.

## **Community Garden Committee**

It is anticipated that the Board will approve the Charter for the Community Garden Committee at the next Board Meeting. With the recent rains, it is hoped that the soil between condo Building 7 and the townhomes will be ready for tilling sometime late March or April. The Committee is seeking members to participate in this new community adventure. The area to be planted is not large, so members will be allocated planting spaces on a first come basis.

If you are interested in vegetable planting and becoming part of the Community Garden Committee, please contact Bruce Logan (Chair), at [busprad@yahoo.com](mailto:busprad@yahoo.com).

## **Holiday Decorations**

Now that the holidays are over, it is time for all residents to remove any holiday decorations that were hung or placed outside their units.

### **ON-SITE OFFICE**

Carol Short: Property Manager [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com)  
Gabby Vignone: Asst. Property Manager [gabby.vignone@surfsideiii.com](mailto:gabby.vignone@surfsideiii.com)

In answer to a question asked at the last Board meeting, Antonio, our Maintenance Manager has

completed a full inspection of the attic spaces in all the buildings in Surfside III and has removed anything that should not be in there.

### EMERGENCY ENTRY TO SSIII

If you know that the Fire Department has come into the complex and the gates are left open for a long period of time over the weekend, please contact the **PORT HUENEME FIRE DEPARTMENT at 805-371-1111 extension 53** and request that they return to close the gates. It is their responsibility to do so. Unfortunately, our Locksmith nor our Maintenance Manager are able to close the gates once the Fire Department has opened them. It is the Fire Department's responsibility to close the gates. Sadly, you may have to contact them several times.

### MARK YOUR FEBRUARY CALENDAR

**February 4, 2016** at 7 p.m., in the Clubhouse - Sr. Officer Chavez will give us an overview of the new laws which will affect us all this year. Meanwhile, keep the calls to the police active and prolific. Police involvement with quality of life issues, make life better for us all. Valerie Lameka, 805-986-2855, Neighborhood Watch Committee Chair.

**February 6, 2016** a "MEET YOUR NEW NEIGHBORS" gathering will take place in the Clubhouse 10-11a.m. All are invited. Light refreshments will be served. Please contact the Welcoming Committee Chair: Lya Findel at 818-371-3756 or [surfside3Lya@yahoo.com](mailto:surfside3Lya@yahoo.com) if you have any questions or wish to help at this event.

**February 13, 2016** at 10 a.m. the **SURFSIDE III COA** meeting will take place in the Clubhouse.

**February 16, 2016** **BICYCLE ROOM INSPECTION:** Surfside III maintenance staff will be doing inspections of all bike rooms. Any bikes in the bike room that are not locked & labeled will be removed. Any items that are being stored in the bike rooms that are not bikes will also be removed on February 16, 2016.

**February 27, 2016** The Beautification Committee will be planting Succulents at selected sites starting at 9 a.m. All residents are welcome to participate in this event. If you have any questions please contact the Beautification Committee Chair, Lynne at [lynnehaile1@gmail.com](mailto:lynnehaile1@gmail.com)

### ALL VOLUNTEER COMMITTEES

For more detailed information visit: <http://www.surfsideiii.com/docs/committee/committee/committee.htm>  
Please Contact the Committee Chair to volunteer

**Beautification Committee:** Chair: Lynne Halle 760-912-9149 [lynnehaile1@gmail.com](mailto:lynnehaile1@gmail.com)

**Budget Committee:** Chair: Mary Peterson – Ellis Faraci 805-415-6974 [ellisfaraci@gmail.com](mailto:ellisfaraci@gmail.com)

**Elevator Response Committee:** Chair: Ellis Faraci [ellisfaraci@gmail.com](mailto:ellisfaraci@gmail.com)

**Enhancement Committee:** Chair: Lynn Santamaria 805-271-0601 [lscif95@aol.com](mailto:lscif95@aol.com)

**Neighborhood Watch:** Chair: Val Lameka 805-986-2855 [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

**Procurement Committee:** Chair: Al Galluzzo [galluzzo1@verizon.net](mailto:galluzzo1@verizon.net)

**Rules and Regulations Committee:** Ellis Farcai [surfside3rulesandregs@aol.com](mailto:surfside3rulesandregs@aol.com)

**Welcoming Committee:** Chair: Lya Findel 818-371-3756 [surfside3Lya@yahoo.com](mailto:surfside3Lya@yahoo.com)

## Enhancement Committee Report January Report:

This committee supports the enhancement of our community here at Surfside III. Whether we are permanent or temporary residents here, Surfside is our home. The Enhancement Committee is working towards making our common areas as free of trash, cigarette butts, and dog feces as possible. We invite all our residents to participate in making this a reality. We are placing Cigarette Butt Disposal units in specific areas. Let us know if there is an additional location where such a Disposal unit is needed.

In addition, our committee sponsors periodic projects such as painting the benches and picnic tables located throughout the grounds, etc. We will soon embark upon the painting of the fence that runs parallel to Bubbling Springs. Please contact me at my email address below if you are interested in joining us. Thank you for your assistance in enhancing our Surfside III home.

Lynn Santamaria [lscif95@aol.com](mailto:lscif95@aol.com)

### The Rules and Regulations Committee

The Rules and Regulations Committee is recruiting a new member due to the resignation of Pat Dileski. Pat worked tirelessly throughout last year assisting with the R&R rewrite and we thank her sincerely for all her hard work. Being part of the committee entails a time commitment of approximately four hours per week. We welcome people who are interested in helping us maintain R&R following the principles below:

1. **Good rules are transparent.** If rules require what reasonable & decent people would do anyway, then rules only have to be enforced against a small minority who aren't reasonable and decent.
2. **Good rules are easy to obey.** Residents must understand the need for the rule & comply with them voluntarily. Neither the Board nor the on-site staff are in a position to police the community constantly & we don't want them to have to.
3. **Good rules are few rules.** Have the minimum necessary to provide for comfort or safety.
4. **Good rules are efficient.** Good rules accomplish exactly what the Board intended them to accomplish. Unfortunately COA's pass rules that are too harsh or too broad. This causes many more problems including lack of consistent enforcement & residents ignoring rules to name a few.
5. **Efficient rules accomplish the goal without side effects.** We want to resolve rather than create problems. An example is a rule that prohibits children from riding scooters & bicycles in the street. This means they will then move to the common areas which leads people to complain that they are riding on the sidewalks. This community does allow children and children will be outside.
6. **Good rules are enforceable.** Overly specific & overly vague rules each have drawbacks. For example a rule stating that no noise is allowed over 30 decibels from 10 pm to 7 am may be clear but how would anyone know if they exceeded the limit?
7. **Good rules are flexible.** Reasonable judgment & mediation must be used in enforcement.
8. **Good rules must be communicated to the residents.**

If interested in joining the **Rules and Regulations Committee**, please email: [ellisfaraci@gmail.com](mailto:ellisfaraci@gmail.com)

### OWNERS' CORNER\*

Please be sure to email any comments or questions you may have by the 20th of each month in order for it to appear in the upcoming newsletter.

## CONTACT INFORMATION

Maintenance/Resident support:

Please note that calls regarding maintenance or billing should be directed to Lordon Management:

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 e-mail for response before end of next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

Management Company:  
Lordon Property Management  
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 msg

If more urgent, call Donalea Bauer.

Donalea Bauer, Vice President, community manager  
Email: [donalea@lordonmanagement.com](mailto:donalea@lordonmanagement.com)  
Phone: 800-729-5673 x 3342

Jennifer M. Critchfield, assistant community manager  
Email: [jcritchfield@lordonmanagement.com](mailto:jcritchfield@lordonmanagement.com)  
Phone: 800-729-5673 x 3380

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

All escrow matters: Stefani Cordero, ext. 3339;  
[escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

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

Your account, billing address, etc: Tera Borden, ext. 3319;  
[tera@lordonmanagement.com](mailto:tera@lordonmanagement.com)

**Surfside III On-site Property Manager's Office is typically open Monday through Friday  
Hours of operation are posted on the Office and Clubhouse Doors  
or you may call: 805-488-8484 for current hours  
600 Sunfish Way, Port Hueneme, CA93041    [manager@surfsideiii.com](mailto:manager@surfsideiii.com)**

**THERE WILL BE NO ON-SITE TELEPHONE SERVICE (JUST A RECORDED MESSAGE) WHEN THE OFFICE IS CLOSED**

### LEGAL DISCLAIMERS

\*The Owners' Corner is a place in the newsletter for owners to voice their observations and suggestions about the 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.

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\*The Surfside III Condominium Association ("association") is not responsible for the content and accuracy of any information provided by owners or third parties. The association 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, 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.

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\*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.

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