

SURFSIDE III

Community e-Newsletter

May 2018
Edition

Lya (Lea) Findel (Editor)
SurfsideiiiLya@gmail.com

NEXT BOARD MEETING

The next Board meeting will be held **May 12, 2018** starting at **10:00 am**. All owners are invited to attend.

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.

LAST MONTH'S CC&R TOWNHALL MEETING

There were close to **100 persons** who attended the Townhall Meeting on April 21, 2018 to discuss the proposed CC&Rs and Bylaws.

The topic that was most discussed was the issue of limiting the number of renters in the complex in the future.

Current owners would be grandfathered into the existing CC&R renting language so they would not be affected by any changes in the renting section.

The meeting was very instructive and there were very good questions asked and answered.

Once the data from the meeting is compiled, the attorneys will meet with the Board to review any proposed changes.

Then, the Draft CC&Rs and Bylaws will be sent out for a vote by the owners.

STREET SEAL COAT PROJECT:

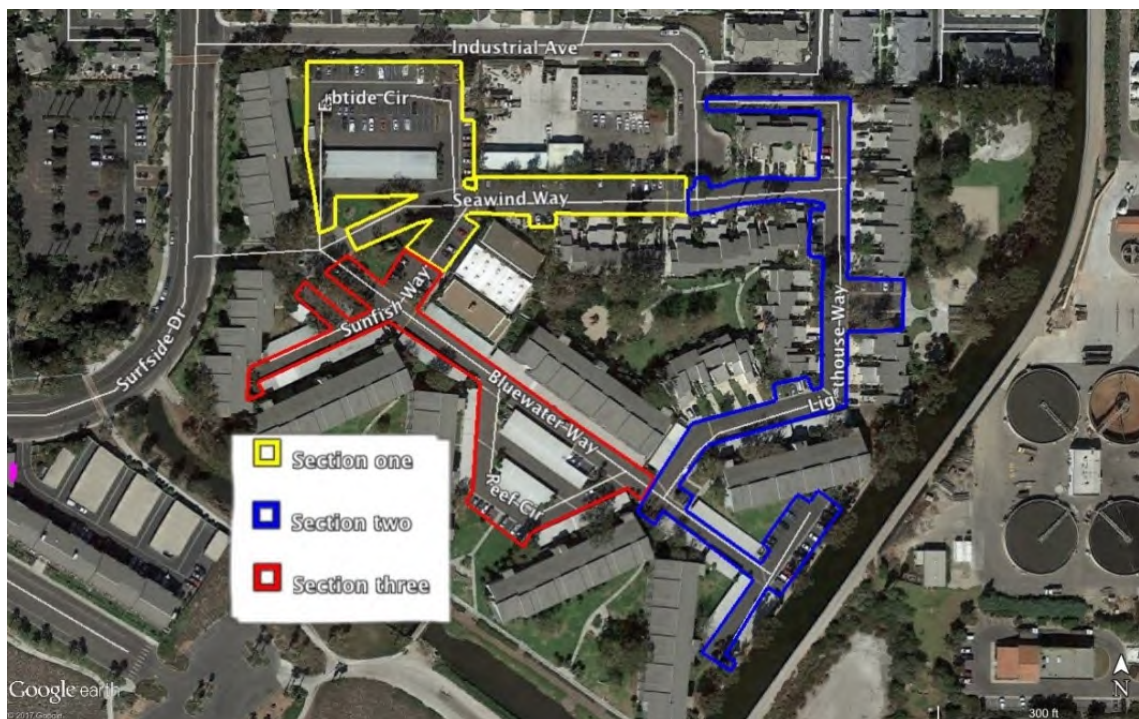
Please plan ahead for the street seal coat project that has been set:

Section 1 May 21st & 22nd;

Section 2 May 23rd & 24th;

Section 3 May 30th & 31st.

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.



WHAT WAS HAPPENING IN SOME OF THE EARLY MORNINGS THIS PAST MONTH

Southern California Edison needed to replace an existing electrical panel between Buildings 4 & 5. They discontinued power to portions of the complex about 1:30 am.



Their crews came in with a crane and several other vehicles in order to proceed with the work.

Even though the crew staff talked in low voices, they could be heard quite easily.

In order to see what they were doing, bright lights were provided.

They completed the project about 6:00 am.

That morning residents looked like they had not had a good night's sleep.

One of the **City of Oxnard Wastewater Treatment Plant** pipes was damaged in the recent Earthquake.



Their crews also provided notice that they would be working in the early morning to repair the damaged pipe.

During the early morning there is less sewage flowing so it could be diverted more easily.

This work took two nights and the townhome residents closest to the Plant were the ones who could hear this work going on.

OUR VOLUNTEER ENHANCEMENT COMMITTEE PERFORMING THEIR MAGIC:



OWNERS CORNER:

The following flyer was handed to me at the CC&R's Townhall meeting by one of our resident owners. Unfortunately I didn't get her name and it does not appear on this flyer. Since I know that this is a community issue I've decided to run this flyer but I want it clear that it is appearing under this heading because it is an issue that this homeowner felt should be brought to our attention, your editor, Lya Findel

What's happening to the Port Hueneme Coast?

The City has received a proposal to develop TWO 12-story towers on property located immediately west of Market Street and Surfside Drive at the entrance of the Lighthouse Promenade. It is the location of the project that is the issue, not the project itself. One tower is designated for upscale hotel purposes while the other would provide high end office space catering to customers, tenants and contractors of the Port and Navy. The project also includes a 3-story beach front parking structure on Surfside Drive near the end of Market Street.

The Port Hueneme coast is VERY fragile. The towers can only make the situation worse

Building in an area where flooding is an issue requires additional planning, surveying, time, effort, building and cost. This area flooded in 2013 during winter storms and significantly damaged coastal infrastructure

The hotel and office business could overrun and dominate the quiet public beach.

The project could overburden the two small roads that feed the beach area.

The hotel could bring increased traffic and crime. This could require hiring additional police.

The project's goal is to increase revenue, but the loss of residential property taxes could offset this. The project could overtax water, sewage, and electric infrastructure.

The project could compromise the security of the naval base and endanger airspace over the port. The Coastal Commission has not been approving projects that involve building on the coast in areas that are subject to flooding in many states including Florida and California.



For more information please see:

<http://citizensjournal.us/twin-towers-port-hueneme-hotel-12-story-business-office-towers-proposal/>

<https://www.youtube.com/watch?v=eVILuLcTAUo>

<http://porthuenemeca.suiteonemedia.com/Web/Player.aspx?id=309&key=-1&mod=-1&mk=-1&nov=0>

Questions? – Facebook: <https://www.facebook.com/saveporthueneme.coast.7> or email SavePHCoast@gmail.com

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 5p.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