

SURFSIDE III

Community e-Newsletter

May 2016 - Edition

Edited by: Lya Findel
Surfside3Lya@yahoo.com

From your editor's desk:

To all of you that took the time to send your kind words regarding the direction our Newsletter is headed.....thank you!

Together we can make our **community** everything we know it can be.



SURPRISE RESIDENTS:

Please be extra careful when pulling into your parking space.....as you can see to the left.....it may be already occupied.

In our case, the happy couple did waddle to a new site when I politely asked them to move.

For those of you that missed our first “Meet your Neighbors” on Saturday, April 23rd you missed a wonderful social event. Read all about it under the Committee Reports section.

Also, we have a new onsite staff member and a upcoming change to our COA Board. Both are explained in the report from our vice-president, Andy Santamaria.

Our on-site office staff have been getting phone calls from residents asking how to get rid of the white calcium deposits on our glassware etc. so I've been asked to reprint the info I put together in our last newsletter.

LIVING WITH OUR VERY HARD WATER



Residents here have told me that they use a mixture of 1/4 cup Vinegar and 1/4 cup Lemon Juice along with their LAUNDRY Detergent to help cut the mineral deposits.

DISHWASHER:

I used to use the Lemi Shine BOOSTER along with my dishwasher detergent and it really eliminated all the spotting but then I went on line and found out that they made their own dishwasher pods I switched. Now I no longer have to use the BOOSTER.



Last month's issue contained the information above. At that time I asked if anyone found the Lemi products locally to please let me know since I had to purchase it online through AMAZON.

I'm happy to report that many of you took the time to email me or take me aside at the last Board meeting to let me know that Ralph's now carries the Lemi full line. Thank you all!

REPORT from VICE-PRESIDENT: ANDY SANTAMARIA



WELCOME MONICA!

Surfside III welcomes Monica Sanchez as its new Assistant Property Manager. Upon being notified that Gabby had accepted another position, a search was made for Gabby's replacement. After conducting several interviews, it was determined that Monica was the best qualified person for this position.

Monica has experience in property management, real estate, and account management. When you visit the clubhouse, stop by and introduce yourself.

BOARD OPENING ANNOUNCEMENT

Alex Urnersbach, the Board Treasurer, has announced his intention to step down from the Board due to a busy schedule. Surfside III would like to thank Alex for the service he has provided to this community.

The Board is now seeking owners who would like to be considered to be appointed to the Board. The owner filling this position will need to participate in the October 2016 Board elections. If you are interested in being considered for the vacant Board position and have strong financial and management skills and are willing to provide the appropriate time to fulfill the duties of a Board director, please submit your resume to the on-site office by 2:00 pm May 9th.

Copies of all resumes submitted will be provided to the existing Board members for review. An appointment to the Board will be scheduled for the May 14th Board meeting. After the owner has been appointed, the Board may consider a re-organization of the officer positions. The new member may be assigned the position of Treasurer.

2016 COA BOARD OF DIRECTORS

President: Bill Betts: billbetts2@gmail.com

Vice-President: Andy Santamaria: andres.santamaria@surfsideiii.com

Secretary: Mike Madrigal: surfsidell.secretary@gmail.com

Treasurer: Alex Urnersbach: surfside.treasury@gmail.com

Director: Richard Cusick: richardspass1@gmail.com

TREES TO BE REMOVED

A professional arborist was hired to review the conditions of the Surfside III trees. As part of his effort, fifteen trees were designated to be removed. A contract is being composed to go out to bid for their removal.





MAINTENANCE EFFORTS

With the responsibility of owning objects, whether its appliances, vehicles, or structures, comes the cost of maintenance.

Even when one does provide maintenance, material things will eventually fail, some sooner than others. With no maintenance, the time between installation or purchase and



replacement can be shortened significantly. Living here at Surfside III, one can see that through time and use, objects do get worn out. Just recently, a new vertical exercise bike was purchased for the one that provided many years of service.

This past month, a portion of the northernmost stairwell, of Building 1 (as seen to your left), needed replacement due to weather damage and use.

The maintenance effort will continue here at Surfside in order that all structures and

equipment continue to operate for the longest time possible.

As you walk along the campus and you observe that some structures or equipment that appear to need maintenance or replacement, please contact the Site Office so that they can be taken care of (manager@surfsideiii.com or by calling 805-488-8484).

SURFSIDE III CLUBHOUSE LIBRARY



Did you know that any resident may take out books or magazines from the Clubhouse Library?

The reading material has been donated by residents for the use of others. After reading the magazine or books, you may return them and take out other books or magazines.

If you wish to provide reading material to the library, just place the books or magazines on the bookshelves.

It is requested that x-rated material not be placed in the library.

If you have a bookcase that you wish to donate, please contact the Office.



SMOKING

This is a reminder that the current Surfside III Rules & Regulations state, "**SMOKING IS PROHIBITED WITHIN 25 FEET OF ALL INDOOR COMMON AREAS, CHILDREN PLAYGROUND AREA AND EXCLUSIVE USE ENTRANCES AND WINDOWS, BALCONIES AND PATIOS.**"

Violation notices, as well as fines, will be issued to those individuals not complying with this rule.

After adhering to this rule when smoking outdoors, please deposit your cigarette butt appropriately.

DOG OWNER'S RESPONSIBILITY

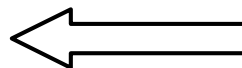


There are many dog owners here at Surfside III. Most of the owners who walk their dogs on the premises make sure that they have a disposable bag with them to pick up their dog's poop. Other owners do not. When you walk your dog(s), **please pick up after them.**

Bags for poop disposal are available throughout the complex.



Remember to **close the trash and recycling bin lids** and all of your bags. Birds and other animals, (such as the possum pictured to your left),



that are in search of food will take the opportunity to go through the bags.

At the same time, they will scatter the contents resulting in a super mess.



SAUNA USE SURVEY RESULTS

So far, only eight units have expressed an interest in the use of an upgraded sauna at the Clubhouse. For now, this proposed project will be placed in the waiting list of projects to be considered for inclusion in the Reserve Study.

ILLEGAL DUMPING



It appears that non-Surfside III residents are entering the complex to dump their junk.

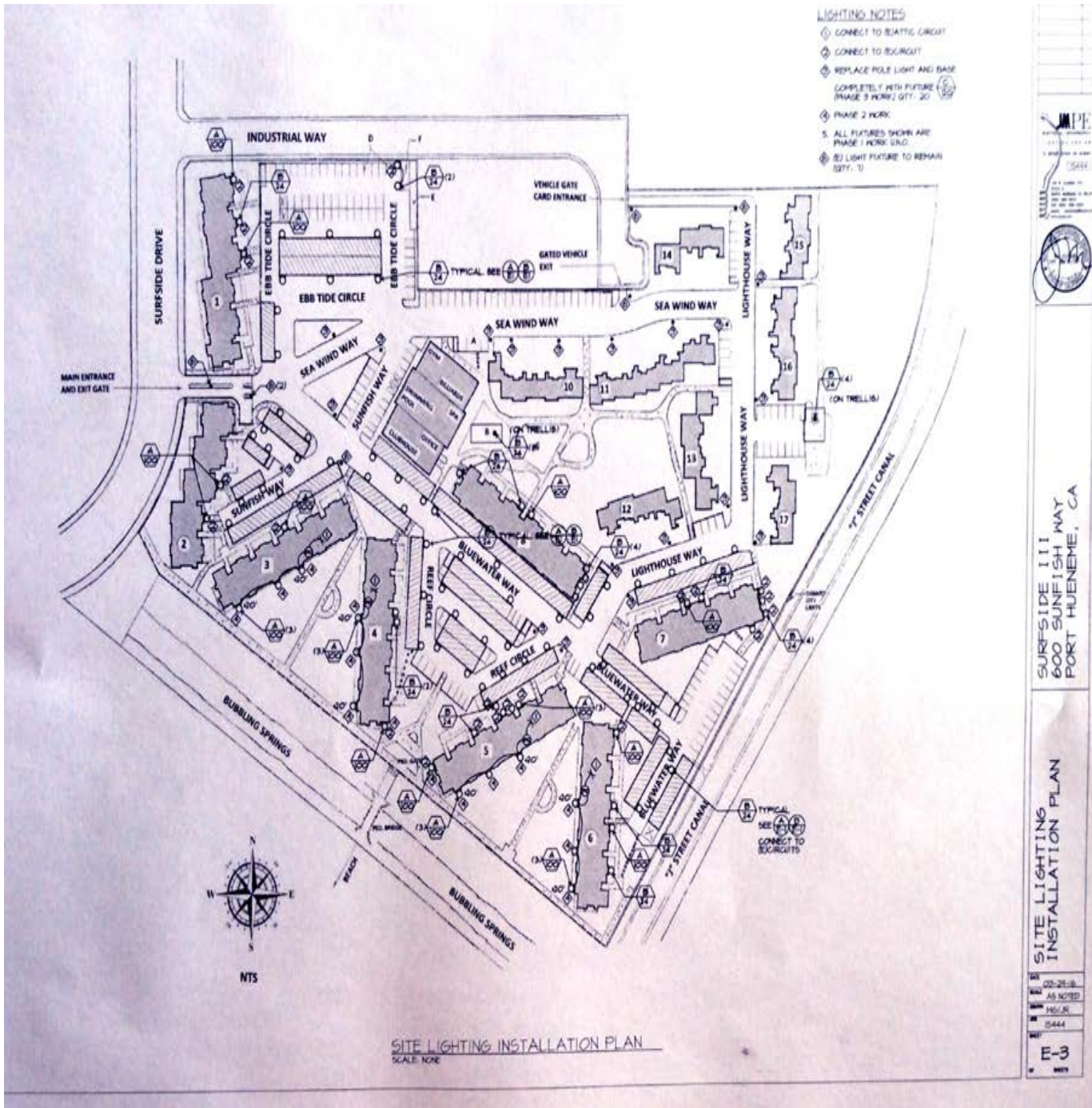
One of the places is next to the dumpster adjacent to the maintenance structure in the parking lot by Building 1.

It has also been reported that individuals parked on Industrial Way are throwing their junk over the wall to the same Surfside site by the dumpster.

If you see individuals doing either of these activities, please note their vehicle's license plate number and inform the Office.

SURFSIDE LIGHTING PROJECT

The electrical engineer has submitted 90% lighting plans for review. The plan calls for lights to be installed on the carports so that the travel paths are lit. Also, lights will be installed on the condo buildings to provide lights on the walk paths. More details will be provided at the next Board meeting.



FROM OUR ON-SITE OFFICE

As part of our contract with our **Termite Treatment Company**, there will be a termite inspection and treatment conducted at Surfside III beginning in May. It includes each condo unit, townhome, attics and exterior inspections. The inspection will not require any action by the homeowner/tenant. If the homeowner or tenant needs to reschedule, you can contact the on-site office and we will do our best to set up a reschedule for you that is agreeable for the vendor. You will be receiving another notice in advance with more detailed information as we get closer to the inspection date.

Schedule: 2016

Tuesday, May 24	Building 2: Building 3:	602 – 664 Sunfish Way (even #'s) 601 – 665 Sunfish Way (odd #'s)
Tuesday, May 31	Building 4: Building 5:	651 – 717 Reef Circle 725 – 789 Reef Circle
Tuesday, June 7	Building 6: Building 7:	802 – 866 Bluewater Way 902 – 960 Lighthouse Way
Tuesday, June 14	Building 8: Townhome 10:	635 – 699 Bluewater Way 754 – 766 Sea Wind Way
Tuesday, June 21	Townhome 11: Townhome 12:	768 – 786 Sea Wind Way 665 – 689 Lighthouse Way
Tuesday, June 28	Townhome 13: Townhome 14:	607 – 633 Lighthouse Way 791 – 799 Sea Wind Way
Thursday, July 7	Townhome 15: Townhome 16:	986 – 994 Lighthouse Way 972 – 984 Lighthouse Way
Tuesday, July 12	Townhome 17:	962 – 970 Lighthouse Way

Pool Rule Reminders

Pets are **NOT** permitted in the pool area.

Glass containers and **food** are **NOT** allowed in the pool area.

Diving is **NOT** permitted.

The **lifesaving apparatus** is to be used for its intended purpose only; no other usage is allowed.

Oily lotions, hairpins and jewelry should be limited in their use in the pool and Jacuzzi.

Bathing suits and **ONLY** bathing suits must be worn by all users in the pool and spa. No cut-offs, diapers or other clothing (t shirts) are permitted.

The addition of chemicals, bath or spa oils, lotions, detergents, bubble baths, perfuming or scenting substances or any other similar product may not be added to the pool or spa.

Running ball games, Frisbees, throwing objects, fighting, pushing, yelling, horseplay, skating, skateboarding or other behavior which endangers the safety or hinders the enjoyment of other persons is not permitted.

Please be courteous of others who are relaxing in the chaise lounges.

Sewer Line Services

The HOA has contracted with vendors to provide these services. Sewer line services will require that the contractor enter the condo units of four buildings this year, and the remaining four buildings the following year. The on-site office is preparing the schedule of work and will notify the affected owners/tenants. This work consists of cleaning the sewer laterals for all three floors of each condo building. This will include running cleaning cables through the kitchen sinks, bathtubs, and showers. The main sewer line and the sewer lateral lines going from each building to the main sewer line will also be cleaned.

If you have any questions on the schedule for both of these projects, please contact the office.

*CLASSIFIED ADS



Need help....please call me, **Myk Slepanszky:**
805-320-7355...I live here in building 8 and have local references. **No job too small.**

MAY CALENDER

**May 4, Wednesday, 7 p.m.Neighborhood Watch meeting in the Clubhouse.
EVERYONE is invited.**

May 8, Sunday.....Mother's Day

**May 14, Saturday...10 a.m. HOA Open Agenda Board meeting in the Clubhouse.
2 p.m. Homeowners' Meeting on the CC&R's in the Clubhouse.**

**May 24, Tuesday... Termite Treatment.... detailed information will be
announced prior to date.
Building 2...602-664 Sunfish Way (even #'s)
Building 3...601-665 Sunfish Way (odd #'s)**

**May 31, Tuesday... Termite Treatment.... detailed information will be
announced prior to date.
Building 4...651-717 Reef Circle
Building 5...725-789 Reef Circle**

*OWNERS' CORNER



Kids' Corner

by Dulce Setterfield

No children's clubhouse officially exists at Surfside III. But while living in Building 3 for over three years, I learned from several youngsters that a cluster of dwarf palms (and surrounding area) was claimed long ago as the Kids' Clubhouse. The logic is obvious—you must be small to fit beneath those palms—so no adults allowed! The small palm trees provide an easy landmark and a patch of kid-sized shade, not a concealed hideaway.

This location functioned as a meetup spot long before mobile phones and texting became commonplace. The cluster of kid-sized palms is central to a paved walking and sitting area within the greenbelt between buildings 3 and 4 (ocean side). In warm weather, the walkway may blossom with chalk drawings in rainbow colors. When Halloween draws near (and even the day after), youngsters typically gravitate to their outdoor-clubhouse midday. With costumes at least partially intact, they may enact masked mini-dramas, trade loot from trick-or-treating forays, or share party plunder.

Years before Surfside III added an Enhancement Committee, some residents spearheaded a project of enhancing the area around the Kids' Clubhouse (circa 2011-2012). Certain landscaping improvements were accomplished. Three flat stepping stones were added to a modest berm, leading to a miniature garden bench next to flowering shrubs. A small sign, saying Children's Garden, was installed.

Fast-forward to spring 2016: both the sign and bench are gone. There was not a youngster in sight on the two Saturdays in April when I walked the greenbelt path toward the Kids Clubhouse. The dwarf palms seemed a bit taller than I recalled from prior years—when they were directly in view from the patio of my former residence in building 3.

I, for one, would like to see young people, from toddlers to teens, continue to relish the outdoors at Surfside III. It makes sense that a long-standing tradition of gathering in a certain area of our green space be continued—if the youngsters do indeed still want to meet there. They may choose to play nearby or roam farther away following a meetup. If there was a reason to remove the sign saying Children's Garden and the miniature bench, what was it? Was there vandalism or theft? A persistent nuisance of dog poop? Something else? The stepping stones do remain in place. For now.

Of course, a sign and garden furniture aren't essential to mark the spot for an unwritten tradition to continue. Before any sign was installed, knowledge of the Kids' Clubhouse spread child-to-child and meetups flourished. Maybe they still do. Some kids are too young to head indoors to the pool side of the Clubhouse on their own, and the library side of the Clubhouse is off-limits to youngsters. Meetups outdoors will probably continue to occur.

Whether a traditional spot has fallen out of favor with youngsters, or an overt action occurred to deter kids from meeting their playmates at the dwarf palm trees, I would like to know. Then again, perhaps those kid-sized palms are still a popular meetup spot. Usage may ebb and flow according to whatever mystery abides within the rhythms of childhood.

How do children see Surfside III? What do they like best or least, living in (or visiting) this beachfront community? Perhaps a Kids' Corner could be included in the newsletter once or twice a year, featuring contributions from youngsters old enough to write a few words or even several paragraphs on whatever aspect of Surfside III interest them.

Committee Volunteers

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 Residents:

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here.

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.

Beautification Committee - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas

Enhancement Committee - residents contribute to make Surfside III hardscape such as benches, picnic tables, streets and walkways attractive and well kept.

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.

Gate Operation Committee - (pending) assists in resetting the entry and exit vehicle gates when they get stuck.

Owners only:

Architectural Committee - reviews architectural applications submitted by owners to make sure that the plans meet existing standards.

Budget Committee - provides assistance in the preparation of financial reports and special projects.

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern.

Procurement Committee - prepares Request for Proposals and bids for the various projects that are needed to keep Surfside III functional.

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:

ON-SITE OFFICE

manager@surfsideiii.com 805-488-8484

Property Manager: carol.short@surfsideiii.com

Assistant Property Manager: monica.sanchez@surfsideiii.com



ENHANCEMENT COMMITTEE:

Thank you Kurt and Sue Nicewander for the cleaning of the upholstered chairs in the Club House. What an improvement!

WELCOMING COMMITTEE

On Saturday, April 23 we held our first “Meet Your Neighbors”. Over 2 dozen people attended. Owners and renters intermingled as a cohesive community. Our committee will set a date for another “Meet Your Neighbors” in the future. Please plan on attending.

At our event, one of our residents here at Surfside III, shared with all in attendance that the VFW (Veterans of Foreign Wars) 300 E. Surfside Drive, host breakfasts and lunches that are open to the public on the following days of the month:

A full breakfast is served on the 2nd and 4th Sunday of each month from 7 to 11 am at the cost of \$6 per person.

Lunches are served every Tuesday and Wednesday from 11 am to 2 pm for \$4 per person.

VFW will be hosting a Mother's Day breakfast with champagne for the moms. Same price, same time, same location on Mother's Day.

NEIGHBORHOOD WATCH



AUTO BREAK-IN

On Saturday night, March 26th, four vehicles parked outside by the townhome areas on Lighthouse Way were broken into. If you see anyone lurking near parked cars, please alert the police. It is prudent not to leave valuables in your vehicles.

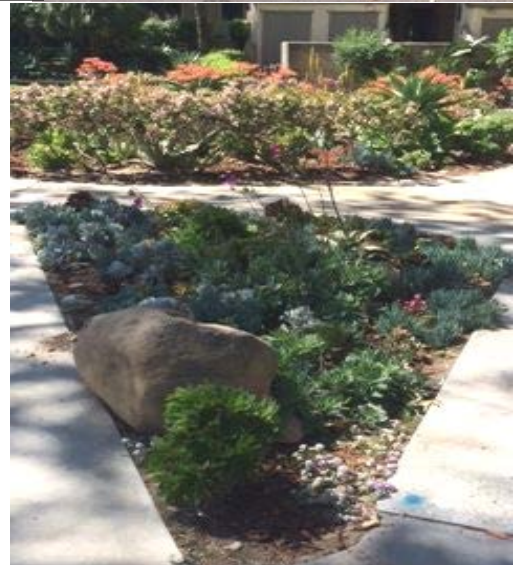
BEAUTIFICATION COMMITTEE



On April 2nd, sixteen Surfside III residents joined together for the Spring planting day. A new succulent garden (as seen to the immediate top left) was started at the rear of Building 6. Other existing succulent gardens were weeded and mulch was installed. The Committee thanks all who participated and invite all residents to attend the next planting event in about three or four months.



Notice of planting days will be posted in the Newsletter as well as throughout the Surfside III complex.



***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 HOA, 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.

CONTACT INFORMATION

Maintenance/Resident support:

Please note that calls regarding maintenance or billing should be directed to Lordon Management:

Surfside III On-site Property Manager's Office is typically open Monday through Friday Exact OFFICE hours are posted on the Clubhouse door. or you may call: 805-488-8484 for current hours

Clubhouse Hours

Mondays & Tuesdays from 5am to 5pm and Wednesdays – Sundays 5am-9pm.

Remember that after 5pm your clubhouse card will only work on the clubhouse door closest to the gym.

600 Sunfish Way, Port Hueneme, CA 93041 manager@surfsideiii.com

**THERE WILL BE NO ON-SITE TELEPHONE SERVICE
(JUST A RECORDED MESSAGE) WHEN THE OFFICE IS
CLOSED**

Management Company:

Lordon Property Management 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 e mail 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- 5673x3342
donalea@lordonmanagement.com**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380
jcritchfield@lordonmanagement.com**

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: Stefani Cordero, ext. 339; escrow@lordonmanagement.com

All insurance and collections: April Webster, ext. 3337;
april@lordonmanagement.com

Your account, billing address, etc: Tera Bordon, ext. 3319
tera@lordonmanagement.com