

SURFSIDE III

Community e-Newsletter

June 2016

Edited by: Lya Findel
surfside3Lya@yahoo.com

From your editor's desk:

With so many more people attending the monthly HOA meetings we are seeing more people asking about joining one of our many active committees.

For those that do not have the time to make such a commitment, please consider donating your skill for an hour or so. I'm sure we could use an electrician, plumber, attorney etc., who wishes to provide a professional service for free. If you are interested in doing so, please contact Carol or Monica in our on-site office at 805-488-8484 or manager@surfsideiii.com. Thank you.

The following are reports submitted by **VICE-PRESIDENT: ANDY SANTAMARIA**



SPA REFURBISHING

When you read this article in the first week of June, the spa refurbishment project will have progressed well.

The photos shown display the work that occurred during the last two weeks of May.



DRIVING INTO COMPLEX



Recently, one of Surfside III visitor's vehicles, while using the guest entry, knocked into the protective post knocking it loose from its foundation.

Fortunately, this 200 lb metal post did not topple over and injure persons or property.

As you drive or walk around the complex and you notice that some infrastructure has been damaged, please notify the office at [805-488-8484](tel:805-488-8484) so that repairs can be made.



Board of Directors Code of Ethics

A revised Board of Directors Code of Ethics has been posted on the Surfside III website (surfsideiii.com) for a 30 day review period, starting May 14th. Upon conclusion of the 30 day review period, all Directors will be requested to agree to the Code statements.

Tree Removal Project

The tree removal process is underway. Fifteen trees have been identified by the arborist to be removed due to structural damage or disease. Once removed, the stumps will be ground. The Beautification Committee will then provide plans for the areas where the trees have been removed.



WIND DAMAGE

The early May wind storm was strong enough to move the Coral tree branches near the Surfside Drive entrance so that they broke the street light lamp cover.



The City requested that the tree be pruned within a few days. This tree had been previously designated as a tree whose branches would be pruned. One can see the adjacent Coral tree below that will also be pruned.





Possible Designated Smoking Areas

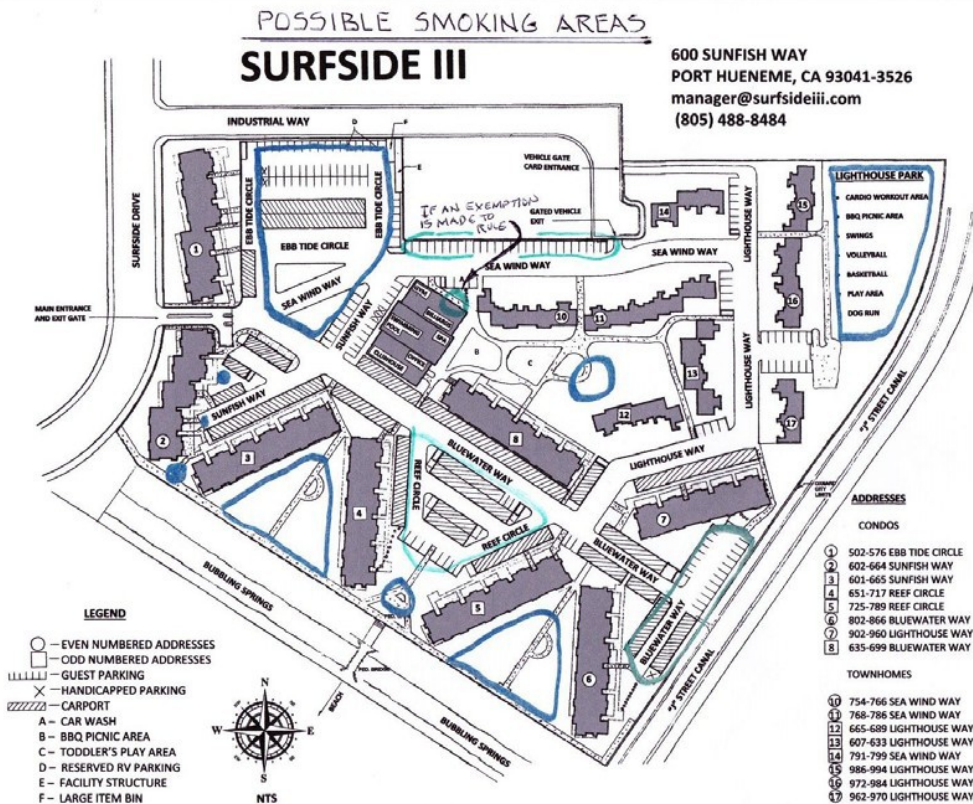
A discussion will be held at the June 11, 2016 Board meeting on areas within the complex, as shown on the map, that might be designated as smoking areas. Your input is solicited by emailing

Andy Santamaria, Board Vice-President, at a67sand@aol.com.

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."

One of the areas being suggested for smoking is the outdoor covered patio area adjacent to the billiard tables in the Clubhouse. If this location is one of the ones chosen, an exemption would need to be made to the Rules.

One of the discussion points will be "Can one only smoke in the designated areas or can persons also smoke in areas that comply to the Rules but are not designated smoking areas?"





DRYER LINT

By keeping your dryer clean, not only will you significantly reduce the fire hazard, you will also save money as your dryer will run more efficiently and last longer. To keep your dryer clean:

Use a lint brush or vacuum attachment to remove accumulated lint from under the lint trap and other accessible places on a periodic basis.

Every 1-3 years, depending upon usage, have the dryer taken apart and thoroughly cleaned out by a qualified service technician.

Clean the lint trap after each load.



Capital Project Status - as if 5/23/16

- Current: concrete grinding, spa refurbishment, fire control panels, tree removal
- Completed: billiard tables, Arborist Report
- Pending: lighting, utility doors, metal fence/rail repair, club house furnishings, painting stucco as needed, pool resurfacing, sewer line replacement, directional signs, pool area furniture

Service Contracts - on-going

- landscaping, termite, pest control, sewer maintenance, pool



At the last Board meeting, **Al Galluzzo** was appointed Treasurer. We wish Al the best in his new position on the Board.

* Has worked over 40 years in banking and retired in 2009. Career included budget preparation, marketing plan preparation, controlling expense accounts, managing personnel.

* Currently on the Board of the International Mariners' Center. Has prepared and obtained grant funding, upgraded financial records, and developed an emergency operations plan.

* Past President of the Australia, New Zealand Chamber of Commerce in Los Angeles.

* Managed, organized and participated in a door-to-door survey of 10,000 homes to establish data criteria.

* Founding Chair of the Surfside III Procurement Committee which has been successful in initiating over ten projects such as the spa renovation, concrete grinding and sidewalk replacement, landscaping contract including tree removals, service contracts to provide termite, pest control, and sewer line cleaning.

We wish Al the best in his new position on the Board.

2016 COA BOARD OF DIRECTORS

President: Bill Betts: billbetts2@gmail.com

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

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

Treasurer: Al Galluzzo: galluzzo1@twc.com

Director: Richard Cusick: richardspass1@gmail.com



Termite Inspections

The termite inspections are underway and notices of inspection days have been distributed. In order to have an effective impact on termite eradication, it is important that access be provided to the contractor so that inspection and treatment (if necessary) can occur.

Please note the inspection letter date. If you have misplaced your notice, please contact the office:

(805-488-8484).

Townhome Driveway Lights

In an effort to provide more lighting on the streets adjacent to the townhomes, new 10 Watt LED light bulbs are being installed in the townhome light fixtures closest to the driveways. If the townhome driveway light fixture already has an LED light bulb and which precludes being able to screw in the new LED light bulb, then a new one will not be installed. Additional lighting is meant to deter crime and will provide better lighting in the street area.

The General Electric LED bright stick bulb being installed costs about \$0.01/night if the light is turned on for 9 hours.

Surfside III is finalizing lighting plans for the complex. In order to minimize costs, the townhome residents **are urged** to leave their driveway lights on at night which will reduce the cost of other types of lighting installation.

A lighting survey is being conducted, since May 17th, to see how many of the 51 townhomes turn on their driveway lights at night. Counting the driveway lights that were lit for 6 consecutive nights, the amount varied from 10 to 16 per night, with the highest number being just 30% of the current available driveway lights.

If you have any questions, please contact Andy Santamaria, Board member, at a67sand@aol.com

JUNE CALENDAR

Tuesday, June 7	TERMITE INSPECTION Building 6: 802 – 866 Bluewater Way Building 7: 902 – 960 Lighthouse Way
SATURDAY, JUNE 11	SURFSIDE III HOA MEETING 10 a.m.
Saturday, June 11	Jr. Lifeguards fundraiser event (see flyer on next page) 4-8 p.m.
Tuesday, June 14	TERMITE INSPECTION Building 8: 635 – 699 Bluewater Way Townhome 10: 754 – 766 Sea Wind Way
Tuesday, June 14	Sunset Supper 5-8:30 p.m. (see flyer on next page)
SATURDAY, JUNE 18	MEET YOUR NEIGHBOR 10 A.M. – 11 A.M. In our Surfside III Clubhouse
Tuesday, June 21	TERMITE INSPECTION Townhome 11: 768 – 786 Sea Wind Way Townhome 12: 665 – 689 Lighthouse Way
Saturday – Sunday June 25-June 26	Port Hueneme Relay for Life (see flyer on next page)
Tuesday, June 28	TERMITE INSPECTION Townhome 13: 607 – 633 Lighthouse Way Townhome 14: 791 – 799 Sea Wind Way

PORT HUENEME ACTIVITES

HUENEME OCEAN LIFE GUARD ASSOCIATION
HOLA
SUMMER LOAU
 FOR THE
JR. LIFE GUARDS
SATURDAY, JUNE 11TH
4PM TO 8PM
OCEANVIEW PAVILION
 575 E SURFSIDE DRIVE, PORT HUENEME CA.
ADULTS: \$ 25 KIDS UNDER 14 FREE
FOOD · DRINK · MUSIC · SILENT AUCTIONS
 PRO SURFERS: NICK ROZSA, NATHANIEL CURRAN · POLYNESIAN DANCERS
 Contact: 805 573 4537 huenemelifeguards@gmail.com

HUENEME SUNSET SUPPER
5PM-8:30PM
FOOD TRUCKS
BEAUTIFUL SUNSETS
LIVE MUSIC
HAPPY HOUR
FREE PARKING
DINE & PLAY

Hueneme Beach
Sunset Supper

APRIL 12, 2016
 MAY 10, 2016
 JUNE 14, 2016
 JULY 12, 2016
 AUGUST 9, 2016
 SEPTEMBER 13, 2016
 OCTOBER 11, 2016

FOLLOW US ON
 facebook

LIVE MUSIC BY *AFTER HOURS* 6PM-8:30PM
 Hueneme Beach, CA * Free Parking in LOT A

EVENT SPONSORED BY:

**Port Hueneme
 Relay For Life**
www.relayforlife.org/porthuenemeca
 give the **CANCER**
 the **BOOT**
June 25-26, 2016
phrelayforlife@gmail.com
 805-218-1266

www.relayforlife.org/porthueneme

phrelayforlife@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 landscape areas.

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.

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

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.

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

OWNERS:

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

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

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

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

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

Cigarette Butt Disposal

Thank you to all the residents who dispose of their cigarette butts in the proper containers rather than tossing them in the landscape areas, sidewalks and street. Your efforts will provide a more scenic view to the Surfside III environment.

DOG OWNERS:

Please use the grass areas for your dogs and not the planted garden areas.

Remember to **clean up after your pet(s)**.

Even in the **DOG RUN**, owners are responsible for picking up after their pets.



The **BUDGET COMMITTEE** met April 15th. The following items were discussed:

Chart of Accounts - 2016 revised Chart of Accounts has been completed. March Financial Statements should reflect the new structure.

2 GL (General Ledger) Quarterly Review - Mary will be performing quarterly reviews of the general ledger. Any mispostings will be adjusted quicker with a quarterly review. On-going review will also be for future suggestions to the chart of accounts.

Loan Disclosure - Pamela Evans led the discussion regarding the SSIII loan. It is adequately disclosed in the financials. Both interest and principal payments are made monthly from association dues/assessments. After much discussion, it was decided that the committee should revisit this while working on the 2017 budget.

- 2017 budget & Reserves** - 2017 budget meetings will be held once a month starting this summer. Owner input is greatly encouraged. Owners will be asked to provide feedback regarding special projects and ongoing maintenance. Campus fencing and bridge repair (SSIII is responsible for the bridge over the canal to the beach) were brought up as 2 items that will need to be included. Ongoing maintenance includes carports, the bridge (once brought up to code), and other items.

Policy - Some policies that affect the association's finances don't appear to be documented. The committee will work with the board to get these in writing.

Policy/Procedures - Office Max, Invoice/Check processing, and Revenue Assessments Processing are in the process of being finalized.

New Treasurer - the committee is looking forward to working with the new treasurer and assisting with current financial statements and next year's budget.

The committee always welcomes new members!

Thanks,
Mary Peterson
mmp547982@cox.net

NEIGHBORHOOD WATCH COMMITTEE REPORT

The change of the meeting to Wednesday was successful with many attending. Sr. Officer Chavez said it will also make attending easier for him.

**Sr. Officer Chavez gave us the new direct telephone number for contacting the police department:
805-986-6538
911 is still to be used for emergencies.**

The biggest concern for all of Port Hueneme, including Surfside III, remains property crimes (thefts from vehicles). We were pleased to let the officer know that our lighting plan is close to implementation (fingers crossed). **LOCK YOUR CARS, PLEASE.** Our next scheduled meeting will be WEDNESDAY, August 3rd at 7 pm in the Clubhouse. Safe summer wishes to all, and congrats to the classes of 2016. Contact: Val Lameka (805) 986-2855

WELCOMING COMMITTEE REPORT

We've planned another "MEET YOUR NEIGHBOR" for Saturday, June 18th – 10-11a.m. Coffee, tea and light refreshments will be served again. Flyers will be posted around our community. Please tell your neighbors.

Last time we had over 2 dozen attend and we are hoping to see that amount grow.

We guarantee that you'll be glad you spent the hour socializing with your neighbors.....we sure were!



Water Usage Information

We have our beautiful trees and landscaping all around our Surfside III campus. Have you ever wondered how much water we use for irrigation?

A recent **BUDGET COMMITTEE** study calculated the building usage vs. irrigation. The results are:

Building usage approximately 90%
Irrigation usage approximately 10%

So, please turn off that faucet while brushing your teeth, fix leaky toilets, fix leaky faucets, fill the sink to wash dishes....don't leave the water running tenants - please report plumbing issues to your landlord so they can be fixed.

The following information was obtained from www.waterwiser.org, which is a program of the American Water Works Association operated in cooperation with the U.S. Bureau of Reclamation.



• **Toilets can account for almost 30% of all indoor water use**, more than any other fixture or appliance.

- Older toilets (installed prior to 1994) use 3.5 to 7 gallons of water per flush and as much as 20 gallons per person per day.
- Replacing an old toilet with a new model can save the typical household 7,900 to 21,700 gallons of water per year, cutting both your water and wastewater bills.
- **An average of 20% of toilets leak.**

Tips

- Install an ultra low-flow toilet that requires only 1.6 gallons per flush.
- Check toilets periodically for leaks and repair them promptly.
- Reduce the amount of water used by an older toilet by placing a one gallon plastic jug of water, or two one quart bottles, in the tank to displace toilet flows.

Or you can install a "dam" that partitions off a section of the tank so it can't fill with water. These methods can save over 1,000 gallons of water per person per year.

- Don't use the toilet as a trash can.

OWNER'S CORNER

A response to Dulce Sutterfield's letter regarding the "Children's Garden":

Several years ago when Bob Banfield was on our HOA Board, he sponsored two Community Planting Days in which my husband and I participated. On one of those two Saturdays, we planted a garden in an area between Building 3 and 4 which came to be called "The Friendly Garden" by the children who were living in Buildings 3 and 4 at the time and who, now, no longer are residents of Surfside III. Because of the children's involvement a bench was placed in the middle of the garden as well as stepping stones leading into the garden, and a sign was designed by the children with the name of the garden engraved into it. The children placed miniature fairy statues in and around the flowers. Seasonal garden flags added an additional decorative touch.

Yes, what has happened to "The Friendly Garden?" Over the years, the stake for "The Friendly Garden" sign had to be replaced several times due to wear and tear and being removed and placed in other areas by the children. The child's size wooden bench was replaced twice due to deterioration caused by the weather and we had to finally decide to remove the second one altogether due to its condition and the fact that the original children who had helped plan the garden had moved away. The seasonal flag and stake disappeared twice. Both times it was recovered, but the decision was made not to put it back in the garden. The stepping stones, however, are still intact.

That very first Community Planting Day gave birth eventually to the Beautification Committee headed by Lynne Haile (whom by the way we met on that first planting day). The Beautification Committee continues to sponsor Planting Days in which all our residents are most welcome to participate. The succulent gardens featured throughout our home here at Surfside are the fruits of the labors of those who have participated in the Planting Days.

Thank you Dulce for your letter.
Lynn Santamaria

What Goes On At The Port?

We live in a port community, but it is so much a part of our daily life that we tend to disregard it, almost like "white noise" which is always in the background but pretty much overlooked.

I am fortunate to participate in a not-for-profit organization based within the port boundaries that provides services and the hospitality of the United States to visiting seafarers from around the world. As such, I visit the port frequently and would like to share some of my observations.

The Port Hueneme is administered by the Oxnard Harbor District and subject to Maritime Security (MARSEC), which is the three tiered U. S. Coast Guard (alert state) designed to

assess risks and communicate appropriate security measures. All visitors entering the port must possess a current and active TWIC (Transportation Workers Identification Credential), which will be issued by the TSA (Transportation Security Administration) only after a successful extensive background check is performed.

Hueneme is the only deepwater port between Long Beach / San Pedro and the San Francisco Bay. When properly dredged the water depth is approximately 35 feet. Tidal flows will often dictate when certain ships can enter and exit. Dredging will be undertaken if water depth is too shallow for safe operations. There is a plan in place to deepen the port to a 40 feet depth, but there will have been special engineering employed to ensure the pillars of the mooring docks are not undermined. The deeper waters will result in ship traffic increasing and the ability to accommodate larger vessels.

There are principally five types of vessels in the harbor. The Navy maintains a small fleet, which in times of war or a security emergency would likely be enhanced. The Coast Guard has a fleet of search and rescue vessels. On the commercial side there are a minimum of two permanently based tugs, which together (bow and keel) assist vessels entering and mooring and leaving the port. There are numerous car carrier companies transporting up to 6,500 vehicles each principally from ports in Asia. Finally, there are two permanently based produce companies, Del Monte and Chiquita, that traverse the seas between Ecuador and the Ports of Long Beach, Hueneme and Oakland; a round trip that encompasses about 23 days. The Port's moorings can accommodate 3 produce ships and 3 car carriers without having to make special arrangements.

Each incoming commercial vessel is boarded by Customs and Border Patrol (CBP) as soon as it is docked. CBP examines the credentials of all crew members and only they have the authority to clear them (or not) to be issued shore passes by the captain. Information is transmitted to the Port Master of the Harbor District. CBP will also examine the cargo manifest and have the authority to examine and search any or all of the cargo.

We have all seen the immense, multi-story car carriers, particularly such vessels as the Wallenius Wilhelmsen, which can dispense and take on new cargo in as little as 12 hours. How do they do this? A team of longshoremen drive the cars off the ships and store them in holding lots within port. Likewise, any cars stored in the Port for shipment to another location will be driven onto the vessel, which departs as soon as it is loaded. From the port holding areas, Pacific Vehicle Processors employs a group of drivers to move the cars to holding lots at their facility near Edison and Hueneme Roads. From there the vehicles are moved by truck car carriers to dealers. Approximately 13% of the cars imported to the U. S. come through Port Hueneme (almost 130,000 vehicles) and this figure increases when there are strikes or other issues at Long Beach / San Pedro that restrict traffic.

The produce ships are typically "reefers", which have a fully refrigerated area below deck for perishable produce. Most of the reefers also accommodate containers above deck. Some of these ships are owned by the produce companies while others are leased over the long term. The trend is that the reefers are being replaced by 100% container ships, which store perishables in refrigerated containers. Then only one type of removal equipment and ground transport vehicle is necessary, making for a more efficient, less time intensive and less costly operation.



If you look closely at the Cap Pasley, a Chiquita vessel, you will note a number of cranes for removal of produce stored below deck as well as topside containers. As with the car carriers, the longshoremen are responsible for removing all cargo from the ship onto the port property. They operate the onboard cranes and any dockside equipment that puts the cargo on the ground. A second ground operated crane then takes the container and places it on an 18 wheel truck bed to which Chiquita or Del Monte attach their own semi. The containers on the truck bed are stored in the Port and later dispatched to final destinations. If the cargo is boxed produce from below deck, forklifts take the pallets into the warehouse where they are loaded into / onto trucks for delivery.

The longshoremen are a critical component of the port operations. They are managed by Ports America, which negotiates their contract, sets prices with the various vessel operators and works the schedule to ensure that sufficient person power is available to accommodate the needs of all concerned.

I have learned that the Port never sleeps. Like Las Vegas or New York there is always a level of activity as vessels come in and go out at all hours of the day and night, weather permitting. I have met seafaring men and women from the Philippines, India, Ethiopia, Colombia, Panama, the Ukraine, Russia, Germany, Poland and Korea, most of whom speak English to some degree and all of whom seem to enjoy the diversity of our shopping, the friendliness of our people and the freedom of our lifestyle. The Port of Hueneme is an important part of our past and a vital part of our present, providing jobs and through imported and exported goods contributing to the commerce of our country.

Submitted by Al Galluzzo

FROM OUR ON-SITE OFFICE:

BBQ AREA

If you intend on using the BBQ area for your personal use don't forget to fill out a reservation form. The form is available on our website or in our office.

BALCONIES AND PATIOS

While doing inspections, we saw brooms, pails and some mops on the patios/balconies. Also there were a number of planters with soil but no plants.

Balconies or patios must be maintained to preserve and protect the attractive appearance of the complex, to preserve unobstructed views of neighbors and to ensure that all residents can enjoy their personal outdoor space equally. Balconies and patios of the multi-story condominium units may have more stringent rules due to the location and proximity to neighbors.

CLUBHOUSE



All doors are available for entry with your entry card on the following days & times:

Monday, May 30th thru Labor Day weekend, **Sunday, September 4th**

Monday through Friday - 5 a.m. to 10 p.m. **Attendant on duty only** from 6 p.m. to 10p.m.

Saturday and Sunday – 5 a.m. to 10 p.m. **Attendant on duty only** from 1 p.m. to 10p.m.

When using the Clubhouse you are required to register at the desk by PRINTING your name, unit number and clubhouse entry card number.

CHILDREN UNDER 14 YRS. OF AGE MUST BE ACCOMPANIED BY AN ADULT

HAZARDOUS WASTE – E-WASTE – DISPOSAL INFORMATION:

These items do not belong in our trash bins or blue recycle bins but can be disposed of **FREE OF CHARGE** for Port Hueneme residents with proof of residence.

- Common batteries , Automobile Batteries
 - Fluorescent Tubes and Bulbs
- Antifreeze Used Motor Oil Water-Based Latex Paint
- Electronic devices such as televisions, printers, computers, cell phones, telephones, radios, and microwaves.



These items can be recycled at:

Del Norte Transfer Station
111 S. Del Norte Boulevard (entrance on Del Norte Blvd.)
Oxnard, CA 93030
(805) 278-8200

Monday-Saturday 7 a.m. to 4 p.m. No appointment necessary.

The following Hazardous Waste items must go to Clean Harbors Environmental Services:

- Older thermostats with mercury inside
- Electrical switches and relays found in some chest freezers
 - Pilot light sensors containing mercury
- Barometers, manometers, blood pressure, and vacuum gauges
 - Mercury thermometers
- Athletic shoes with flashing lights in the soles (manufactured before 1997)
 - Oil based paint, solvents, thinners
 - Household cleaners
 - Electric space heaters with mercury switches
 - Old clothes irons with mercury switches
 - Pesticides

Clean Harbors Environmental Services
880 W. Verdulera Street
Camarillo, CA 93010
(805) 987-0717

CALL to schedule an appointment.



Our
SURFSIDE III
Community

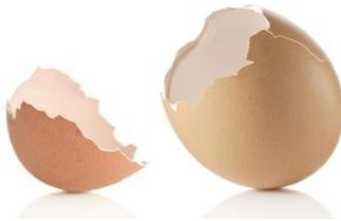
GARBAGE DISPOSAL
Restrictions:

Please limit use of garbage disposals; they do not grind-up excess food and can be the cause of drainage backups.

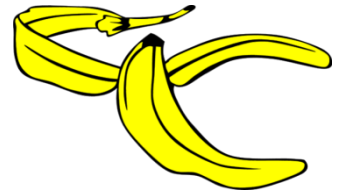
Do not dispose of peels, pasta, rice, coffee grounds, grease of any kind, egg shells, lettuce, fruit cores, cereal, cheese or any solid food item.

If these items are found to be the cause of a backup the association will not be responsible for the repairs in any affected unit.

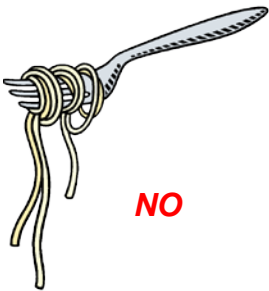
NO



NO



NO



NO



NO



NO



NO



NO



***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.

SURFSIDE III COA CONTACT INFORMATION

Surfside III On-site Property Manager's Office: manager@surfsideiii.com

805-488-8484

is scheduled to be open:

Monday: 8 a.m. to 3 p.m.

Tuesday - Friday: 8:30 a.m. to 5 p.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
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 at: 800- 729- 5673x3342
donalea@lordonmanagement.com**

**Jennifer M.Critchfield, assistant community manager: 800-729-5673x3380
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LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

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

Insurance and collections: April Webster, ext. 3337
april@lordonmanagement.com

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