

SURFSIDE III

Community e-Newsletter

February 2018
Edition

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CONTACT OUR ONSITE OFFICE WITH YOUR CURRENT EMAIL ADDRESS:
Monica.Sanchez@surfsideiii.com and Carol.Short@surfsideiii.com
or call **805-488-8484**

NEXT BOARD MEETING

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

MARK YOUR CALENDAR

CC&Rs Town Hall Meeting will be held **April 21, 2018** at **10:00 am**. Location to be announced.

Closing **CLUBHOUSE HOURS** extended Friday and Saturday nights

To accommodate residents use of the Clubhouse, the Clubhouse hours now are Sunday to Thursday 5:00 am to 9:00 pm; Friday and Saturday 5:00 am to 10:00 pm.

\$2 a month DUES INCREASE

Starting in March, the dues will increase from \$417/unit/month to \$419/unit/month.

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

SURVEY RESULTS ON THE INSTALLATION OF LIGHTS

- There were 25 complex lighting comments.
- Mostly from residents of Buildings 3, 4, 5, & 6.
- The major complaint expressed by those residents: **light intrusion**.



- 1) Majority complaints were from 3rd floor balcony units.
- 2) Other concerns were that the grassy areas were too well lit.
- 3) The night sky could not be viewed from the units.

- Some residents from the four buildings also wondered if the COA was preparing for a possible invasion from North Korea or for nighttime baseball games.
- Several residents wondered why prison lights were being used.
- A resident upon entering their unit thought that a police helicopter was outside their unit with their searchlight on.
- A few residents stated that they no longer needed to turn on their lights in the unit because of the brightness.
- Some residents tried closing their drapes and blinds to keep out the light and wondered how it would be in the summer when they wanted the windows open.

Other residents said that the areas between Buildings 3 & 4 and Buildings 5 & 6 were well lit and they felt comfortable walking at night in those areas

Currently, **options for addressing concerns are being explored** with the contractor.

NO SMOKING in the following areas:



- Balconies or Patios
- Elevators
- or Within 25 feet:
 - of all common areas,
 - children playground areas
 - exclusive use entrances
 - windows

Monetary **Fines** will be issued if smoking occurs in the restricted areas. **Owners** please remind your tenants about our no smoking policy.

VIOLATION FORMS

If you wish to submit a violation form you may download it at the corrected address (thank you Ellis): <http://www.surfsideiii.com/html/violaton-form.html>
Or you may stop by the office and pick-up a form.

TENTATIVE DATES FOR SEAL COAT PROJECT

SECTION ONE

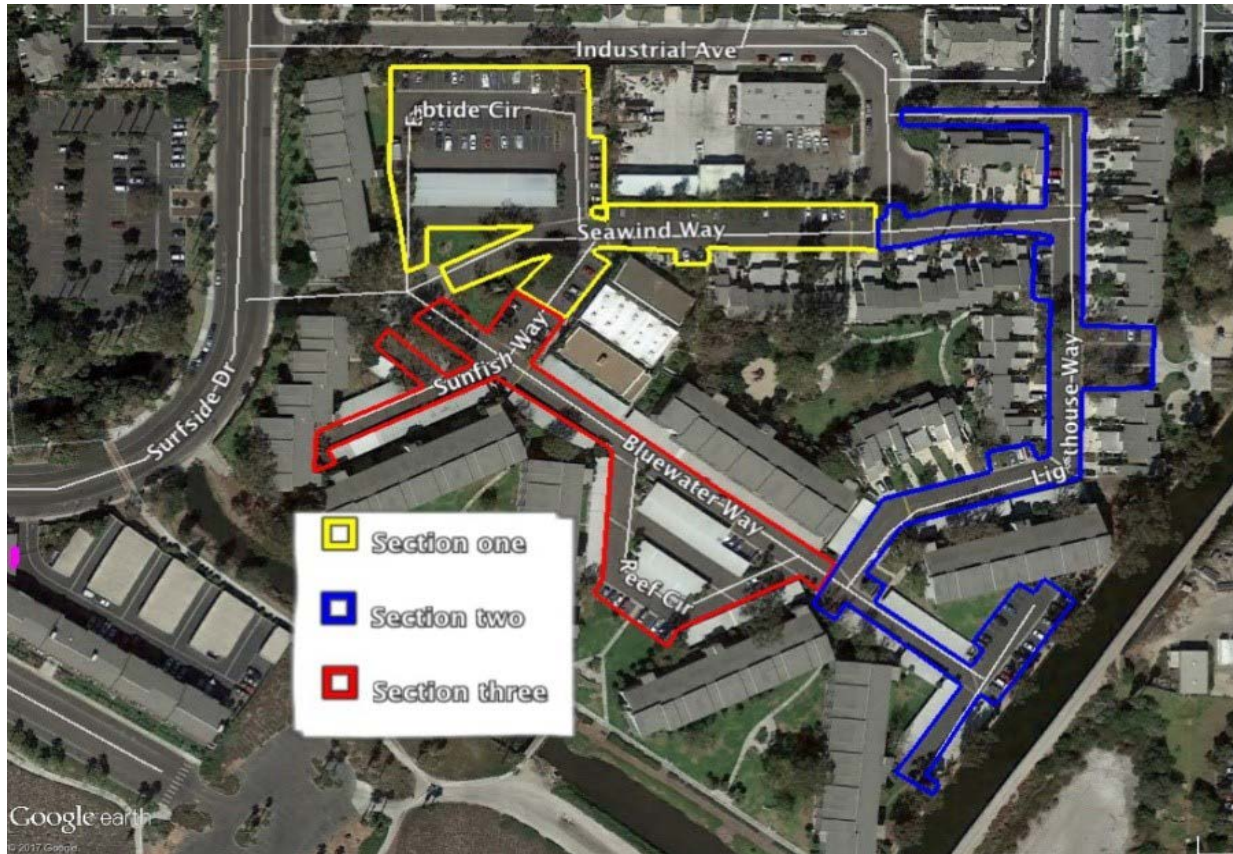
May 21st & 22nd

SECTION TWO

May 23rd & 24th

SECTION THREE

May 30th & 31st



As each section is being worked on, **NO PARKING** will be allowed in **CARPORTS, DRIVEWAYS** or **COMMON AREAS** in just that section. Once the work has completed in each section you may resume parking.

If you are planning to use a moving van during this time, there may be ingress/egress conflicts.

WELCOMING COMMITTEE

The Welcoming Committee continues to sponsor card playing events at the Clubhouse on Tuesday and Friday afternoons. If you wish further information or want to provide suggestions for other events, please send an email to pagelapenn@gmail.com.

COVENANTS, CONDITIONS AND RESTRICTIONS aka CC&Rs

Town Hall meeting scheduled for April 21, 2018, 10 a.m.– location and to be announced.

The **Draft CC&Rs** and **Bylaws** were sent out, last Monday, January 29, 2018 by email to each owner at their email address on file in our office.

The draft copies are available via different formats:

1. On the Surfside III website: www.surfsideiii.com
2. Electronic copy
3. Hard copy may be requested by calling **805-488-8484** or emailing your request to: Carol.Short@surfsideiii.com and Monica.Sanchez@surfsideiii.com

Why do we need a new set of CC&Rs?

The existing CC&Rs were prepared in the late 1970s when Surfside III was built.

The content is now:

- obsolete,
- illegal,
- non-enforceable
- or does not comply with today's laws and current operation standards.

For example, the existing CC&Rs state that:

- there can only be one pet per unit.
- dogs must be carried and held by their owners while being on the common grounds.

What happens now?

1. Owners review the Draft CC&Rs and Bylaws
2. **April 21st at 10 a.m.** (Location to be announced)
Town Hall Meeting will be led by the COA's attorney to present the Draft and answer questions.
3. Then, a hard copy of the Draft CC&Rs and Bylaws and any revisions will be provided to each owner for review and approval.
4. The owners will be asked to vote for the approval of the CC&Rs and the Bylaws.
5. If 75% of the 309 owners approve the new documents, then the new documents will be adopted.
6. If 50%+1 of the owners approve the new documents, then the COA may petition the Court to allow the COA to adopt the documents.

Your participation in this process is important. Your positive vote is needed for approval of the new documents.

More details will be provided in the upcoming months.



CLUBHOUSE ENTRANCE CARDS

Certain cards have been deactivated by our on-site office.

DO NOT OPEN DOORS for anyone. Please don't fall for "I've forgotten my card". Those people are the ones that will tell you you've won the lottery. **Everyone must have a card to enter our Clubhouse.**



CLUBHOUSE SPA USE

Due to a **medical emergency** occurring to a resident using the Clubhouse spa, the following information from Health Essentials is being shared.

Did you know that when you submerge your body in hot water, your temperature rises, but your blood pressure drops. Evaporating sweat normally helps cool you off. But, when you immerse yourself in hot water, that natural cooling mechanism doesn't work. As a result, you can't cool off.

When your body gets superheated:

- *Your blood vessels dilate to try to help cool off the body*
- *Blood diverts to the skin, away from the body core*
- *Heart rate and pulse increase to counteract a drop in blood pressure*

Normally, these events don't cause problems. However, if you have existing cardiovascular disease, the cascade of events could overtax your heart. This can lead to:

- *Loss of adequate blood pressure, if your heart can't pump enough blood*
- *Increased blood pressure, if you have blood vessel disease or narrowing and hardening of the arteries*
- *Dizziness or feelings of faintness*
- *Nausea*
- *Abnormal heart rhythms*
- *Inadequate blood flow to the heart or body*
- *Heart attack*



WATER QUALITY

Perhaps you have noticed that the water quality in Port Hueneme has improved?

Predrought:

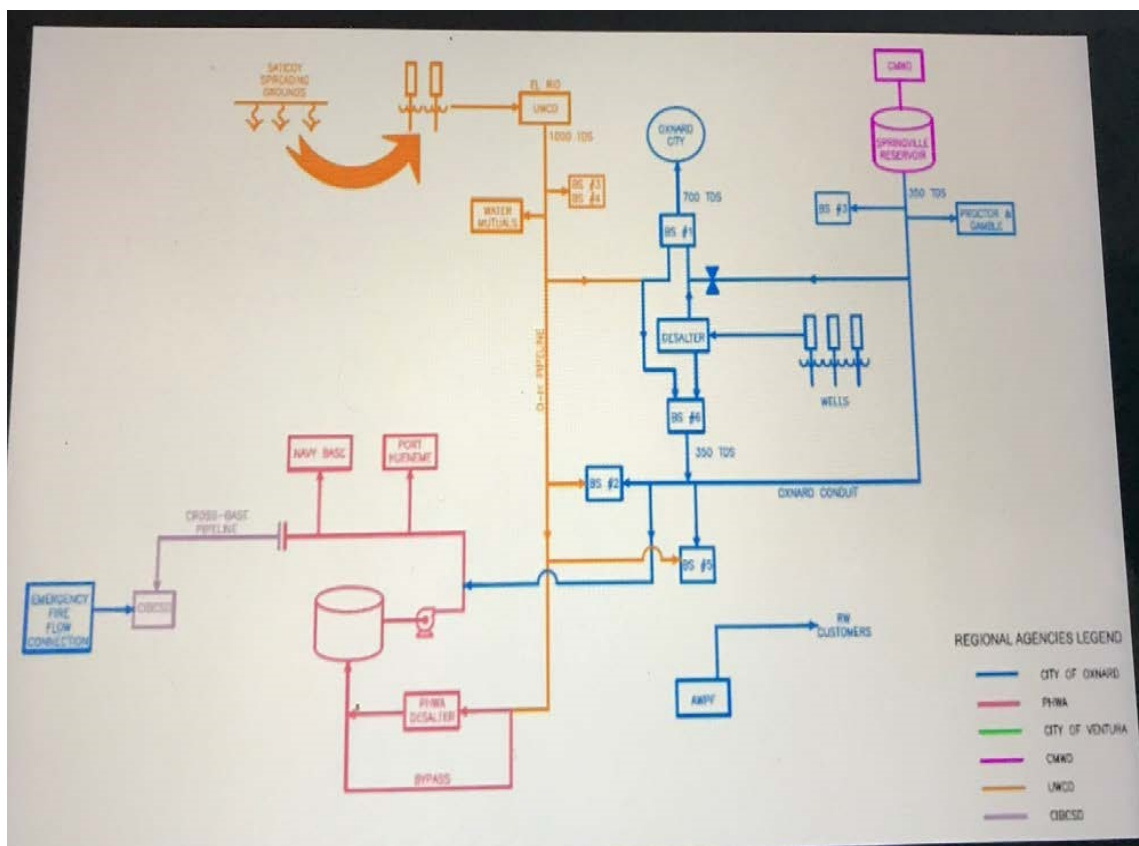
The City would receive water from Oxnard wells and from United Water Conservation District, treat the water to remove the minerals at its PHWA water treatment facility, then blend the water with water delivered by Calleguas Municipal Water District which receives water from the State Water Systems.

During the drought:

The water in the Oxnard wells was depleted to such a level that the water could not be treated at the city's water treatment plant because of the high volume of minerals. The city shut down its PHWA facility and blended the Oxnard well water and the United water with State water. **At that time, many residents noticed that minerals were present in the water (dishwasher, clothes washer) and had a distinctive smell.**

Recharged wells:

Since the Oxnard wells have been recharged with the past rain, Oxnard well water as well as United water can now be treated at the city's PHWA water treatment plant and then blended with State water producing water which is low in mineral content.



SURVEY:

HOW OWNERS/RESIDENTS FEEL ABOUT CONTRACTING OUT FOR SECURITY PURPOSES

Some residents have inquired if Surfside III could contract with a security firm to patrol the premises with emphasis on night time patrols but also daytime patrols. There are many options and related costs for this type of contract. Currently, the COA relies on the Port Hueneme PD to drive through the complex during the day and night on periodic patrols.

Before proceeding further, please **provide your comments to the Board President** at a67sand@aol.com as to how you would like the COA to proceed by February 23, 2018.

Depending on the survey results, the COA may pursue getting more information on the various types of security services that can be provided and the costs associated with the services. If the COA does contract with a security firm, then the dues would need to be adjusted to pay for this service since the current budget does not fund this service. For example, if the COA were to contract for a \$100,000/year security service, the dues would need to be increased: $\$100,000/309 = \$324/\text{year}$ or $\$27/\text{month}$. For a \$50,000/year security service the monthly dues increase might be approximately \$13/unit.

This past year, there have been no reports of burglary or assaults in Surfside III. Items have been stolen from vehicles whose doors were not locked. Some bicycles that were chained to a carport post were also stolen.

LANDLINE TELEPHONE USERS

Starting June 2, 2018 all 805 area code telephone numbers will need to add (1805) when dialing out. Even if you are dialing from the same 805 area code. Making all phone calls 11 digits.

IMPORTANT CALENDAR DATES

All of these dates were mentioned in this issue's Newsletter:

February 10thBoard Meeting
March 1st\$2 dues increase
April 21stTown Hall Meeting
May 21st – 22nd.....Seal Coat project
 23rd – 24th.....Seal Coat project
 30th – 31st.....Seal Coat Project
June 2nd.....Dial "1" first, plus area code for all calls

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 BOTH: Our Onsite Property Manager, Carol Short AND Assistant Property Manager, Monica Sanchez at:

* carol.short@surfsideiii.com, 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 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 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

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