
SURFSIDE III

e-Newsletter

March 2016 Edition

Edited by:

LYA FINDEL surfside3Lya@yahoo.com

2016 OFFICERS OF THE HOA BOARD OF DIRECTORS and their RESPONSIBILITIES:

President: BILL BETTS billbetts2@gmail.com (Backup Board Member: Vice-President)

- **Legal:** Attorney interface on all legal or potential legal matters.
- **Employees:** Reviews, pay & benefits structure, discipline, and schedules. Work time and function studies.
- **Security and Safety:** Camera system, fire alarms, perimeter gates and access methods.

Vice President: ANDY SANTAMARIA andres.santamaria@surfsideiii.com (Backup Board Member: Secretary)

- **Procurement:** Supplies and equipment purchasing, construction/repairs.
- **Scope of work and bids.**
- **Contractor oversight:** Contractor performance and insurance compliance.

Secretary: MIKE MADRIGAL michael.madrigal@surfsideiii.com (Backup Board Member: Vice-President)

- **Capital replacement planning & Capital Reserve study.**
- **Contract review & compliance.**
- **Scope of work & bid review:** Oversight review of scope of work and bids.

Treasurer: ALEX URMERSBACH surfside.treasury@gmail.com (Backup Board Member: President)

- **Financial Reports:** Monthly report preparation & presentation.
- **Annual Certified Audit:** Completion of independent review of association finances.
- **Capital Replacement planning & Capital Reserve study.** Completion of reserve study on 3 year cycle. Alignment of financial planning with capital study requirements.

Director: RICHARD CUSICK richardspas1@gmail.com (Backup Board Member: Vice-President)

- **Direct/indirect owner communication:** Preparation and/or review all communication designated for owners from the Board. Manage and monitor owner review periods for CC&Rs, Rules and Regulation updates.
- **Polices/procedures/resolutions.**

REPORT from VICE-PRESIDENT: ANDY SANTAMARIA andres.santamaria@surfsideiii.com

Contracts Awarded February 13, 2016

- Preventive maintenance for sewer lateral cleaning
- Pest Control Services
- Termite Services
- Spa Resurfacing – The work on this project will commence once the tile has been ordered and delivered.

Projects being worked on

- Replacement of Utility Doors
- Lighting Projects
- Concrete Grinding
- Fire Control Panel Replacement
- Security Services (includes cameras)

Billiard Tables have been refurbished

- The 2 billiard tables have been refurbished and are ready to provide many hours of enjoyment. As one plays on them, one can see the difference new felt makes. Balls and cues are available from the Clubhouse attendant or the Office Staff.

New Fitness Bike for the Gym

- The Board approved the purchase of an upright fitness bike to replace the one that broke recently. Once it is delivered, residents are encouraged to use it appropriately in order for it to have extended time usage. The purchase price was \$2,700

Damage due to the fallen tree is to be Repaired

- At the end of January, the winds knocked down the tree (as seen below) located between Buildings 5 & 6. It damaged two condo unit railings and portions of the roof gutter system in Building 6 and left a 10' diameter root ball hole (which will be filled in).



- As seen below, a small palm tree adjacent to Building 7 was also knocked down. No property damage was caused when it fell.



Reserve Study

- Recently, a Reserve Study (which is on the website) was prepared to determine the Capital Project replacement costs. This study is instrumental in determining that the HOA dues be increased to address the future costs of repair. When looking at this Study, it was observed that several projects were missing and that funds were not being put aside for their repair. The HOA bridge over the Bubbling Springs is in need of repair as well as portions of the parking lots, especially where the vehicles park. These projects, as well as others, may be considered for funding the next time the Reserve Study is prepared.

Sauna

- Did you know that the Clubhouse has a sauna? Unfortunately it is not operational and funds have not been set aside for its repair. Prior to funding, it would be beneficial to know if residents are interested in having this facility operational. If you are in favor of using the sauna, please send an email expressing your ideas to andres.santamaria@surfsideiii.com. Based on the responses, we may start investigating the costs involved to repair the sauna and present it for Reserve Study inclusion.

Concrete grinding and Sidewalk Replacement

- The blue dots ● denote areas where concrete grinding will occur in order to level the concrete areas. Some areas to have grinding done are in the carport areas. When this project commences in the near future, residents with vehicles in the affected parking spots will be advised to move their vehicles to allow the crews to perform the grinding.

Other walkways in the complex will need to be replaced. The contractor will remove the broken concrete areas and install new concrete. As this construction begins, please detour around sites.

Reminder when leaving your unit for a period of time

- It is amazing what damage an overflowing tub, toilet, sink or washing machine can do to your unit and to other units. In order to avoid the expense and inconvenience of repairing the damage which may include mold remediation, please remember to turn off your water supply when you leave for an extended period of time.

Proposed Security Measure

- At the last Board meeting, it was suggested that Surfside III vehicle stickers be placed on all residents' vehicles entering and parking on the premises. This would be an easy method to identify authorized vehicles. Visitor parking passes might also be issued. As the police patrol the premises, they would be able to ascertain authorized vehicles. It was noted that some non-Surfside III drivers park their vehicles on the premises and then walk to the beach thereby avoiding having to pay a parking fee. If you would like to comment on this proposal, please send your comments to manager@surfsideiii.com or stop by the Board meeting on March 19th to voice your opinion.

Hard Floor Installation

- For the past two Board meetings, discussions were held to best describe the underlayment material that would be most appropriate for installation under hard flooring. The language of the resolution describing the approved materials and methods will also be discussed at the March 19th Board meeting. If you plan on installing hard floors in your condo unit located on the 2nd and 3rd floor, you can participate in the discussion which will set the installation standards.

Sirens

- On February 17th Surfside residents could hear the sound of sirens coming from the Oxnard Wastewater Treatment Plant. As it turns out, the electrical control system at the plant temporarily failed allowing partially treated wastewater to be discharged into the ocean. The sirens were used to alert the workers of the malfunction.

IMPORTANT NOTICE from BOARD SECRETARY: MIKE MADRIGAL michael.madrigal@surfsideiii.com

and Assistant Property Manager: **Gabby Vignone** gabby.vignone@surfsideiii.com

OWNERS ALERT

FINES for non-compliance to the Rule 1403 listed below range from \$10K's to \$100K's per occurrence. 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 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. containing waste materials (ACWM).

(b) Applicability

This rule in whole or part, is applicable to owners and operators of any demolition renovation activity, and the associated disturbance of asbestos containing material, any asbestos storage facility, or any active waste disposal site.

INTRODUCTION to our Surfside III community from BOARD MEMBER - RICHARD CUSICK

My duties on the board include "owner communication" and I would like all members of the community to feel free to talk to me in person, email me at richardspas1@gmail.com and or call me at **626-403-0935**: it's possible that in the future I may need to narrow this down, but since I have so much to learn I want everyone to help me get up to speed on their views, concerns about SSIII.

As some of you are aware, the Board has been working on updating the HOA's existing Covenants, Conditions, & Restrictions (CC&Rs) which were developed in the late 1970s <http://www.surfsideiii.com/docs/governing%20documents/cc&rs/cc&rs/cc&rbylawreview.htm>. There will be a 60 day review period for owners to provide comments to me **before April 29, 2016. The revised CC&Rs introduces changes to the way of living here at Surfside III.** If you would like to meet with me, please let me know.

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

Budget Committee: Chair: Mary Peterson – Ellis Faraci 805-415-6974 ellislfaraci@gmail.com

Elevator Response Committee: Chair: Ellis Faraci [contact on-site office for information](#)

Enhancement Committee: Chair: Lynn Santamaria lscif95@aol.com

Neighborhood Watch: Chair: Val Lameka 805-986-2855 v.lameka@yahoo.com

Procurement Committee: Chair: Al Galluzzo galluzzo1@verizon.net

Rules and Regulations Committee: Ellis Farcai surfside3rulesandregs@aol.com

Welcoming Committee: Chair: Lya Findel 818-371-3756 surfside3Lya@yahoo.com

BEAUTIFICATION COMMITTEE announcement by chairperson, Lynn Halle

Spring has arrived and it's time for another planting day. April 2nd - Saturday - 9am to noon. Meet behind the Club House and plan to sharpen up planting beds in the high traffic areas. The new planting area will be near Building 6 and we need volunteers to put in flowering succulents. Join us and bring a friend.

NEIGHBORHOOD WATCH report by chairperson, Val Lameka

We had a well attended Neighborhood Watch meeting. Our Surfside III community was quiet, and we like it quiet. In all of Port Hueneme, property crimes continue to be a concern. Lately, identity thieves have been taking Registration and Insurance information from cars. Keep your cars locked. Also, it only takes 5 minutes to register your cheap or expensive bicycle. It really helps the police build a case when they catch someone with a garage full of bike parts. New laws were in force regarding infant car seats (rearward facing until 2 year old or over 40 lbs.) and you may have noticed the downward speed limit on Port Hueneme road. Unless necessary sooner, our next meeting will be during the first week of May. Please contact Val Lameka with comments or questions (805) 986-2855.

ENHANCEMENT COMMITTEE report by chairperson, Lynn Santamaria

We thank all our residents who are enhancing our home here at Surfside III by keeping the common area spaces clean and healthy. Thank you for taking the extra moment to pick up a piece of trash or disposing your cigarette butts in a proper receptacle, or making sure that your dog(s) are picked up after. The Enhancement Committee is also involved in other projects that do include painting. If you would like to participate in one of our projects please let the committee chairperson know by emailing the posted address.

Due to an editorial error on my part, I'm reprinting

The **RULES AND REGULATIONS COMMITTEE REPORT FOR FEBRUARY** with the correction highlighted.

The Rules and Regulations Committee is recruiting a new member. 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.**

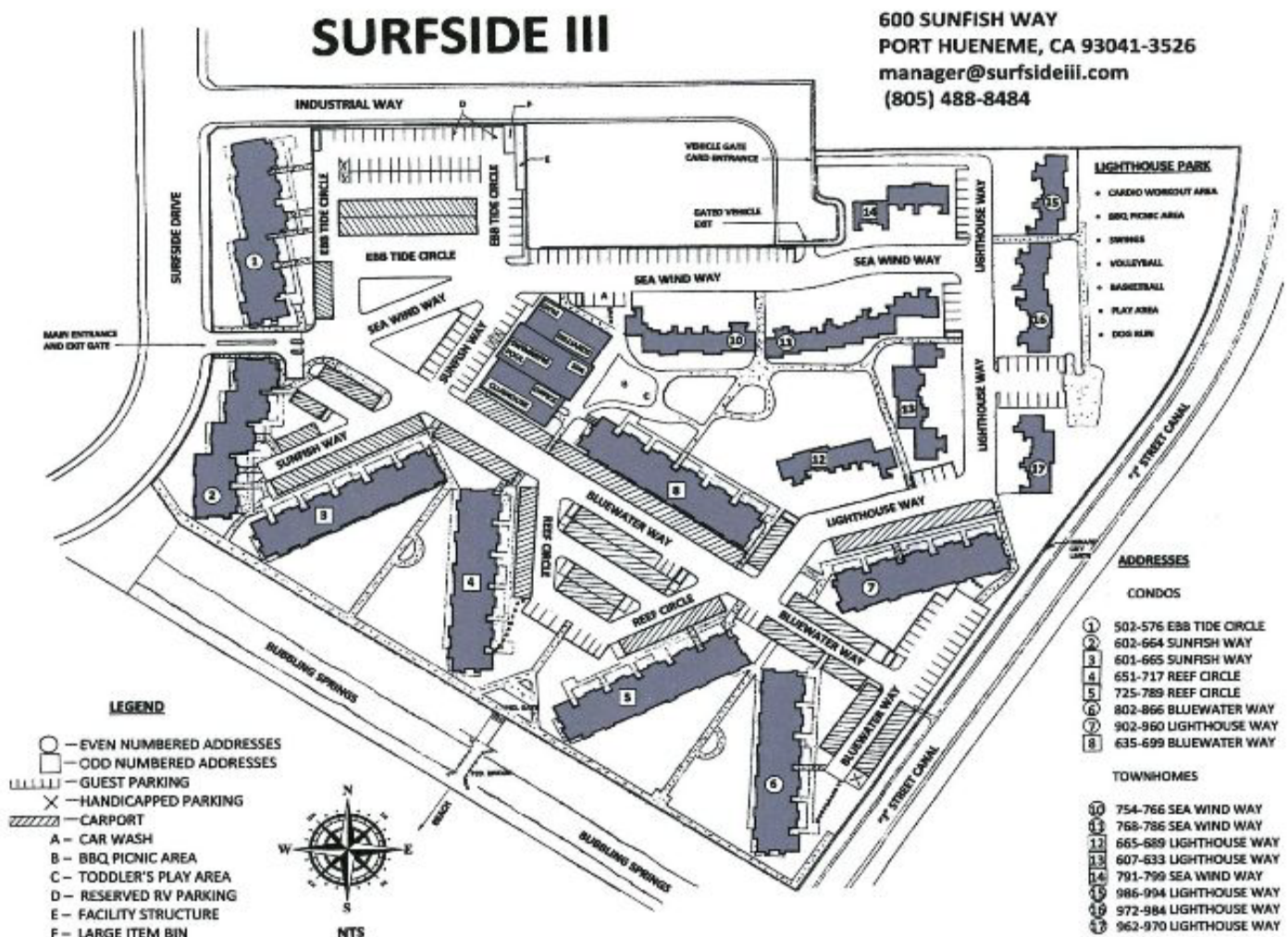
If interested in joining the **Rules and Regulations Committee**, please email: ellisfaraci@gmail.com

WELCOMING COMMITTEE report by chairperson, Lya Findel

On Saturday, February 9, 2016 we held our first "Meet your Neighbors" gathering which was a total success! We do plan on having more throughout the year. We will post these events so that you can mark your calendar and join us.

I want to give a special thanks to committee members, Ellis Faraci, Lynn Santamaria and Sue Nicewander for helping to make our first gathering such a success.

During this gathering we handed out the following to our new neighbors:



SURFSIDE III

USEFUL RESIDENT INFORMATION



Vehicles left in **Guest Parking** for more than 96 hours in guest parking unless you register with the office. OWNERS PLEASE notify your tenants.



WILL BE TOWED



Package deliveries cannot be made to the office. If you want to play it safe, request deliveries must be signed in order for delivery. The HOA cannot guarantee their safety if left outside your door.



Vehicles be sure to get close to the gate when exiting & exit quickly once it opens since it only stays open for 7 seconds.



Dots on the concrete walk ways, denote areas that will have skiving, shaving or grinding done to help level the path.



Pest control personnel are onsite the first 4 Mondays of each month to deal with pest problems. Contact the office for proper forms which require your signature before entrance to your unit is permitted.



ONLY Gas/Electric/Propane BBQs...NO CHARCOAL, OPEN FLAME or SMOKERS on your balcony or patio (there are monetary fines for violations).



NO SMOKING on balconies, patios or within 25 feet of all indoor common areas, children playground areas & exclusive use entrances. Also no smoking is allowed within 25' of windows, balconies and patios.



PLEASE do not leave your trash outside your front door.



DOUBLE your trash to avoid leakage and spills on your way to the trash areas.



Painting of common area railings are currently being completed. The office is currently taking names of owners that want to be placed on the waiting list to have their patio balcony railings painted. Those that do not wish to wait, may follow instructions in the September 2015 Newsletter:

<https://www.surfsideiii.com>



Dogs please tell your walkers not to allow you to urinate/pee on the first floor



Yes, we do have LOST & FOUND items that have been turned into the front office. Please check with us for your missing items.



Please don't let your dryer cause a fire. Directions for proper use & cleaning of gas or electric dryers can be found in the September 2015 Newsletter on our website: <https://www.surfsideiii.com>



In order for you to control the Guest Entrance remotely you must set-up this service with the on-site office. Once that has been established, when your guests arrive at the GUEST entrance, they will call you using the speaker at the Guest Entrance. After you have answered your phone you must **WAIT 3 SECONDS** before you **press 9** which will unlock the guest entrance gate. After 10 seconds the system no longer accepts the "9" command to open the gate. Timing is very important when using this remote service.



If you live on the second or third floor of the Condos we ask that you not run your washer and/or dryer between the hours of 10 p.m. to 8 a.m.



Locked storage rooms are for the storage of bicycles only. No gasoline driven cycles of any type may be parked in these rooms. The COA holds no liability for theft or damage of bicycles in storage. The occupant assumes all risk. Space is limited to first come first served. Key is available in the on-site office.



No GARAGE Sales are permitted at any time, unless sponsored by the condo association.



Non-emergency construction & homeowner repairs are allowed Monday through Saturday from 8 a.m. to 7 p.m. and on Sundays between 10 a.m. to 6 p.m.



Is the maximum speed limit within Surfside III.



No one should be playing in the roadways or impeding traffic. Recreational areas are provided for all occupants....see Surfside III map for exact locations.



Rental units may not be subleased in whole or part. Violations will be assessed an initial fine of \$500.00 and every 30 days thereafter until violation is corrected.



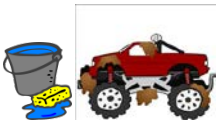
Three pet limit. All dogs must be registered in the on-site office within 5 days of occupying unit.



Surfside III Community quiet time is 9 p.m. to 8 a.m.



Internet access is available for free in the Clubhouse.



Self service car washing area located next to the Clubhouse on Sea Wind Way.



All dogs must be on a leash **held by the dog walker** when in the common areas. Dogs are only allowed to run freely in the designated "dog run" area in Lighthouse Park.



Please be sure to clean up after your dogs in the common areas and in the dog run.



If you find that you have large "stuff" that you wish to throw out please place them in the VERY LARGE, Commercial sized dumpster located next to the RV parking on the far side of Ebb Tide Circle.



Or contact the on-site office at 805-488-8484 for a list of organizations that may take your "stuff".

LIVING WITH OUR VERY HARDWATER



Residents here have told me that they use a mixture of 1/4 cup Vinegar and 1/4 cup Lemon Juice along with their Laundry Dtergent to help cut the mineral deposits.



I used to use the Lemi Shine BOOSTER along with my dishwasher detergent and it really eliminated all the spotting but then I went on line and found out that they made their own dishwasher detergent. I looked everywhere for it and ended up purchasing it on Amazon.com. You then don't have to add the BOOSTER to your load.

If someone sees it elsewhere, please let me know because I wouldn't be without it.



ON-SITE OFFICE

Carol Short: Property Manager carol.short@surfsideiii.com
Gabby Vignone: Asst. Property Manager gabby.vignone@surfsideiii.com
805-488-8484

LOST and FOUND

There is currently a Surf Board in the Office Lost and Found, among other smaller items. We are making a special announcement on the type of this lost item due to its size. If you have lost your Surf Board please contact the on-site office at **805-488-8484**. You will need to identify the Brand name of the Board and the Board Height and Style to retrieve it.

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.

MARCH CALENDAR OF EVENTS

- March 12th** Saturday a FREE Jazz Ambassadors Musical Concert across from the Pier at the Pavillion. Call 805-986-4818 for more information.
- March 13th** Sunday, Daylight Savings Time begins at 2:00 a.m. turn your clocks one hour forward.
- March 19th** HOA Board Meeting in the Clubhouse, starting at 10 a.m.

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.
*

*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.
*

*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
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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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*

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CONTACT INFORMATION

Maintenance/Resident support:

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

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

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

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 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 x 3342

donalea@lordonmanagement.com

Jennifer M. Critchfield, assistant community manager: 800-729-5673 x 3380

jcritchfield@lordonmanagement.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: Stefani Cordero, ext. 339; **escrow@lordonmanagement.com**

All insurance and collections: April Webster, ext. 3337; **april@lordonmanagement.com**

Your account, billing address, etc: Tera Bordon, ext. 3319

tera@lordonmanagement.com