

SURFSIDE III

Community e-Newsletter

March 2019
7 page Edition

Lya (Lea) Findel (Editor)
SurfsideiiiLya@gmail.com

NEXT BOARD MEETING

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

CC&Rs UPDATE

Please mail in your CC&R ballots.

The deadline to receive mailed ballots has been extended to **5:00 pm April 12, 2019**. The meeting date to open the ballots has been moved to **April 13, 2019 at 10:00 am** due to scheduling issues by the Collector of Ballots.

By now every owner should have received a copy of the CC&Rs, the Bylaws and the voting materials. If you have not received these materials, please contact the COA Office at: monica.sanchez@surfsideiii.com or 805-488-8484.

The extension of the deadline will provide additional opportunity for all owners to submit their ballots.

DRYER EXHAUST DUCT CLEANING

At the February Board Meeting, it was decided that a **Special Assessment** to collect fees to pay for the dryer exhaust duct cleaning of all units **would not be processed**. Instead, a motion was passed to issue a Request for Bids for the work to clean all the dryer ducts in the complex using Operations Funds, reimburse the costs incurred by those owners who had their dryer ducts cleaned by a professional firm in the last year provided that appropriate receipts are submitted, adjust the COA budget starting at the next budget cycle to collect sufficient funds to clean the dryer ducts every four years.

Further information will become available once a vendor is chosen to perform this service.

RECENT STORMS



Due to possible damage caused by the recent storms. (An example is shown in this photo). All residents are asked to submit common area damage reports to the Office: monica.sanchez@surfsideiii.com or call 805-488-8484 so that repairs may be made.

WATER AND SEWER DAMAGE RESPONSIBILITY RULE

The proposed **Rule** further **clarifies the October 2014 Water Damage and Mold Policy** by specifying whose responsibility it is for the repair of damage caused by water or sewer flows.

In general, the proposed Rule specifies:

If a COA water or sewer line:

- Is above in the attic,
- is below the slab,
- or in the walls

the COA will repair:

- the pipe,
- the studs,
- the drywall,
- and the concrete floor.

All other repairs to be done in the unit are the responsibility of the owner such as:

- painting the drywall,
- carpet or floor replacement,
- cabinets, furniture, etc.

The **COA will not be responsible for the cost of hotel or other alternate living accommodations, including but not limited to meals.**

The proposed Rule encourages owners and tenants to carry sufficient insurance to repair/replace any damaged possessions and otherwise cover their responsibilities under the proposed Rule.

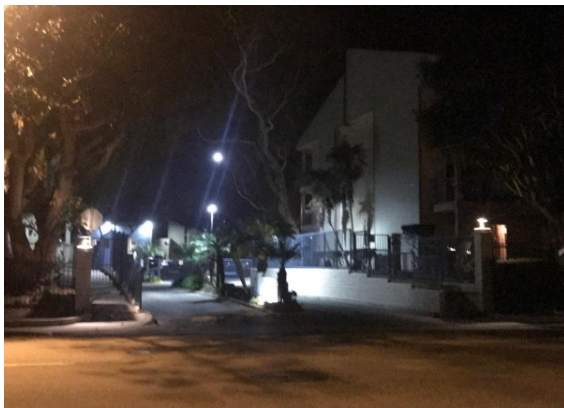
All owners will be receiving a copy of the proposed rule with their March 2019 billing packet from London. The proposed Rule is available for viewing on the website surfsideiii.com.

Please submit any comments to the Board President at a67sand@aol.com by April 3, 2019.

STREET LIGHTS

A new street light pole has been installed at the Surfside Drive entrance. Also, two new street light poles have been installed along the Industrial Way entrance. The removal of

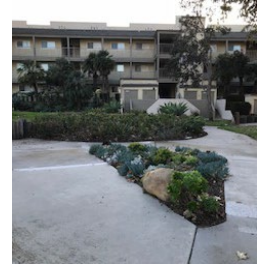
the existing street lights and their bases has been completed.



BEAUTIFICATION COMMITTEE - GARDENING DAY – APRIL 20TH



The Beautification Committee will be sponsoring a gardening day on **Saturday**, April 20th from **9am to 12 noon**. All are invited to participate in gardening the succulent plant beds **behind the Club House**.



SURFSIDE DRIVE FENCE REPAIR STATUS

The COA is waiting for the fencing firm to receive the necessary fence materials to install the new fence along Surfside Drive. The new brick column has been installed. New landscaping will be planted and the irrigation line will be repaired. As stated earlier, the driver will be paying for all repairs.



Photo taken shortly after car accident



Current repair status

TOWNHOME FENCE STAINING

This is another 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.

HEATER MAINTENANCE REMINDER

Now that the heaters are being used, it is suggested that the heater filters be looked at and replaced if necessary. If you notice that there are issues with your heater operation, please contact a heater firm to inspect your heater.



Filter tray is on the bottom



Used filter

SUCCULENT NEWS

(submitted by the Beautification Committee)

The gardens here at Surfside house several types of the Aeonium.

The Aeonium succulent is a genus of the family *Crassulacae*.

This particular garden (in front of Building 4) is home to several mature Aeoniums which are currently showing a bright yellow bloom.

They were planted about three years ago. Most Aeoniums are monocarpic – they will die after blooming. No worries - we will continue to replace them using cuttings from other plants.



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***

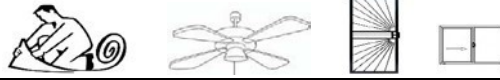
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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



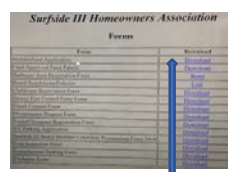
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



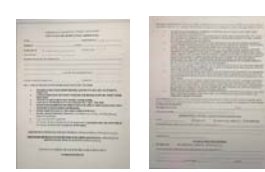
Click on:



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