

SURFSIDE III

Community e-Newsletter

May 2019
8 page Edition

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

NEXT BOARD MEETING

The next Board meeting will be held **May 11, 2019 starting at 10:00 am**. All owners are invited to attend.

CC&Rs UPDATE

Please mail in your CC&R ballots – this process cannot proceed until you do.

As of the printing of this Newsletter, approximately 180 ballots have been received.

The deadline to receive mailed ballots has been extended to a meeting until such time 200 to 230 ballots have been submitted. Board members will be contacting those owners who have not submitted their ballots to remind them to do so.

If you have lost your ballot, please contact the COA Office at monica.sanchez@surfsideiii.com.

DRYER EXHAUST DUCT CLEANING

Aire Serv of Camarillo has been awarded the \$24,000 Dryer Duct Cleaning Project. The contractor will enter almost all of the units (some units already have had their dryer ducts cleaned) to clean the dryer ducts. **Residents are requested to remove all surrounding belongings in the dryer area (clothes baskets, detergent, brooms, etc.) to provide access to the dryer duct opening.** The process may require that the dryers be moved by the contractor. The work time may vary due to the conditions present. Residents will be informed which week to expect the contractor. As the work day draws closer, **notices will be provided to those units where work will begin in the next two days.**


One of the most important communications needed is that residents notify the Office (jill.kaopua@surfsideiii.com or 805-488-8484) **if pets are in their units.** During the cleaning process, the **pets must be placed in a room with a closed door since the front door will be open during this process.**

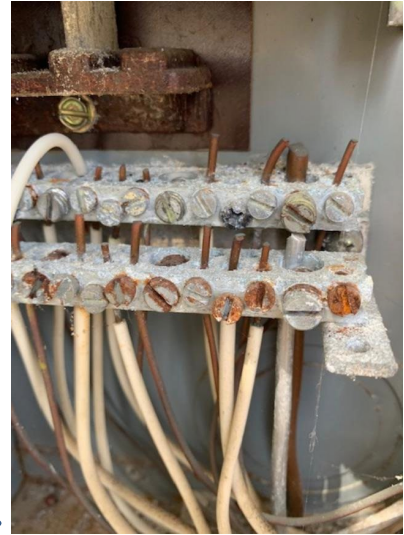
This project is **not an option** for the residents. It needs to be done and administration action will be taken to assure that the work is done.

As part of this program, the Office staff will verify that the unit keys (security door/front door) provided to the Office will open the doors. If you have not provided a copy of the keys to the Office, please do so as soon as possible. (See Rules and Regulations on SurfsideIII.com website – IV. A1 General, Rule 25).

TOWNHOME ELECTRICAL PANEL REPLACEMENT PROJECT

The \$80,000 Townhome Electrical Panel Replacement Project was awarded to United Electric. City Permit fees, inspections, and panel installation finalization may cost an additional \$10,000. A sample inspection of the townhome and the condo unit electrical panels revealed that almost all of the panels installed are Zinsco/Sylvania. These panels have been identified as having issues with not tripping the breakers when there are shorts in the wires as well as arcing which is a fire hazard. Since two of the townhome panels have started to fail, all 50 Zinsco panels will be replaced (one has already been replaced). Townhome panels are located outdoors and are subjected to moisture and rust. Indoor condo electrical panels will be replaced building by building in the coming years.

This is a photo of one of the town home rusted electrical panel components. 



The contractor started April 22nd expects to complete the project in 30 days. Residents will be notified the anticipated start date for their unit. It is expected that the unit being worked on will not have power from 3 to 6 hours. The plan is to have all power restored to the unit being worked on by 5 pm of the work day so that residents may have power in the evening. Notifications will be provided as necessary.

It appears that after the town homes were built and the electrical panels installed, some of the town home gates/fences were installed without adherence to the Building Regulations regarding clearance to panels. Also, residents have placed plants, trees with obstructing branches, decorations, and other objects that inhibit easy access to the panels. Depending on the ruling by the City Inspector on electrical panel clearance, these objects will be removed to pass inspection. If necessary, gates and fences will be relocated at no direct cost to the owner.

Please contact the President at a67sand@aol.com if you have any questions.



Old Meter Panel



New Meter Panel prior to finishing framing

NEW LIGHT INSTALLED AT INDUSTRIAL WAY EXIT

As part of the Lighting Project, a new light has been installed at the Industrial Way exit so that light shines directly on both the vehicle and the pedestrian exit gates.



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.

NEW FOOSBALL TABLE INSTALLED IN CLUBHOUSE

Just in time for Spring Break, a new foosball table was installed in the Clubhouse. The old one was no longer functional. Now one can hear the fast foosball action as well as the ping pong balls bouncing and the pool table balls clacking at the same time.



GARDENING DAY

The Gardening Day held in April was attended by thirteen residents who cleaned out and weeded several of the gardens here at Surfside.



TREE TRIMMING



With the recent rains, all the landscaping in the complex has started to bloom this Spring.

Some of the trees which were recently pruned were the two trees at the entrance to Surfside III.



FREE NETTING OFFERED BY OWNER FOR CONDO BALCONY OR PATIO RAILING



Now that our puppy is big enough that she won't fit through our railings, we've taken down the clear netting we had installed on our balcony to prevent that from happening.

If anyone would like it for their own balcony or patio. Just email me at: randy.stokes@surfsideiii.com and I can arrange to get it to you.

First come, first served. This is clear netting that meets the Association's requirements for use on balcony and patio railings.

CONDO ADDRESS PLATES

This is your opportunity to vote as to which background color and font style will be used on the condo address plates which will be placed on the stucco above all condo door frames. Any existing door numbering on the stucco will be removed. Owners may still keep the address plates on their front doors and screen/security doors.

Please email the Board Secretary at surfsideiiiLya@gmail.com your selection of either; 1A, 1B, 2A, 2B, 3A, 3B by **May 15, 2019**.

Only one vote per unit will be allowed.



1A

Option 1
Same font
Different background

1B



2A

Option 2
Same font
Different background

2B



3A

Option 3
Same font
Different background

3B



Sample of placement of address plate showing same font different backgrounds.
The address plates will all be uniform in font and color depending on the majority vote.



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***

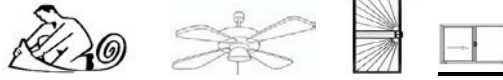
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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



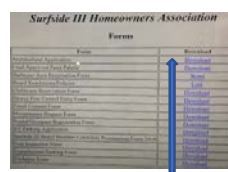
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



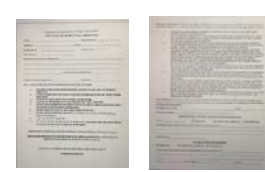
Click on:



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