

SURFSIDE III

Community e-Newsletter

April 2017

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NEXT BOARD MEETING

The next Board meeting will be held April 8, 2017 starting at 10:00 am.

BEAUTIFICATION COMMITTEE SPRING PLANTING

All residents are invited to participate in the Spring planting of succulents on April 1st starting at 9:00 am and ending at noon. Please meet behind the Clubhouse to obtain further instructions.



POTENTIAL REVISION TO CAPITAL PROJECT LIST

With the sewage stoppage that recently occurred in Building 3, it is now time to start planning to investigate the remedies necessary to assure that all Surfside III sewer lines that service condo buildings and townhomes have funds available for repair/replacement.

Review of the cast iron pipe that is located under Building 3 shows extensive wear which means that the 39 year old pipe will need to be replaced at some time in the future. An investigation by experts will be conducted to review the condition of the sewer pipes under the other condo buildings and Clubhouse as well as the sewer pipes servicing the townhomes. Once the condition of the sewer pipes is known, a priority list for repair/replacement will be developed as well as a budget.

What will condo building repair/replacement entail? Since the sewer line is located in the middle of the condo buildings below the concrete slab, the bottom unit bathrooms located directly above the sewer line will need to have a portion of the bathroom floor removed so that the vertical sewer stack carrying sewer flow from the units above as well as from the bottom unit can connect to the new replacement sewer line which will be installed under the building. Also, any sewer line laterals in the bottom units from second bathrooms, kitchen, and laundry area may also be replaced in the same manner.

Townhome sewer line repair/replacement work may entail similar work such as installation or repair of the sewer line that services the townhome.

What does this mean financially? The cost for the repair/replacement of the sewer lines will need to be included in the 30 year capital project plan as has been done with all expected repairs or replacements of capital assets such as the roofs. What will be the amount to be collected through fees to address this repair? Once experts have provided details on the condition of the sewer pipes, need for repair or replacement, timing priorities, extent and methodology of repair, and costs, the capital project budget will be adjusted.

What happens if a sewer pipe needs to be repaired/replaced before sufficient funds have been accumulated to pay for the work? A special assessment will then need to be approved to pay for this repair. Existing capital project funds would be used to pay for the work and the funds used would be replaced with funds collected through the special assessment.

Who will pay the special assessment? Surfside III COA is an organization which is owned by 309 owners. All owners will pay 1/309th of the cost of the special assessment.

As soon as more information is obtained, it will be shared with all owners.



NEW RULE REGARDING AVAILABILITY OF UNIT KEYS

IV. A GENERAL 25. All unit owners are required to ensure that the on-site office manager has, at all times, a working key to their unit(s). These keys are to be used only in case of emergency such as flood, fire or other health or safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant. A \$500.00 fine without warning will be assessed for each event wherein the staff could not access the unit in accordance with the COA procedure. This rule becomes effective April 15, 2017.

Article VIII, General Provisions, Section 1 of the existing CC&Rs states, "The Board shall have authority to designate one or more qualified repairmen or other persons to enter upon and within an individual unit in the presence of the owner thereof, or otherwise, for the purpose of making emergency repairs therein or for necessary maintenance or repair to portions of the Common Area, or to abate any nuisance being conducted or maintained in said unit, in order to protect the property rights and best interests of the remaining owners. To facilitate this paragraph, all owners may be required by the Board to deposit with the property manager, or his nominee, a key to their units."

The Office uses the following procedure when issuing unit keys from a locked cabinet in the office to vendors: If the on-site office or a vendor needs to gain entry into a unit, the resident is contacted advising them of the purpose of entry and/or work being done. The resident will either make arrangements to be home or allow entry.

If there is a vendor involved and work is being conducted, the vendor will pick up the key from the on-site office. The vendor is asked to return the key to the office when the work is completed or at the end of the day. If the office is closed, the vendor will drop the key in the mailbox outside the office or drop it in the office door slot in the Clubhouse.

Note: The keys issued do not have addresses on them but are coded for security purposes.

TREADMILL

The Surfside III Clubhouse workout room is equipped with two treadmills. One is a fairly new one and the other was over 6 years old. A new Spirit CT800 treadmill has been purchased to replace the old treadmill that broke. It was interesting to note that the old treadmill company no longer supplies any parts. Please take care of this piece of equipment which cost \$3,436.



STOVE

At the last Board meeting, the purchase of a gas stove to replace the non-working stove in the Clubhouse kitchen was approved for a cost not to exceed \$700. Adding a new stove will facilitate the ability to have Surfside events which might include some meal preparation.



ELEVATOR INSPECTION CERTIFICATES

The State of California Elevator Unit sent a letter February 14, 2017 to Surfside III stating that our request for elevator inspection has been received and the inspection will occur as soon as possible. A copy of this letter has recently been posted in the elevators for viewing. The elevator maintenance firm that services Surfside III elevators has performed their work and no notable issues were discovered.

PETS IN ELEVATORS



The Rules and Regulations state, “No pets are allowed in elevators unless pet is carried or resident and/or pet cannot navigate the stairs. Limited mobility of the person and/or pet must be documented by a physician and/or veterinarian. This rule does not apply to registered service dogs. A violation of this rule will result in a fine without warning of \$100.”

CAI TRAINING AND UPCOMING BOARD OF DIRECTOR’S ELECTION

Elections for the Surfside III Board of Directors are scheduled to be held in October 2017. Any owner in good standing may submit their nomination statement to participate in the election. If you are interested in becoming a Board Member and/or you wish to learn more of the duties involved, the Community Association Industry (CAI) which consists of COA members, is offering a class on the fundamentals of being a director.

If you are interested in taking this class, please contact Leah (leah@cai-channelislands.org).

The class will be held: **Saturday, April 29, 2017, 8:30 am - 4 pm at the Courtyard Marriott, Oxnard**

The Community Association Industry Board Member Leadership Development Workshop (formerly the Essentials Course) teaches you how to communicate with association residents, hire qualified service providers, develop enforceable rules, read financial statements, interpret governing documents, understanding insurance requirements, reserve studies and more. It provides a comprehensive look at the roles and responsibilities of community association leaders, time for your questions to be addressed by the facilitators and conveys information to help create and maintain the kind of community people want to call home.

Fee: \$100

Includes, Board Member Toolkit Book, Board Member Toolkit Workbook, PowerPoint presentation for note-taking, light breakfast and lunch.

UTILITY DOOR INSTALLATION

The installation of utility doors has started. The doors have been manufactured and the contractor has started installation of doors at Building 1. The doors will be painted once all doors have been installed. This 60 day project will certainly improve the look of Surfside III.



SURVEY ON HUMMINGBIRD FEEDERS HUNG FROM BALCONY BEAMS

A Surfside III rule states, "Feeding of wildlife, including feral cats, and/or leaving food out for pets and/or wildlife within the complex is prohibited." As one walks around the complex, one can see that some residents have hung hummingbird feeders from the balcony beams. Complaints have been received about the mess that is caused by the birds using these feeders. The question is, "Should the Rule be modified to allow the use of hummingbird feeders?" Please submit your comments to a67sand@aol.com by April 6th. A discussion on this matter will be held at the April 8th Board meeting.



FEEDING DUCKS ON SURFSIDE III PREMISES

In another related item regarding the feeding of wildlife, with the coming of Spring, the ducks living in Bubbling Springs have started to pair up for mating season. Some ducks find it very refreshing to enter Surfside III to rest on the grass. Some residents will feed the ducks bread, tortillas, etc. which encourages other ducks to come unto the premises and make a mess. If you want to feed the ducks, please visit them along the banks of Bubbling Springs and feed them there.



SURFSIDE III PROJECT STATUS

Contractors working on site: Utility Door installation, renovation of four units in Building 3 due to sewer backup

Pending Projects: Townhome fences, Street Lighting, Elevator Floors, Sewer Line System Investigation, Street Slurry and Parking Area Rehab, Directional Sign Replacements, Concrete walk repair, Swimming Pool Resurfacing, Clubhouse Furnishings, Pool Area Furniture, Plumbing Repairs, Stucco Painting as

needed, Mailbox Replacement, One Condo Building water heater replacement, Entrance intercom replacement

Ongoing Service Contracts: Landscaping, termite, pest control, sewer line maintenance, pool

Ongoing Staff Maintenance Service: Rail and fence painting, carport structure painting, carport storage container repair, replacement of parking stops

Completed Projects: Surfside Drive fence installation, fire control panel installation, spa resurfacing, townhome garage lighting, tree trimming and stump removal, concrete grinding, refurbishment of billiard tables

If you are interested in assisting in any of the pending projects, please send an email to a67sand@aol.com.



MAIL THEFT ALERT

Someone broke into one of the mailboxes and took some of its contents. A police detective delivered some of the recovered mail to the addresses. Suggestion would be to keep track of the monthly bills you receive to become aware of missing correspondence.

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.

PARKING REMINDER

Please do not park your vehicle in front of the mailbox stations. This space is reserved for residents to retrieve their mail. As a consideration to others, this space is not meant for reading your mail and blocking access to the other mailboxes.



BIKE STORAGE ROOMS



As a reminder, residents should be aware that the use of the bike storage rooms is offered as a convenience for storing bikes and that Surfside III takes no responsibility for their care and safety. One of the rules regarding the use of bike storage rooms is that residents will lock their bikes in the room to discourage theft.



Currently, all bike storage rooms are having new doors and locks installed on them. As such, the existing doors with the existing door locks will be removed. New doors with new locks will be installed. During this transition time, existing bike storage room key holders may exchange their existing bike storage room key at no charge once the new keys become available. First-time bike storage room key residents will be asked to pay \$20 for a key.

On another note, some residents did retrieve their bikes from the Maintenance Shed. The unclaimed bikes will be donated to charity the week of April 3rd.

DONATIONS REQUESTED for our Clubhouse Kitchen

Our on-site office will accept kitchen donations during their normal business hours.



Please contact Sue at Susan.Nicewander@surfsideiii.com with any questions or ideas for additional items for our Clubhouse kitchen.

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 doasbestos 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.to5p.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