

SURFSIDE III

Community e-Newsletter

May 2017

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NEXT BOARD MEETING

The next Board meeting will be held May 13, 2017 starting at 10:00 am.

BEAUTIFICATION COMMITTEE APRIL SPRING PLANTING

The April Spring Planting day was a success. Thanks go to all the residents who participated. The planting and mulching was completed by 11:00 am.



RESIDENTS AT SURFSIDE

The COA tracks the percentage of owners vs. renters. On September 29, 2016 there were 168 owners and 141 renters. On March 30, 2017 there were 172 owners and 137 renters.

BOARD DIRECTOR VACANCIES

Notification has been distributed whereby the COA is seeking owners to submit an application to be considered for the Board Director positions that will be become available after May 13th. Al Galluzzo and Susan Nicewander will no longer be able to fill their Board positions due to health issues. Al has provided a sound financial plan for the future, performed an admirable job in consolidating the financial records, and provided sound advice in the operation of the COA. Susan has led the effort to modernize the CC&Rs and the ByLaws. Thank you both for your hard work in fulfilling the Director duties.

OFFICE OPERATION

Monica Sanchez, the Assistant Property Manager, is taking a 60 day medical leave of absence. Carol Short, the Property Manager, will be on-site Monday through Thursday. On Fridays, other staff will be in the office from 8:00 am to noon to perform office duties. The office will be closed Friday afternoons. We wish Monica the best in her recovery.

HUMMINGBIRD SURVEY RESULTS

There were four comments, two for – two against, received regarding the rule that states, “Feeding of wildlife, including feral cats, and/or leaving food out for pets and/or wildlife within the complex is prohibited.” This item was discussed at the last Board meeting and it was decided to leave the rule as-is for now. Further study may be needed. One of the comments included a study on the detrimental effects of providing hummingbird feeders.

[\(http://newsletter.blogs.wesleyan.edu/2015/02/19/steinberghummingbirds/\)](http://newsletter.blogs.wesleyan.edu/2015/02/19/steinberghummingbirds/)

TREADMILL

In the last Newsletter it was mentioned that a new treadmill had been purchased. It is now installed and working well. Unfortunately, a resident took out his/her frustration on the other treadmill and broke the operation panel. The treadmill service person will make the necessary repairs. It is hoped that residents take care of the COA equipment that has been purchased and maintained for the use of everyone. If you observe someone abusing the gym equipment, please submit a report to the Office.



PETS IN ELEVATORS

At the last Board meeting, there was a discussion on the rule that states, “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.” For now this rule continues to be in effect and further study will be made to determine if it should be changed and the appropriate rules language to be used.

UTILITY DOOR INSTALLATION

The installation of utility doors continues and great progress is being made. The doors will be painted once all doors have been installed. This 60 day project will certainly improve the look of Surfside III. Below is a comparison of what one set of doors looked like before and how they look like now.



PLANTS, TREES AND IRRIGATION SYSTEM INSTALLATION

Landscapers have replanted some of the areas adjacent to the J Street Canal with new plants and trees. This effort is part of Surfside’s commitment with Ventura County to provide landscaping that will grow and eventually provide a natural screen to block the view of the adjacent Oxnard facility.

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.

MANAGEMENT COMPANY

After a review of proposal, the Board awarded a contract to the COA’s existing management company, Lordon Management for the amount of \$1,700/month. They provided the best proposal and will assist the COA meet its obligations.

CC&R STATUS

The Board has received a draft of the proposed CC&Rs and ByLaws which were prepared by Roseman & Associates. The proposed process that will be followed is shown below:

The CC&Rs have 119 pages and the Bylaws have 46 pages.

At this point two specific dates have been established for this process. Further dates will be determined by the Directors and Roseman & Associates.

April 24 – Preliminary deadline for Directors to send comments to Sue Nicewander (Director) to collate.

May 1 – Directors' comments will be collated and then the Board will meet in a Special Session #1 on May 4th to discuss them. Further Special Sessions may be required.

Special Session #1 TBA - After Special Session #1, the collated comments will be sent to Roseman & Associates for their review.

Special Session # 2 TBA - After review by Roseman & Associates, Special Session #2 will be scheduled between Roseman & Associates and the Board. Discussions will occur.

TBA - Based on these discussions, Roseman & Associates will prepare another Draft that will be distributed to the owners for comment.

TBA - Owners will submit comments to the Board to collate.

TBA - After owners' comments are received and collated, they will be presented to the Board and discussion will be held at an Open Meeting (may set aside a meeting to just go over the CC&Rs).

TBA - The Board will then complete the review and the CC&Rs will be sent back to Roseman & Associates to finalize.

TBA - During an Open meeting with the owners, Roseman & Associates will present and explain the documents.

NO FOOD ALLOWED IN THE POOL AREA OF THE CLUBHOUSE

Due to recent encounters with resident's visitors regarding food spillage, no food will be allowed in the pool area. This special rule will be in effect till September 15, 2017.

BLOCK WALL REPAIR AND GROUNDS IMPROVEMENT

The Board approved the repair of the block wall adjacent to the parking lot by Building 7. Once the repair to the five damaged locations has been completed, staff will proceed to paint the wall. The walkway leading to Building 7 from the parking lot has also been upgraded by staff.



PAINTING OF TRASH ENCLOSURE DOORS

Surfside III staff is in the process of painting the trash enclosure doors as part of the effort to improve the campus look. We encourage the residents to keep these doors and the other facilities clean.



CARPORT CANOPY COVERS

The recent rains showed that several carport covers in the complex leaked and needed either replacement or repair. A contractor will provide this service to a select number of carport covers in the next month. Please look for notices to be placed on your vehicle carport parking spots that will request that you temporarily park at another site.

TERMITES

The townhomes on Lighthouse Way (962 – 970) will need to be tented to address the termite issues present. The residents will need to vacate the premises for a period of time (48 hours or more) in order for this service to occur. Spot treatment was not effective. If residents see termites, please contact the Office.

TOWNHOME FENCING

Bids will be received May 3rd from companies wishing to participate in the Townhome Fencing Project. After review, the bids may be considered for award at the May 13th Board meeting. The original timing of this project was delayed due to the rains.

BALCONIES

From time to time, residents need a reminder as to what can be stored or displayed on balconies. There are nine sections in the Rules & Regulations dealing with balcony use. Please re-read this rule shown on page 8 by following the link below since stricter enforcement will commence soon.

<http://surfsideiii.com/docs/Governing%20Documents/2016-12Rulesfinal.pdf>

PETS ENTERING PLANTED AREAS

Thank you for your cooperation in this next renovation phase of Surfside III by controlling your pets from entering the various planted gardens throughout the complex. This action will allow the plants to flourish and provide a visual enjoyment to all.

CITY NEWS

The City of Port Hueneme has finalized its 2017-2018 Strategic Action Plan. It contains some meaningful information.

- All unassigned reserves within the General Fund will be depleted by 2019-20
- The salary, including the overtime cost, for seven police officers is - \$125K, \$129K, \$131K, \$134K, \$143K, \$167K, and \$180K for total of approximately \$1M.
- 50% of the City is non-taxable real property (Navy base)
- Redevelopment of Hueneme Beach and Park (possible sale or lease of City land in front of SS III in order to generate income)
- Possible sale or lease of City Public Works Yard adjacent to SS III on Industrial way
- Conduct water rate study which may increase the cost of water
- Study the implementation of a Public Safety Parcel Tax Measure to pay for police, lifeguards and crossing guards
- Restudy/reset assessment districts to generate income to pay for public services
- Possible outsourcing of City landscape staff

The City Council has also published a draft ordinance to permit cannabis facilities in certain zones and authorize delivery, cultivation, manufacturing and sale of medical cannabis products from medical marijuana dispensaries. Since Surfside III is not located in a R-1 zone, marijuana could not be grown on the premises.

For further information, one can go to cityofporthueneme.org.

PARKING BY RED CURBS

With the influx of visitors and new residents recently who have not read the Rules and Regulations, there are now a number of vehicles that are making it a practice to park next to the red curbs. Besides blocking a portion of the traffic lane, the vehicles also impede the ingress/egress of residents trying to park in their assigned parking spots. The COA acknowledges that when service technicians (plumbers, electricians, cable installers) and delivery persons (UPS, USPS, FedEx) need to park to conduct their business at a site where no parking is available, that they may have to do so. When residents need to park their moving vans for loading or unloading, parking by the red curb is also allowed. What is being discouraged is the routine parking of vehicles by residents next to red curbs because the residents find it more convenient. Please report any parking violations to the Office for action.

DRYER LINT – AGAIN

In June 2016 a Newsletter article was published on the dangers of having lint filled condo dryer vents. Recently an owner replaced the vent pipe from the dryer to the outside. The photo on the right below shows that the pipe only had a small opening for the hot air to go through because the pipe was filled with lint which presents a fire danger. The Board will be discussing the cleaning of vents at the May 13th meeting. One of the options being considered is contracting out the cleaning of the vents and billing out the costs to the condo owners. A recent cost estimate showed that this would amount to approximately \$120 to \$140/condo unit. This type of service may be conducted every three or four years.



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 IIICOA, 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

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 - Thursday: 8a.m. to 5 p.m. Friday: 8:30a.m. to noon

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@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