

SURFSIDE III

Community e-Newsletter

June 2017

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NEXT BOARD MEETING

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

WELCOME TO THE NEWLY APPOINTED BOARD DIRECTORS

At the last Board meeting, Susan Bradley and Randy Stokes were selected to fill the two Board Director spots that were available due to the resignations of Susan Nicewander and Al Galluzzo because of health concerns. We thank Sue and Al for the time and effort that they were able to contribute. Both have indicated that they will continue to volunteer as much time as they can in assisting the COA.

It was encouraging to see that five owners submitted applications for the vacant positions. When the October elections arrive, it is hoped that interested owners will submit their names to be placed on the ballot.

SEWER LINE ASSESSMENT PROJECT

D. Lewis Company was awarded the contract to perform a sewer line assessment for the Surfside III structures. They will perform camera inspections of the interior and exterior main lie sewers of the condo buildings and the Clubhouse which will include inspection of two random sewer laterals under the building for each condo building. NOTE: The COA is **seeking two residents per bottom floor condo unit per building to volunteer** to assist in this process. Please contact the office if you are interested.

D. Lewis Company will also camera inspect the sewer line under the building for one townhome unit per townhome building block. NOTE: The COA is **seeking one resident per townhome block to volunteer** to assist in this process. Please contact the office if you are interested.

RULES & REGULATIONS COMMITTEE

The R&R Committee would like to thank Susan Bradley for all her work and time over the past few years on the committee and wish her the best in her new role as a director on the Governing Board. This appointment opens up a spot on the committee and we invite interested persons to contact Ellis Faraci at surfside3rulesandregs@aol.com. The R&R Committee serves at the pleasure of the board and strives to ensure that the Rules and Regulations are written to reflect what is best for the community as a whole. It's important to find balance in your rules and enforcement somewhere between a 'military – hyper-rule' community and a 'license – no enforcement' community. You have to let people live. We strongly put an emphasis on *reasonable* rules. The goal of rules for the homeowners association is to encourage compliance with the rules for the greater benefit of the community as a whole.

If you are interested in supporting our philosophy included just below, please consider volunteering. At the current time we are meeting only as needed however would expect some increased time commitment with a new version of the R&R expected which will support the new CC&R's.

The Rules and Regulations (R&R) of an association need to protect the safety and comfort of residents but also the freedoms we enjoy as homeowners. We have been provided a document by the Board entitled *Drafting Rules: How Community Associations Maintain Peace and Harmony*. This guide outlines simple concepts which we are following as we re-write the existing rules and as we evaluate requests for new rules. They are:

Good rules are transparent. If rules require what reasonable and decent people would do anyway, then rules only have to be enforced against the small minority who aren't reasonable and decent

Good rules are easy to obey. Residents must understand the need for the rule and comply with them voluntarily. Neither the board nor the onsite staff is in a position to police the community constantly and we don't want them to have to.

Good rules are few rules. Have the **minimum** necessary to provide for comfort and safety.

Good rules are efficient. Good rules accomplish exactly what the board intended them to accomplish. Unfortunately COA's pass rules that are too harsh or too broad. This causes many more problems including lack of consistent enforcement and residents ignoring rules to name a few.

Efficient rules accomplish the goal without undue side effects. We want to resolve rather than create problems. An example is a rule that prohibits children from riding scooters and bicycles in the streets. This means they will then move to the common areas that leads people to complain that children are riding on the sidewalks. This community does allow children and children to be outside.

Good rules are enforceable. Overly specific and overly vague rules each have drawbacks. For example a rule stating that no noise is allowed over 30 decibels from 10pm-7am may be clear but how would anyone know if they exceeded the limit?

Good rules are flexible. Reasonable judgment and mediation must be used in enforcement.

Good rules must be communicated to the residents.

In April 2017, we were asked to revise the Rule in Section IV, Pets 12

CURRENT

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.

PROPOSED

Dogs in elevators must be kept in a tight leash which prevents dog from violating (touching, smelling, licking) personal space of other passengers or urine marking. Violation of this rule will result in \$100 fine without warning. Dogs must not be allowed to urinate or defecate in elevators. A \$250 fine without warning will be assessed to cover decontamination for each incident.

RATIONAL

The R&R committee evaluated several suggestions given at the April board meeting including the use of different types of muzzles. A head halter was suggested however our research shows that when used properly and safely, these do not in any way hinder a dog's ability to bite. The AKC recommends basket muzzles. All research shows that a tight (enough to prevent biting) tie or restraint to prevent a dog from biting should only be used in emergencies due to danger to the animal.

An equal concern to the R&R committee is that both female and male dogs "urine mark". The previous rule required that pet owners carry their dogs for this reason. It may be effective to keep the dog closely tethered so that it cannot get into a corner of an elevator.

Please submit all comments and suggestions regarding this revision to us at:
surfside3rulesandregs@aol.com by **June 21, 2017**.

Submitted May 13, 2017
Ellis Faraci, Rules and Regulations Committee Chairperson

ELEVATOR USE



"1 button push.....1 key turn"

As residents are aware, the Surfside III elevators and their components are not new. Residents are strongly encouraged to treat the buttons in the elevator with care and to use the elevator keys gingerly. Service staff recommends that when one uses the **elevator key switch, to turn the key slowly and not to force it.**

The service staff also wanted the elevator users to know that the buttons only have to be pushed in once and the keys only turned once. This action will start the elevator operation. **Multiple button pushing or turning of the key will not accelerate the process.** If care is taken with the elevators, they will operate longer without needing service.

CLUBHOUSE HOURS

Effective **May 30th**, the Clubhouse hours are **5:00 am to 10:00 pm**. Residents are encouraged to go to, and return, from the Clubhouse in a **quiet manner** outside of the hours of 8:00 am and 8:00 pm.

RATTLESNAKE ALERT



Recently a baby rattlesnake (about 10" long) was found coiled next to the wall of building 6. With the coming of spring and warmer temperatures, snakes of many species are coming out of hiding and becoming more active

Rattlesnakes in California are widespread and are found in a variety of habitat throughout the state from coast to desert. In this locale they live in the natural habitat that borders the coastline and they are native to such areas. It is uncommon to find them on the sand although it can occur when large amounts of rain flood waterways and creeks that drain into the ocean,

as the water sends snakes downstream and toward the beaches. Also, snakes may follow food sources such as rats and small squirrels that have been displaced by rain from dwelling areas above the sand line.

The natural wildlife viewing area across the canal from Building 6 may be an area where snakes of all kinds flourish. If for some reason this habitat has been disturbed snakes will seek to relocate and water is not an obstacle; rattlesnakes are good swimmers. It is not possible to ascertain how the snake ended up on the Surfside III campus, although it is most likely that its relatives have been here, or nearby, for years.

Here's what to know

- *Be alert.* Rattlesnakes will frequent brushy areas, wood piles, rocky ledges, and ground vegetation. The behavior of the baby was typical in that snakes, in general, when near structures prefer to slither along the edge of buildings where they are protected on one side. Be sure you can see what is around you and your pets.
- *Be aware.* Like all reptiles, rattlesnakes are sensitive to ambient temperatures and will adjust their behavior accordingly. After a cold or cool night, they will attempt to raise their body temperature by basking in the sun midmorning. To prevent overheating during hot days of spring or summer, they will become more active at dusk, dawn or night. All snakes perform a valuable role in nature by reducing the populations of rodents.
- *Be informed.* NEVER attempt to pick up any snake. They are solitary non-aggressive animals that will likely retreat if given room. In the case of humans and pets they will bite simply to defend themselves if they are provoked or threatened. Rattlesnakes DO NOT always rattle before they strike.
- *Be respectful, NOT fearful.* If you sight a snake, give it its space. Avoid it! It will likely be as unhappy to see you as you are to see it and will leave as soon as it feels it is safe. Judging from the fact that hardly any snake sightings have ever been reported on our campus, the recent sighting is probably an anomaly and should not cause undue concern.
- *Be prepared.* **Call Animal Control if you encounter a rattlesnake you believe is a threat to you or your pet. 805-388-4341**

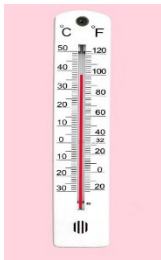
Note: The owner who sighted the baby snake is knowledgeable about snakes and how to handle them. It was carefully captured and released off campus near the canal so as not to pose any problems at its new location.

TEMPORARY NEW RESIDENT

Surfside III has increased the number of units from 309 to 310 for a short duration. No Architectural Applications were submitted for this project by the hummingbird owners.



SPA TEMPERATURE



A question came up on what temperature the spa is set at since some residents think it is too cold while others think it is too hot. The spa operating temperature is set at 102 degrees. When the water reaches 101 degrees it then heats up to 103 degrees, cools down to 101 degrees and the process starts all over. The County will allow a maximum temperature of 103degrees.

BIKE THEFTS

The office has received reports that bikes have been stolen from townhome garages where the garage door had been left open and from carports where bikes had been chained to the carport support posts. Bike owners can use the various bike rooms to store their bikes knowing that the COA is not responsible for any thefts or damage occurring to bikes.



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

CC&R STATUS

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

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

April 24 – Deadline for Directors to send comments to the Board to collate.

May 4 – Special meeting held. Directors’ comments were collated after the meeting this day. The number of CC&R pages reviewed is 79.

May 26 - Special Session to be held. Depending on the progress made, another session may be necessary. If all pages are reviewed, then the comments will be sent to Roseman & Associates.

Special Session TBA - After review by Roseman & Associates, a session will be scheduled between Roseman & Associates and the Board. Discussions will occur. Further CC&R review by the Board may be necessary.

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

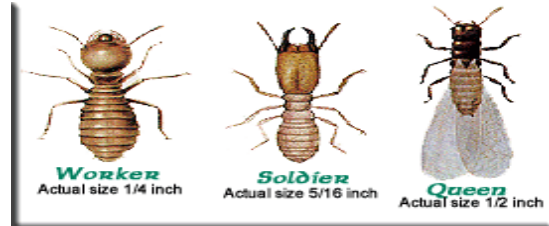
TBA - Owners will submit comments to the Board to collate.

TBA - After owners’ comments are received and collated, they will be presented to the Board and a 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.

TERMITES



In order to address the continuing termite infestation in a block of townhomes on Lighthouse Way, a company was hired to tent the entire building. Previous spot treatment attempts were not effective. The termites would just migrate to an adjacent structure section.

MAINTENANCE

Residents are encouraged to notify the office when they observe issues that need repair or service. With this assistance, the matter can be addressed before it becomes a major issue.



TOWNHOME FENCING

Removal of vegetation is set to begin the week of May 22nd. Fence installation is scheduled to start the week of May 30th (Monday is a holiday). The contractor plans to work on the townhomes adjacent to Lighthouse Park first. Residents will be hearing construction noises which include jackhammering, drilling, sawing and hammering between 8:00 am and 5:00 pm during the week. Townhome owners and renting tenants received notices advising them that patio use would be restricted due to construction. They were advised to take care to make sure their children and pets would not have access to the patios during this time.

WHY WAS THE BOTTOM PART OF MY TOWNHOME FENCE PAINTED WHITE?

When a contractor digs into the earth, the process is to use a free service called Dig Alert to inform them of the project and a description of the work to be done. Dig Alert will then contact the utility companies that service the Surfside III complex to let them know of the pending project. To assist the utility companies in knowing where the earth will be dug, white paint is used to delineate the project. Upon inspection of their records and or by a visit to the complex, the utility companies will mark where their utilities are located so that the fence contractor does not damage any utility lines when the new fence posts are installed. Though it is quite obvious where the new fence will be located, the process requires that the project area be painted with a white line.



COA NOTICES AND LETTERS

In these busy times, residents sometimes fail to read mailings sent to them by the COA. Later on, when actions start occurring, these residents may get upset and call the office with the statement, “Nobody told me this”. Residents are encouraged to pay attention to information sent to them. By doing so, it would facilitate the communication process and minimize surprises.

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 IICOA, 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:

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