

SURFSIDE III

Community e-Newsletter

February 2019

8 page Edition

Lya (Lea) Findel (Editor)

SurfsideiiiLya@gmail.com

NEXT BOARD MEETING

The next Board meeting will be held **February 9, 2019 starting at 10:00 am**. All owners are invited to attend.

MAILING OF PROPOSED CC&Rs

This month each owner will receive a copy of the proposed CC&Rs and Bylaws for review as well as the material for voting on their approval. Owners are requested to send in their ballots by March 9, 2019 by using the prepaid envelopes. If 232 ballots are received, then the ballots can be opened. The proposed documents will take the place of the original 1978 documents that are now out of date.

SURVEY ON PROPOSED SPECIAL ASSESSMENT

In the June 2016 and the May 2017 Newsletters, articles were published to advise owners/tenants to clean the dryer exhaust systems due to high accumulation of lint which can cause fires if lit. From the information the Board has, dryer exhaust systems are not being maintained. At the Board Meeting on February 9th, the Board will discuss the possible action of imposing a Special Assessment of approximately **\$120 per unit** that have dryers. Townhome unit assessment fee may vary due to the different dryer configurations. If an owner can show proof that the dryer exhaust system has been serviced by a qualified vendor within the past 12 months, an assessment will not be levied for that unit. If you would like to submit comments prior to the meeting, please send them to the Board President at a67sand@aol.com.



CLUBHOUSE CLOSING TIME – 9 p.m. sharp

All four exit/entrance doors will remain open from 5 a.m. until the 9 p.m. closing time.

For those residents who use the Clubhouse after 8:30 pm, please prepare to exit the Clubhouse prior to 9:00 pm so that it can be **closed and locked up by 9:00 pm**. Some individuals attempt to take showers about 5 to 10 minutes prior to closing which then impacts the closing procedure. Thank you for your attention to this matter.

TOWNHOME FENCE STAINING

This is an advance notice to the town home owners that the town home wood fence staining project will commence in early Spring as soon as the rains are over. The fences were installed in the summer of 2017. Both sides of the fences will be stained. To allow the staining of the fence facing the patios, owners will need to clear an area at least 2' away from the side of the fence which faces the town home. Any vegetation growing on the fences will need to be removed.

If the owners do not clear sufficient area adjacent to the fences, then workers will clear the area and the owner will be billed back for the labor to do the work.

PLANTING POTS ON 2ND AND 3RD FLOOR BALCONIES – CONDO BUILDINGS

It is prohibited to have planting pots that are watered to rest on any condo balcony or condo common walkways that have the blue surface coating. These pots are to have pans underneath them to contain any water that drains from the pots. Any damage caused to the coating will be repaired at the owner's expense. These repairs can range from \$1,000 to over \$3,000 depending on the damage caused.

FINANCIAL YEARLY SUMMARY

In 2018 the COA fees covered expenses and increased the reserves by **\$47,380**.

Expenses by Category

Loan	35%
Repairs	13%
Contracted Services	13%
Reserves	13%
Insurance	10%
Salaries	10%
Legal/Admin	6%

It is not anticipated that the same level of expenses will occur in 2019. There were unforeseen costs in 2018 including the Clubhouse re-roof and the repair of plumbing issues in Building 2.

HEATER REMINDER

With the cold weather, residents have started using their heaters. If you notice that there are issues with your heater operation, please contact a heater firm to inspect your heater.

STREET LIGHTS

The removal of the street lights and their bases has been completed.



SURFSIDE DRIVE FENCE DAMAGE

Late in the evening of January 13th, a driver lost control of his vehicle while rounding the Surfside Drive curve and crashed into the Surfside III fence. The driver did not have insurance. Arrangements have been made to collect the funds (about \$8,000) from the driver.



MAINTENANCE

A nearby COA's fences are deteriorating rapidly. Here at Surfside III the plan is to maintain the structures so that costly replacement can be avoided for a longer time period.



TEMPORARY VEHICLE PARKING



Please be sure not to block the exit/entrance walkways to or from the condo buildings.

Also, if you are having a service person working in your unit, please make sure their truck is parked in an area that doesn't block the pedestrian access to or from the building. Thank you.



OWNERS CORNER

With a 9volt battery and this handy device for \$16.00 you can be sure YOU or Your tenants are aware of a water leak. If a leak hits one floor. it probably between \$1000 to \$5000 dollars of damage. I've seen water take out an entire kitchen and/or bathroom, sometimes the entire house. Install at least 4 in your unit and it still less than \$100 for the possibility that some one may notice a water leak quickly. They can be found at Home Depot and other retailers... Just smoke alarms, test them every year... put water on the bottom and the alarm goes off.

I realize there not high tech and connected to your phone.. but that is beyond my budget personally.

If you have any questions feel free to call me. Pamela Evans (818) 216-0591 valleyhomescenter.com.

HOLIDAY DECORATIONS

At this time, all holiday decorations will need to have been removed. An inspection of the complex is being conducted and violations will be issued to those units which still have decorations.

WALKER AVAILABLE

A walker was dropped off at the Office. If you are interested in taking it, first come first served.



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: Lynne 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

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: **email contact info below***

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: **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***

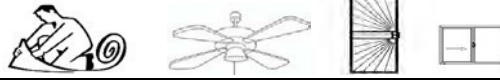
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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: Monica Sanchez Cortez monica.sanchez@surfsideiii.com**

ARCHITECTURAL APPLICATION REQUIRED



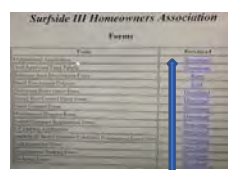
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.



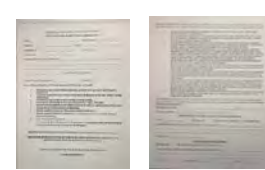
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or you may get the required 2 pages from our **onsite office**.

ASBESTOS LAW:

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** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (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 filing 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. The rules 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.

****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 (<http://www.surfsideiii.com>) and on the Clubhouse Bulletin Board.**

SURFSIDE III CONDOMINIUM ASSOCIATION CONTACT INFORMATION as of January 2019

ON-SITE PROPERTY MANAGER'S OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-488-8484

PROPERTY MANAGER: MONICA SANCHEZ CORTEZ monica.sanchez@surfsideiii.com

ASSISTANT PROPERTY MANAGER: JILL KAOPUA jill.kaopua@surfsideiii.com

Office hours: Monday – Thursday 8 a.m. to 5 p.m. Friday 9 a.m. to 5 p.m.
(Closed for lunch on Mondays and Fridays typically between noon - 1:30 p.m.)

MANAGEMENT COMPANY:

Lordon Property Management

(Handles all billing, escrow, insurance and collections matters)

1275 Center Court Drive, Covina CA 91724

manager@surfsideiii.com

1-800-729-5673

AFTER HOURS - NON-LIFE THREATENING - CAMPUS PROPERTY EMERGENCY NUMBERS

(example would be sprinklers flooding property)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921