

SURFSIDE III

Community e-Newsletter

March 2017

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NEXT BOARD MEETING

The next Board meeting will be held Saturday, March 11, 2017 starting at 10:00 a.m. in our Clubhouse.

THANK YOU BUILDING 3 OWNERS/TENANTS FOR YOUR PATIENCE

As you may have been aware, the sewer lateral in Building 3 as well as the main sewer line under the building were causing sewage backup issues. Initial investigation revealed that the 6" diameter sewer lateral from the building to the street had two bellies in the line which allowed the accumulation of material thereby reducing the area in the pipe where flow could occur. It was also determined that the drop of elevation from the building sewer line to the main sewer line in the street was practically flat thereby causing the flow to travel slowly thereby allowing material to accumulate. The sewer lateral line as well as the sewer line under the building have been cleaned out three times a year or as needed to mitigate this flow issue.

The work completed replaced the existing cast iron pipe about 15' into the building where most of the material was collecting due to the shards of metal catching material. A new sewer line was also installed from the building to the main sewer line in the street. Regular sewer line cleaning will continue.

The bottom units are in the process of restoration. Thank you for your patience as this project progressed.

REMINDER: UNCLAIMED BIKES TO BE DONATED

About seven 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. So far, three bikes have been retrieved.

GREASE POURED INTO SINKS

This is a reminder NOT to pour any grease into the sinks. This grease will solidify and may cause blockage thereby causing sewer line backups. Please place any food that is to be disposed of into trash bags. Use of garbage disposers is to be kept to a minimum. Thank you.



CARPORT PAINTING AND CARPORT STORAGE BOXES REPAIRS

While we are waiting for the raining season to end so that the condo/townhome railing project can commence again, staff is painting the carport blue beams and columns. At the same time, the carport storage boxes are being inspected for damage and are being repaired as necessary.



FENCE ADJACENT TO BUILDINGS 1 AND 2

This fence installation project has been completed.



RESULTS OF SURVEY ON USE OF OUTSIDE EXERCISE AREA



In the previous Newsletter a request was made for owners/tenants to respond as to their use of the outside exercise area in Lighthouse Park.

Four responses were received, three of which stated that they were not aware that an exercise area existed. The fourth response suggested installing a mini golf area or putting green area or a cornhole course.

For now the area will be kept as an exercise area until further interest in using this area is expressed.

Currently the gate to the area is locked till some minor safety repairs are completed.



Per advice from the COA legal firm, the existing 25' smoking rule meets the criteria to address smoking in common areas. Once the proposed CC&Rs are approved, a special CC&R section will be submitted for owner approval to provide a smoke free campus. Smoking in units would still be allowed.

The current smoking rule states, "Smoking is prohibited within 25 feet of all indoor common areas, children playground area and exclusive use entrances and windows, balconies and patios."

CONDO BUILDING BEAM REPLACEMENTS

Specific beams in Buildings 5 and 8 are being replaced due to damage. If you see work that needs to be done, please contact the Office.



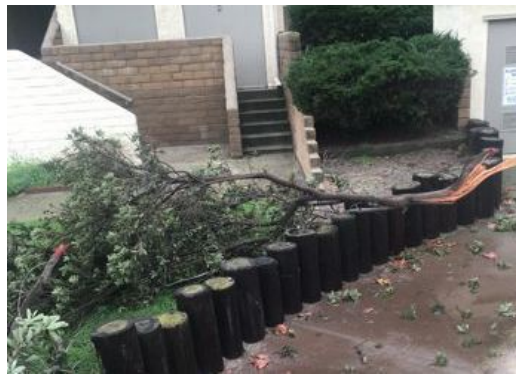
ONE REASON TO LIVE AT SURFSIDE III

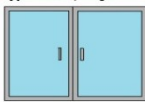


Submitted by a Surfside III resident.

RAIN

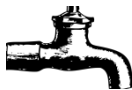
If you notice any leaks, flooding, water ponding, or similar water issues near or in your unit, please report the item to the office. There were multiple trees and bushes that suffered damage due to the high wind and strong rains.





UTILITY DOOR STORAGE BIN TO BE PLACED IN PARKING LOT ADJACENT TO BUILDING 1

The new utility doors for all the utility closets will be delivered in the last week of February or the first week of March. To store the doors for about 60 days while installation takes place, the contractor will place a storage bin in the parking lot by Building 1 against the wall in the same row as the RV parking. One can see a sample installation of the doors on the utility closet fronting the parking lot. The doors are currently white but will be painted to match the same color as the adjacent utility doors.



PATIO FAUCETS

The COA has removed the handles on the balcony patio faucets to minimize water use damage to structures. In the past, residents would wash off their patios and water their plants which would then damage the blue flooring on the 2nd and 3rd floors and cause water to flow under the concrete slabs on the bottom units which caused issues. Please do not use these faucets. Thank you.



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.

WELCOMING COMMITTEE CHAIR APPOINTED

Surfside III welcomes Page LaPenn as its new Welcoming Committee Chair. She is enthusiastic about introducing fun activities here at Surfside and we wish her the best. Patti can be reached at pagelapenn@gmail.com for your questions or ideas for activities you'd like to participate in.

Please join her and other residents **EVERY TUESDAY AT 2pm**



TO PLAY CARD

GAMES in the Clubhouse Pool area. Everyone is welcome from novice players to the accomplished.

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. 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. 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: 8:30a.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