

SURFSIDE III

Community e-Newsletter

February 2017

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

NEXT BOARD MEETING

The next Board meeting will be held **February 11th starting at 10:00 a.m.** in our Clubhouse.



UNCLAIMED BIKES TO BE DONATED

About six months ago an inspection of the bike rooms showed that several bikes were not locked nor labeled with the owner's contact information. These bikes were removed and stored. If you had stored a bike in any bike room, please check to see if it is still there. If not, please go to the Office to describe your bike and retrieve it. All bikes left unclaimed will be donated after April 1st.



RAIN

Now that the rains have come some issues have become present. If your unit is experiencing any water leaks, gutters not working, or severe ponding in the areas around the buildings, please inform the Office.



PALM TREES

A number of leaning palm trees have been removed since their roots became saturated with water following our heavy rains.

If you see any palm trees or trees that appear to be in the process of falling, please report them to either Carol or Monica in our on-site office: 805-488-8484

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.

CC&R (Covenants, Conditions & Restrictions) UPDATE

The Board recently completed a questionnaire provided by the legal firm which is preparing a draft of the CC&Rs. The questionnaire explored the issues that have been brought up previously. An attorney from the firm walked and surveyed the complex with two Board members to see some of the issues of concern. The first draft for Board review is anticipated to be delivered in six weeks.

VIOLATIONS

The most common violation notice given out is in regard to items stored on balconies and patios. Please remove any items that are not appropriate to be placed on the balconies and patios.



CONDO BUILDING RAIL PAINTING

The painting of the condo rails has been suspended until the rains subside. Part of the process is for owners to move their belongings at least 3' away from the rails to provide the painters enough room to paint. Once the program starts up again, the owners affected will be notified.



FENCE ADJACENT TO BUILDINGS 1 AND 2

The fence material is slated to be delivered the last week of January with installation occurring soon afterward. Installation time will depend on weather.



UTILITY DOOR INSTALLATION

The final order for purchasing utility doors has been completed. Once delivered, they will be installed. It is anticipated that it will take about 60 days for installation.



TOWNHOME FENCE PROJECT

This project is now back on track to be awarded in March so that work can proceed after the rainy season is over. The recent high winds have caused damage to the old fences showing the need for replacement.



SURVEY ON USE OF OUTSIDE EXERCISE AREA

Periodically the use of facilities by owners/tenants is looked at to see if any changes are required. For the past year it has been observed that the outside exercise area in Lighthouse Park has not been used by too many people. The question to be answered:
Do you want this facility to continue to be in use?
Do you have another idea for this space?
Please send your comments to a67sand@aol.com.



MODIFICATIONS TO UNITS REQUIRE ARCHITECTURAL APPLICATIONS



Please remember that if owners wish to make modifications to their units, an Architectural Application must be submitted and approved prior to any work proceeding. If this process is not followed and unauthorized work is performed, owners may be required to remove the improvements and restore their units to their original configuration.

TOWNHOME OWNERS



If your garage has not had a light attached to it, please contact the Office for the necessary paperwork. It is better to install the lights now, at no additional cost to the owner, prior to the removal of the street light pole.

WELCOMING COMMITTEE CALLING ALL SURFSIDE III



CARD PLAYERS

If you are interested in playing cards, weekends, weekdays, evening or daytime, Patti is coordinating efforts to get a group together. Please contact her at pagelapenn@gmail.com or call **562-208-9103**. Be sure to let her know if you have a favorite card game you wish to play. Beginners welcome.

NEIGHBORHOOD WATCH COMMITTEE REPORT

Val Lameka (805) 986-2855

We had a lively, well attended meeting. Sr. Officer Chavez gave us an update on new laws which might affect residents. Now, if you are just holding a cell phone, you will be ticketed. We discussed the two car accident which took out the power recently. We agreed to attend the City Council meeting to bring attention to the drag racing on Surfside Drive, and to see about installing speed bumps like other beach communities. Sr. Officer Chavez discussed many of the enforcement limitations of the new legalization for recreational marijuana. And we newly learned that the police will be unable to do anything about dumpster divers unless we "post" yet another notice on our gates. Finally, while some of our residents are doing a good job of watching and reporting to the **police (805) 986-6538**, many others are not. If all of us report the "small stuff", we can help keep the BIG STUFF away. Our next quarter meeting will be interesting, as legal pot will be in full force.

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

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

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

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.

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 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

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
Assistant Property Manager: monica.sanchez@surfsideiii.com

805-488-8484

Currently the office is scheduled to be open:

Monday - Wednesday: 8 a.m.to5 p.m.

Thursday-Friday: 8:30 a.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 at: 800-729-5673 x3342
donalea@lordonmanagement.com**

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

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

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

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

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