

# SURFSIDE III

Community e-Newsletter

March 2018  
Edition

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## NEXT BOARD MEETING

The next Board meeting will be held **March 10, 2018 starting at 10:00 am**. All owners are invited to attend.

## STREET SEAL COAT PROJECT – **MARK YOUR CALENDAR**

**SECTION 1**  
May 21<sup>st</sup> & 22<sup>nd</sup>

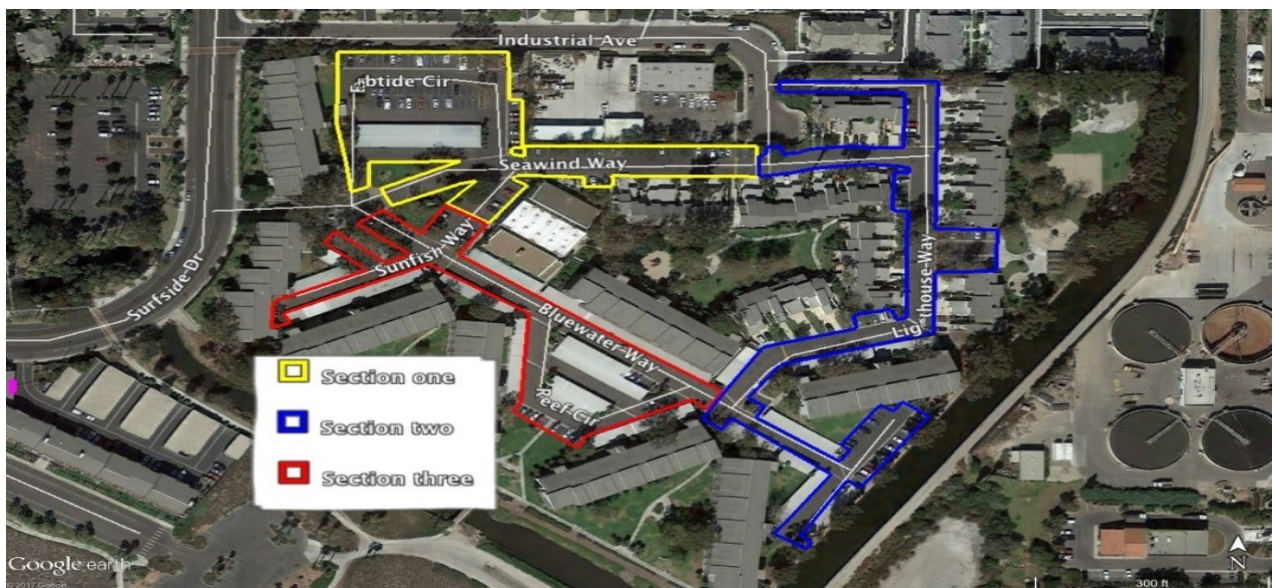
**SECTION 2**  
May 23<sup>rd</sup> & 24<sup>th</sup>

**SECTION 3**  
May 30<sup>th</sup> & 31<sup>st</sup>

Driving through the sections being worked on is prohibited and the driver will be responsible for any damage costs.

**Parking will not be allowed** in carports, driveways or common areas in each section as work is being done in that section.

When the seal coat is being applied, there is a chance that it will splatter and land on surrounding surfaces, such as your vehicle. The process for towing vehicles is being prepared.



## COVENANTS, CONDITIONS AND RESTRICTIONS aka CC&R

Copies of the DRAFT CC&Rs and Bylaws have been distributed for review. You can review them on the Surfside III website ([surfsideiii.com](http://surfsideiii.com)); request an electronic copy or a hard copy from the Office ([monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)). Or call **805-488-8484**



### NOTE:

**A TOWNHALL MEETING HAS BEEN SCHEDULED**

**April 21, 2018 at 10:00 am**

**at the Oceanview Pavilion,**

575 S. Surfside Drive,

right across the street from the main entrance of Surfside III.

Parking is available in Surfside III or on the City lots for a fee.

*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 of the current CC&Rs 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 and that dogs must be carried and held by their owners while being on the common grounds.**

*What happens now?*

After the owners review the Draft CC&Rs and Bylaws, the town hall meeting will be led by the COA's attorney to present the Draft and answer questions. Then, a hard copy of the Draft CC&Rs and Bylaws and any revisions will be provided to each owner for review and approval. The owners will be asked to vote for the approval of the CC&Rs and the Bylaws. If 75% of the 309 owners approve the new documents, then the new documents will be adopted. 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.

## **RESULTS OF SURVEY ON HOW OWNERS/RESIDENTS FEEL ABOUT CONTRACTING OUT FOR SECURITY PURPOSES**

Some residents had 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 Police Department to drive through the complex during the day and night on periodic patrols.

There were **four responses** requesting that Surfside III provide some sort of security. Based on this feedback, no further effort will be made to investigate security measures available.

### **DID YOU KNOW?**



One 17 oz bottle of water costs about \$1.00. Comparing the cost of drinking water from your tap, one could purchase 197 gallons of tap water for the same price.



### **Just a reminder. SURFSIDE III IS A COMMON INTEREST DEVELOPMENT**

The members of a homeowners' association are the **owners of the individual units**.

All 309 unit owners of Surfside III are the Condominium Owners' Association.

Owners can occupy their units regularly or for period of times or they can rent their unit out to tenants.

Once a year, an election is held to fill the **five Board of Directors** positions.

The Directors, who are elected, are **volunteers** who dedicate the time they have available to set policies and enforce the CC&Rs, Bylaws, and Rules and Regulations.

The **Directors are not compensated**.

Surfside III has hired a part-time Property Manager and a part-time Assistant Property Manager. A full-time Maintenance Manager, and several part-time maintenance staff.

Also, Lordon Management has been hired to process the billing, assist in the election process, coordinate services for after-hours work, and other duties.

Owners sometimes assume that Surfside III is operated like an apartment entity whereby an outside agency owns Surfside III and will provide all the services requested by the owners.

**Remember that you as an owner, also own 1/309 of all infrastructures in the complex and are responsible for maintenance and repair costs of Surfside III.**

## **TOWNHOUSE BREAK-INS**



**Twice** during the day, while the residents were out, an agile thief entered the same townhome by way of the **front second story balcony** taking jewelry and money.

When you leave, be sure to lock the **upstairs** access to your home.

## **WELCOMING COMMITTEE**

The Welcoming Committee continues to sponsor card playing events at the Clubhouse. If you wish further information or want to provide suggestions for other events, please send an email to [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com).

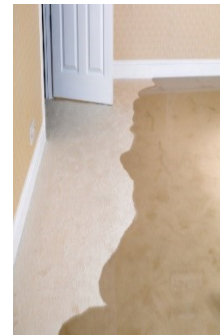
## **WASHING MACHINE** water damage



Recently another condo unit sustained damage from a leaking washing machine from the unit above. The cost to the owner of the condo above was over \$2,000.

The following statistics and recommendations were taken from the Insurance Institute for Business and Home Safety webpage.

78% of water damage involve washing machines that were less than 11 years old.



Washing machine **supply hoses** account for more than half of all washing machine related loses.

Supply hoses should be **replaced every 5 years**.

**Shutting off water supply** (cold and hot) when the washing machine is not in use.

Lastly, **only run your washing machine while you are at home**.





## HEATERS

It is that time of year when residents may start firing up their heaters to keep warm.

One has to ask, “Will this 38 year old heater still work safely”?

Each year residents are advised to have the Gas Company perform a safety check on the heaters.

If you have an original heater, do not take chances. Please verify that your heater will work in a safe manner.

## LIGHT SHIELD STATUS

The outside lights that shine on the green common areas between Buildings 3 & 4 and Buildings 5 & 6 were turned off since light was shining directly into the third floor units directly below the lights. A sheet metal firm will be delivering one shield by the end of March. This shield will be installed and observed to see if it works properly – deflects the light from shining into the unit below it while at the same time provide light to the lawn area. If it works, then additional shields will be made and installed.



## THE DUCKS ARE COMING

Spring is approaching and the local ducks are starting to pair up.

As in years past, it is expected that a few of these ducks will enter the complex.

You are reminded that feeding the ducks in Surfside III is not allowed.

If you do wish to feed the ducks **OUTSIDE of our complex** please follow the dietary rules posted:

Ducks like:

cut seedless grapes, cooked rice, birdseed, peas, corn, oats and chopped lettuce.

**PLEASE NO BREAD!**

## **OWNERS CORNER**

The "Owners Corner" is the section that you, as an owner may have your voice heard. Please feel free to submit "your voice" for reprint to me, Lya, at [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com).

The following opinion was submitted by Pamela Evans and is being reprinted as submitted.

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Impact on Rental Units- Landlords Read On.

Don't forget to read the new CC &R's there are several items that should catch the attention of Landlords.

The Board has put in a number of 30% rentals, which is 20% lower than the current rental rate of 50%. (Section 6.5, pages 51-53)

Yes, Landlords are currently grandfathered in, however, this means no property in the near future can be sold to be a rental in the future. How this change could impact property values is not described or analyzed in these documents?

As a landlord and condo owner it may or may not decrease your property value depending on the market's reaction to this regulation.

Again be sure to review this section on pages 51-53 of the Amended and Restated Declaration Covenants, Conditions, and Restrictions sure to provide your comments as requested to [Ho@RosemanLawCorp.com](mailto:Ho@RosemanLawCorp.com).

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## **BE SURE TO MARK YOUR CALENDAR**

All of the following dates were discussed in detail in this Newsletter:

**March 10, 2018** – Owners will meet at 10 a.m. for our monthly COA Meeting.

**April 21, 2018** – Owners and attorneys scheduled at 10 am for CC&Rs **Townhall meeting**.

**May 21-24 & 30-31** – Street (including parking spaces) seal coating.  
Restricted parking scheduled.

## 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:carol.short@surfsideiii.com) and

**\*Assistant Property Manager:** [monica.sanchez@surfsideiii.com](mailto: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](http://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**

Website: <http://www.surfsideiii.com>

**SURFSIDE III Condominium Owners Association CONTACT INFORMATION**

**Surfside III ON-SITE PROPERTY MANAGER'S OFFICE:**

Property Manager: [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com)  
Assistant Property Manager: [monica.sanchez@surfsideiii.com](mailto: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 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**

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**MANAGEMENT COMPANY:**

All billing questions should be addressed to:

**Lordon Property Management [manager@surfsideiii.com](mailto: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](mailto:Donalea@mylordon.com)**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380  
[jennifer@mylordon.com](mailto:jennifer@mylordon.com)**

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Michelle Soto, ext. 3339 [escrow@mylordon.com](mailto:escrow@mylordon.com)

Insurance and collections: April Webster, ext. 3337  
[april@mylordon.com](mailto:april@mylordon.com)

Your account, billing address, etc: Lupe Rubalcava ext. 3315  
[acct3315@mylordon.com](mailto:acct3315@mylordon.com)