

SURFSIDE III

Community e-Newsletter

April 2018

Lya (Lea) Findel (Editor)

Edition

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NEXT BOARD MEETING

The next Board meeting will be held **April 14, 2018 starting at 10:00 am**. All owners are invited to attend.

TOWNHALL MEETING TO DISCUSS PROPOSED CC&R and BYLAWS

APRIL 21, 2018 at 10A.M.

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.

Please plan on attending this important meeting.

Copies of the DRAFT CC&Rs and Bylaws have been distributed for review. You can review them on the Surfside III website (surfsideiii.com); request an electronic copy or a hard copy from the Office: monica.sanchez@surfsideiii.com.



NOTE

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 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 after the meeting?

At the town hall meeting, which will be led by the COA's attorney, a presentation will be made and questions answered. After a review of the meeting comments, 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.

STREET SEAL COAT PROJECT

Please **plan ahead** for the street seal coat project that has been set:

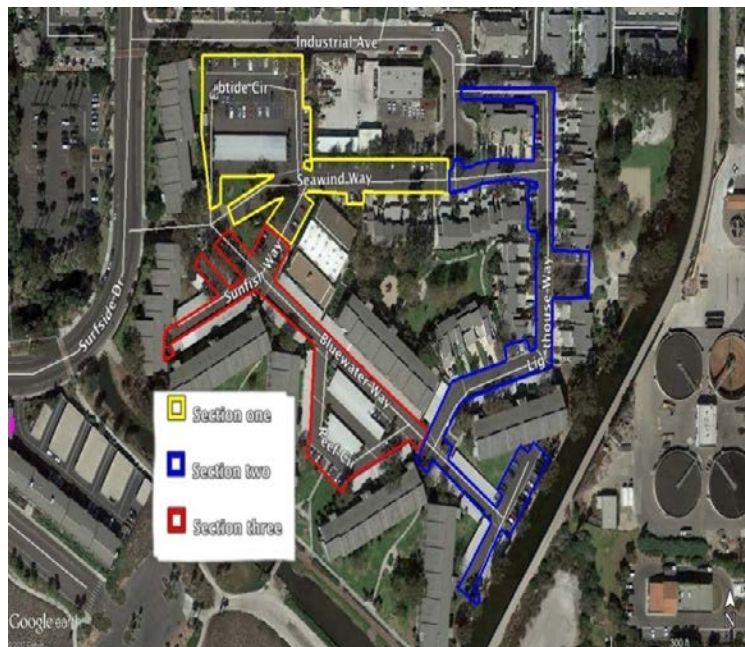
Section 1 (marked in yellow) May 21st & 22nd; NO PARKING OR DRIVING IN AREA

Section 2 (marked in purple) May 23rd & 24th; NO PARKING OR DRIVING IN AREA

Section 3 (marked in red) May 30th & 31st. NO PARKING OR DRIVING IN AREA

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.



TREASURER'S REPORT

submitted by our Treasurer, Susan Bradley

Susan.Bradley268@gmail.com

The 2017 Financial Audit has been completed by Robert Owens CPA. I received the final copy and approved it on March 20, 2018. It will be available shortly on the Surfside III website:

www.surfsideiii.com

Information

Financial

Audited Financials

WORK IN PROGRESS OR PENDING:

- *COA staff continues to paint the railings.
- *The Clubhouse bathrooms are being painted.

Services to commence soon:

- * The sewer line cleaning
- * Termite control
- * Pest control services
- * The street lights and their concrete bollards will be removed * Seal coat project will be completed in May.
- * Work on the light shields continues (original firm provided the work backed out after three weeks due to staffing shortage), plus ongoing maintenance work continues.

IMPORTANT RESIDENT EMERGENCY PROCEDURAL INFORMATION:

Condo Building resident:

Water flowing from ceiling into unit below or from inside wall:

- 1) Call onsite office at **805-488-8484**
- 2) When onsite office is closed call Lordon at **818-707-0200**

Broken sprinkler:

Email or phone the onsite office at: **805-488-8484**

carol.short@surfsideiii.com, monica.sanchez@surfsideiii.com

Shouting disturbance:

- 1) Call 911
- 2) **Then** notify the office in **writing** as all violations should be in writing.

Email:

carol.short@surfsideiii.com, monica.sanchez@surfsideiii.com

or Mail:

Surfside III, 600 Sunfish Way, Port Hueneme, CA 93041

WELCOMING COMMITTEE

The Welcoming Committee continues to sponsor daytime 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.

OWNER'S CORNER:

The Adopt-a-School project is designed to connect churches, family, and businesses to support the Parent Teacher Association (PTA).

This will be accomplished by creating a better understanding of the community's school system, therefore strengthening and improving school programs and curriculum.

It is designed to create a personal involvement and interaction between churches, various organizations, and schools.

Our ultimate goal is to have all schools in the district be adopted by one of the above agencies.

Surfside III resident,
Freda Wiggins

Oxnard & Port Hueneme Ambassadors of Peace

Adopt a School project

Volunteer to help the students and schools of Port Hueneme

**Mentors for reading, Math tutor,
Science program**

English spoken as a 2nd language

**Classroom assistant, Afterschool fundraising
Afterschool Learning program, Work with PTA
Special Activities (assistants, chaperones, ETC)
Volunteer story teller, Room Mother/Father**

**Can you donate some of your time and talent to
help our children and schools in Port Hueneme?
1 Hour? 2 Hours? Per month**

"SAY YES TO OUR CHILDREN"!

Contact Rev Freda Wiggins @ 805.312.4348

Calendar for upcoming events:

April 10, 2018: Starting at 5pm - Food Trucks and Music at our own Port Hueneme Beach

April 14, 2018: Starting at 10 a.m., COA Homeowners community meeting in our Clubhouse

April 21, 2018: Starting at 10 a.m. Townhall Owners CC&Rs meeting at Oceanview Pavilion

May 21st & 22nd: Seal Coat paving – NO PARKING in section 1

May 23rd & 24th: Seal Coat paving - NO PARKING in section 2

May 30th & 31st: Seal Coat paving – NO PARKING in section 3

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

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

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 **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: 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

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 and

*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.

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
Assistant Property Manager: 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 5 p.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: 800-729-5673x3342
Donalea@mylordon.com

Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380
jennifer@mylordon.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: Michelle Soto, ext. 3339 escrow@mylordon.com

Insurance and collections: April Webster, ext. 3337
april@mylordon.com

Your account, billing address, etc: Lupe Rubalcava ext. 3315 acct3315@mylordon.com