

SURFSIDE III

Community e-Newsletter

April 2019
9 page Edition

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NEXT BOARD MEETING

The next Board meeting will be held **April 13, 2019 starting at 10:00 am**. All owners are invited to attend.

DRYER EXHAUST DUCT CLEANING

At the April Board Meeting, the Board will review the proposals submitted by professional firms to clean the dryer ducts. Once a proposal is approved by the Board, the firm will start cleaning the ducts by mid-April. The Office will contact the residents to inform them when to expect the crew. There are approximately ten town homes that have dryers in their garages. These sites will be handled differently than town homes with dryers inside their units. At this time, the Office has received approximately seven requests for reimbursements from residents who have had their dryer ducts professionally cleaned in the last year and have submitted invoices.

CC&Rs UPDATE

Please mail in your CC&R ballots.

As of the printing of this Newsletter, approximately 145 ballots have been received.

The deadline to receive mailed ballots was extended to **5:00 pm April 12, 2019**. The meeting date to open the ballots was moved to **April 13, 2019 at 10:00 am** due to scheduling issues by the Collector of Ballots. Once the number of ballots submitted reaches approximately **235**, then they will be counted at the next available meeting. This may mean that the deadline for ballot submittal will be extended another thirty days till the May meeting or longer.

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.

WATER AND SEWER DAMAGE RESPONSIBILITY RULE

The Board will consider adopting the Water and Sewer Damage Responsibility Rule at the April 13, 2019 Board Meeting. 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 that if a COA water or sewer line above in the attic, below the slab, or in the walls fails, 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.

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

TOWNHOME FENCE STAINING

The town home wood fence staining project has started. 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 for the labor to do the work.

Town home wood fence staining is proceeding.

PLAYGROUND SAND REPLENISHMENT



The playground with the swings in Lighthouse Park is in the process of being replenished with new Playground Sand.

← Before replenishment

ODOR SENSOR INSTALLATION IN LIGHTHOUSE PARK

In order to identify the type of odors that are present in Surfside III and surrounding areas, three odor sensors will be placed on top of the Lighthouse Park Gazebo. Each sensor will measure for a particular type of emission. This same type of sensors will be placed at other nearby locations in order to determine the type of odor in the air and to determine the origin of the odor. This installation is at no cost to Surfside III since the equipment is provided through the efforts of the Hueneme Foundation.



Three white plastic sensors

SURFSIDE DRIVE FENCE REPAIR - COMPLETED

The fence material for the repair of the aluminum fence adjacent to Surfside Drive arrived and has been installed. Landscapers have installed hedges in front of the fence to replace the hedges that were destroyed when a vehicle jumped the curb and plowed into the fence.

The driver of the vehicle is currently making monthly payments to reimburse the repair costs.



Replacement of fence, post and hedges



GARDENING DAY – APRIL 20TH

The Beautification Committee is sponsoring a gardening day on:

Saturday, from 9:00 am to 12 noon.

All are invited to participate in this event.

The focus of the work will be on the succulent plant beds behind the Club House.



VAGRANT beggar on-site

A white male, looking as if he's in his late 40's and wearing gray sweatpants and a dark hoodie has been approaching residents asking for money. His story varies from he needs money (typically under \$21) for his car repairs or that he's lost his key and needs gas money so he can get a replacement from a friend. He claims he's just moved into the building.



It's been reported he's knocked on doors in buildings 2, 4, 6 and 8. He has stopped residents in front of the townhouses and on the walkway in building 6. Unfortunately, the resident in building 6 did give him money.

If he approaches you, ***please do not*** give him money. After he leaves **call 911** and report the interaction you've had. The police will respond and search the area.

Lastly, please report the incident to our on-site office by either calling: **805-488-8484** (after hours please leave a voicemail message report) or email: Monica.Sanchez@surfsideiii.com.



PACKAGE DELIVERY THIEF

Sadly, it has been reported that some packages left outside a number of residents' doors have been stolen.

Please try to have your deliveries made while you are at home or arrange to have a neighbor accept your delivery. Another option would be to ask your neighbor to take in any packages they may see that have been delivered while you were out.

The sooner we eliminate packages left outside our doors', the sooner thieves will move on to a different location for their "shopping".

SURFSIDE III COA - Liability Insurance Disclosure

Effective January 1, 2014, California Civil Code Section 5300 requires that the Association send an insurance disclosure statement to each of its members not less than 30 days nor more than 90 days preceding the beginning of the association's fiscal year. Accordingly, we are providing you the following information in compliance with the Civil Code:

A. PROPERTY INSURANCE

The Association's property insurance carrier is **Farmers Insurance**.

1. The Association has the following property insurance for the period of **08/15/2018** until **08/15/2019**:
 - a. **\$49,508,962** policy limit

The deductible under this property insurance policy is **\$10,000**.

Annual Premium: \$49,785.00

B. LIABILITY INSURANCE

The Association's general liability insurance carrier is **Farmers Insurance**.

1. The Association has the following general liability insurance for the period of:
08/15/2018 until **08/15/2019**:
 - **\$2,000,000** general aggregate
 - **\$1,000,000** each occurrence
 - **\$5,000** medical expense
 - **\$1,000,000** hired auto liability
 - **\$1,000,000** non-owned auto liability

There is no deductible under this general liability policy.

Annual Premium: \$4,190.00

C. EARTHQUAKE INSURANCE

1. The Association's earthquake insurance carriers are **Ironshore Europe Ltd, Empire Indemnity Insurance Company; QBE Specialty Insurance Company and General Security Indemnity Company of Arizona**.
2. The Association has the following earthquake insurance for the period of:
07/08/2018 until **07/08/2019**:

- a. **\$61,329,292** maximum limit per occurrence.

The deductible under this earthquake insurance policy is **10%**.

Annual Premium: \$90,267.14

This summary of the association’s policies of insurance provides only certain information, as required Section 5300 of the Civil Code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the Association maintains the policies of insurance specified in this summary, the association’s policies of insurance may not cover your property, including personal property or, real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance broker or agent for appropriate coverage.

Surfside III COA

Budget Category	Reporting Schedule	2019 01	PUPM
Cash		\$ 334,656	
Investments		\$ 872,312	
Total Cash		\$ 1,206,968	
Revenue			
		\$ 132,252	
Expenses			
Administrative	July	\$ 25,124	\$ 81
Loan		\$ 48,026	\$ 155
Salary			\$ -
Administrative	July	\$ 13,567	\$ 44
Painting	June	\$ 6,684	\$ 22
Maintenance	March	\$ 10,816	\$ 35
Salary Total		\$ 31,067	\$ 101
Insurance	February	\$ 7,522	\$ 24
Taxes		\$ 2,921	\$ 9
Contracted Services	April	\$ 8,059	\$ 26
Maintenance/Repairs	August	\$ 29,584	\$ 96
Reserves	October	\$ 22,866	\$ 74
Total Expenses		\$ 133,086	\$ 431

INDIVIDUAL OWNER’S EARTHQUAKE INSURANCE – an optional purchase by individual owners

If you are considering obtaining earthquake insurance, you will need to know that Surfside III’s earthquake insurance deductible is 10%. This means that if there is earthquake damage of \$1,000,000, the COA would need to collect \$100,000 from the owners (\$324 each). If the damage cost is higher, the amount needed to be collected from the owners will also increase.

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***

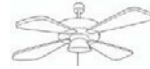
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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 REQUIRE



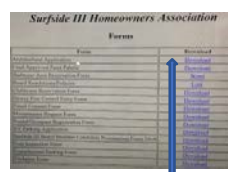
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



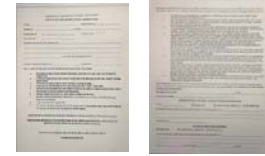
Click on:



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