

# SURFSIDE III

## Community e-Newsletter

June 2018  
Edition

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### NEXT BOARD MEETING

The next Board meeting will be held **June 9, 2018** starting at **10:00 am**. All owners are invited to attend.

### POLICE CHIEF TO SPEAK TO SURFSIDE III RESIDENTS

Police Chief Andrew Salinas will attend an information sharing event in the: **Clubhouse on Monday, June 11<sup>th</sup> starting at 6:30 pm**. All are invited to attend.

### THANK YOU CAROL

**Carol Short**, the Surfside III Property Manager for the past ten years, **will be leaving** to go to Pittsburgh in early June to be with her family. She has been instrumental in supporting this association. Her knowledge and experience have proven to be invaluable and she will be missed. We wish her the best in her new adventure and know that she will find new friends and tennis hitting partners back east.



### ASSISTANT PROPERTY MANAGER

Upon Carol's departure, **Monica Sanchez Cortez**, the Assistant Property Manager, **will be** taking over the duties of the **Surfside III Property Manager on an interim basis**. The Board will have a discussion at the June 9<sup>th</sup> Executive Session on the filling of the vacant Property Manager position.

### STREET SEAL COAT PROJECT

Thank you to all the Surfside III residents during the implementation of this project. It was an inconvenience to find alternate parking spots but it was necessary for the job to be done..



Now that the project is completed, the asphalt in the parking lots and streets will be protected from the weather and the vehicles. **The next seal coat project is projected to occur in about three years.**

Some residents commented that they could still see cracks in the pavement. **Seal coat is a process which seals the asphalt from water intrusion.** It is **not meant to fill in the cracks.** A crack seal project will be performed prior to the next seal coat project.

### **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](mailto:pagelapenn@gmail.com).

### **LIGHTING PROJECT**

A total of five metal shields were installed under some of the Building 3, 4, 5, and 6 previously installed lights. These shields divert the light from shining into the third floor condo balconies and mute the light shining unto the grassy areas between these four buildings as well as to the beach entrance gate. Comments from residents of these four buildings are welcomed regarding their effectiveness.



Three new LED lights were installed at the Surfside III main entrance to light up the entrance and exit gate areas.

The next project is to remove the existing street light poles which are becoming structurally unstable due to rust and their concrete bases which have cracked over time. The existing street light poles are becoming a liability. Upon completion of this project a review of the COA grounds will be conducted to see if additional lighting is required.

### **CITY OF PORT HUENEME COUNCIL ACTIONS**

At the April 2, 2018 CPH Council Meeting, the Council approved a development permit to allow a CVS Pharmacy to occupy the building at 872 N. Ventura Road (formerly Mary's Market). Let's see if this development continues to a final conclusion.

At the May 21, 2018 CPH Council Meeting, the Council did not approve the sale of a City owned beach lot which was planned for construction of a six story hotel with on-site parking located at the intersection of Market Street and E. Surfside Drive for \$2.3 million dollars. Another hearing on this matter will be held in the summer.



### INSTALLATION OF FLAG

The new flagpole cable has been installed and the flag is now flying. Residents have been wondering on the delay in the cable installation. The rental cost of a lift capable of performing this flagpole cable installation is \$500/day (minimum) plus \$100 delivery/pickup charge. A qualified lift operator must also be hired to operate the equipment and perform the cable installation work. When the building lights were installed several months ago and required the use of a lift, the COA added the cable installation to the contract. The cable was installed late on a Friday evening and the ends of the cable were looped together waiting for COA staff to complete the flag attachment operation on the following Monday. Unfortunately, that evening, the Santa Ana winds blew with such force that the knot at the end of the cable became loose and the cable came down. When the light shields were installed recently, a lift became available and the cable was again installed allowing the flag attachment process to be completed.



### CLUBHOUSE ROOF

To address the Clubhouse water leaks, a new roof was installed the last week of May.

### MEMORIAL DAY WEEKEND VISITORS

This past holiday a substantial number of visitors came to enjoy the Surfside III hospitality. As was observed, most of the visitors appeared to be first time visitors. Hopefully they were off-site owners, relatives or friends of owners/tenants and not weekend rental persons. **Owners are reminded that if they rent their unit, it needs to be for a minimum of 30 days.**

### BUILDING 1 NUMBER

During the same windstorm that knocked the cable off of the flagpole, the number one sign for Building 1 was also knocked down. Using the lift on the same day as the flagpole cable was installed, workers were able to install the new number one sign.



### THANK YOU SUSAN

**Susan Bradley**, the Board Treasurer, announced her **intention to step down** from the Board to participate in other employment opportunities. Susan provided excellent service while she served in this capacity. **Lordon Management has sent letters to all owners during the week of May 14<sup>th</sup> inviting owners to apply for the vacant Board position. The deadline for applications is 2:00 pm on June 1<sup>st</sup>.** The Board will review the applications and, if necessary, conduct interviews so that the Director position may be filled at the June 9<sup>th</sup> Board meeting.

## 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:carol.short@surfsideiii.com) and

**\*Assistant Property Manager:** [monica.sanchez@surfsideiii.com](mailto: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](http://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](mailto:carol.short@surfsideiii.com)  
Assistant Property Manager: [monica.sanchez@surfsideiii.com](mailto: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**

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**MANAGEMENT COMPANY:**

All billing questions should be addressed to:

**Lordon Property Management [manager@surfsideiii.com](mailto: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](mailto:Donalea@mylordon.com)**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380  
[jennifer@mylordon.com](mailto:jennifer@mylordon.com)**

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Michelle Soto, ext. 3339 [escrow@mylordon.com](mailto:escrow@mylordon.com)

Insurance and collections: April Webster, ext. 3337  
[april@mylordon.com](mailto:april@mylordon.com)

Your account, billing address, etc: Lupe Rubalcava ext. 3315  
[acct3315@mylordon.com](mailto:acct3315@mylordon.com)