

# **SURFSIDE III**

## Community e-Newsletter

July 2016

Edited by: Lya (Lea) Findel  
[surfside3Lya@yahoo.com](mailto:surfside3Lya@yahoo.com)

### **From your editor's desk:**

This month we will be celebrating the 4<sup>th</sup> of July with a BBQ set-up in our Lighthouse Park starting at 1p.m. A flyer with more information is reprinted in this newsletter.

With all the tree trimming being done I found an easy to understand article published by International Society Of Arboriculture that I've reprinted.

For those of you that missed that last COA meeting we now have a new committee titled: "Community Garden" whose purpose is to provide an opportunity for residents to plan, prepare, plant and maintain a community garden. The chairperson is: Mary Murphy. You will find more detailed information in this edition.

I encourage anyone to submit articles to our newsletter.

Your questions and comments are always welcome.

### **CALENDAR FOR JULY 2016**

Monday...**JULY 4...SURFSIDE III 4<sup>th</sup> of July BBQ.....** starting at 1PM (see flyer)  
...also deadline for signing up for a plot in our Community Garden

Thursday...**JULY 7**–TERMITE INSPECTION –  
Townhome 15: 986-994 Lighthouse Way  
and – Townhome 16: 972-984 Lighthouse Way

Tuesday....**JULY 12** – TERMITE INSPECTION –  
Townhome 17: 962-970 Lighthouse Way

**SATURDAY.... JULY 9.... 10 AM....COA MEETING in Clubhouse.**

**2 PM..... 2017 BUDGET MEETING also in Clubhouse.**

## **SURFSIDE III VEHICLE PARKING**



VS



Now that summer is here, the weather inland is hot and the beach beckons, Surfside III can expect to have more visitors than normal. To accommodate the visitors, some residents park their vehicles in the common areas to reserve their carport or garage parking spaces for their visitors. When doing so, please observe which parking spaces are marked for Compacts. Other un-marked parking spaces are meant for larger vehicles.

## **FIRE ALARM PANELS**

A contractor has completed installing a new fire control panel and nine pull stations in Building 7. The other seven buildings will soon be equipped with the same fire alarm system. After the installation is completed, the contractor is required to test the system. The contract states that this test must be conducted between 8:00 am and 5:00 pm Monday through Friday. If you hear the alarm go off during these hours for about a minute, you will know that it is a test.





## **TREE AND PALM TREE PROJECT**

The last of fifteen trees are in the process of being removed. As soon as the utility companies verify that no utilities will be affected when the stumps are ground down below the ground surface, the contractor will commence the work.

**At the same time**, the trimming and pruning of: **56 hardwood trees** and **246 palm trees** will be commencing.

This activity will be followed with the **planting of trees** to replace the trees that were removed due to poor limb integrity, disease, roots damaging water or sewer lines, or having died.

The site locations for the new trees will be

recommended by the Beautification Committee.

These locations will not be adjacent to buildings.

The **City of Port Hueneme** has supplied Surfside III with a list of approved trees.

The preferred **trees** will be **drought tolerant**, **not grow taller than twenty-five feet**, and those **having a tap root rather** than a spreading root system.

# Why Topping Hurts Trees

Learn why topping is not an acceptable pruning technique and discover recommended alternatives.



*Topping is perhaps the most harmful tree pruning practice known. Yet, despite more than 25 years of literature and seminars explaining its harmful effects, topping remains a common practice.*

## What is Topping?

Topping is the indiscriminate cutting of tree branches to stubs or to lateral branches that are not large enough to assume the terminal role. Other names for topping include "heading," "tipping," "hat-racking," and "rounding over."

Topping is often used to reduce the size of a tree. A homeowner may feel that a tree has become too large for his or her property, or that tall trees may pose an unacceptable risk. Topping, however, is not a viable method of height reduction and certainly does not reduce future risk. In fact, topping will increase risk in the long term.

Topping is cutting branches back to stubs or lateral branches not large enough to sustain the remaining branch.



## Topping Stresses Trees

Topping can remove 50 to 100 percent of a tree's leaf-bearing crown. Leaves are the food factories of a tree. Removing them can temporarily starve a tree and trigger various survival mechanisms. Dormant buds are activated, forcing the rapid growth of multiple shoots below each cut. The tree needs to put out a new crop of leaves as soon as possible. If a tree does not have the stored energy reserves to do so, it will be seriously weakened and may die.

A stressed tree with large, open pruning wounds is more vulnerable to insect and disease infestations. The tree may lack sufficient energy to chemically defend the wounds against invasion, and some insects are actually attracted to the chemical signals trees release.

## Topping Leads to Decay

Correct pruning cuts are made just beyond the branch collar at the point of attachment. The tree is biologically equipped to close such a wound, provided the tree is healthy enough and the wound is not too large. Cuts made along a limb between lateral branches create stubs with wounds that the tree may not be able to close. The exposed wood tissues begin to decay. Normally, a tree will "wall off," or compartmentalize, the decaying tissues, but few trees can defend the multiple severe wounds caused by topping. The decay organisms are given a free path to move down through the branches.

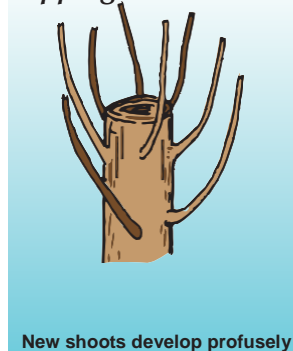


Leaving a stub maintains an open pathway to decay.

## Topping Can Lead to Sunburn

Branches within a tree's crown produce thousands of leaves to absorb sunlight. When the leaves are removed, the remaining branches and trunk are suddenly exposed to high levels of light and heat. The result may be sunburn of the tissues beneath the bark, which can lead to cankers, bark splitting, and death of some branches.

## Topping Can Lead to Unacceptable Risk



New shoots develop profusely below a topping cut.

The survival mechanism that causes a tree to produce multiple shoots below each topping cut comes at great expense to the tree. These shoots develop from buds near the surface of the old branches. Unlike normal branches that develop in a socket of overlapping wood tissues, these new shoots are anchored only in the outermost layers of the parent branches and are weakly attached.

The new shoots grow quickly, as much as 20 feet (6 m) in one year in some species. Unfortunately, the shoots are prone to breaking, especially during windy or icy conditions. While the original goal was to reduce risk by reducing height, risk of limb failure has now increased.



## *Topping Makes Trees Ugly*

The natural branching structure of a tree is a biological wonder. Trees form a variety of shapes and growth habits, all with the same goal of presenting their leaves to the sun. Topping removes the ends of the branches, often leaving ugly stubs. Topping destroys the natural form of a tree. Without leaves (for up to six months of the year in temperate climates), a topped tree appears disfigured and mutilated. With leaves, it is a dense ball of foliage, lacking its simple grace. A tree that has been topped can never fully regain its natural form.

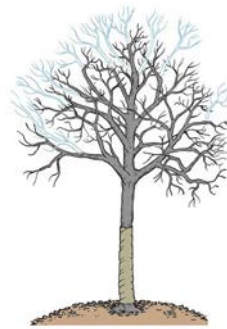
## *Topping Is Expensive*

The cost of topping a tree is not limited to only the job cost. Some hidden costs of topping include:

- Increased maintenance costs. If the tree survives, it will likely require corrective pruning within a few years (e.g., crown reduction or storm damage repair). If the tree dies, it will have to be removed.
- Reduced property value. Healthy, well-maintained trees can add 10 to 20 percent to the value of a property. Disfigured, topped trees are considered an impending expense.
- Increased liability potential. Topped trees may pose an unacceptable level of risk. Because topping is considered an unacceptable pruning practice, any damage caused by branch failure of a topped tree may lead to a finding of negligence in a court of law.

## *Alternatives to Topping*

Sometimes a tree must be reduced in height or spread, such as for providing utility line clearance. There are recommended techniques for doing so. Small branches should be removed back to their point of origin. If a larger limb must be shortened, it should be pruned back to a lateral branch that is large enough (at least one-third the diameter of the limb being removed) to assume the terminal role. This method of branch reduction helps to preserve the natural form of the tree. However, if large cuts are involved, the tree may not be able to close over and compartmentalize the wounds. Sometimes the best solution is to remove the tree and replace it with a species that is more appropriate for the site.



*Proper branch reduction preserves natural form.*

©2011 (1998, 2004) International Society of Arboriculture.

Developed by the International Society of Arboriculture (ISA), a non-profit organization supporting tree care research around the world and dedicated to the care and preservation of shade and ornamental trees. For further information, contact: ISA, P.O. Box 3129, Champaign, IL 61826-3129, USA.

E-mail inquiries: [isa@isa-arbor.com](mailto:isa@isa-arbor.com)



[www.isa-arbor.com](http://www.isa-arbor.com) • [www.treesaregood.org](http://www.treesaregood.org)



## **PILOT LIGHTING PROJECT**

The Pilot Lighting Project requires installation of a sample section of the total lighting recommended by the Electrical Engineer's report for our Surfside III campus.

**3 building lights on the Clubhouse wall facing the parking lot,  
2 carport lights on the carport facing the flagpole, and  
2 townhome garage lights**

Prior to the permanent installation of the recommended:

**90 carport lights,  
32 building lights, and  
51 townhome garage lights**

Being able to see how much light will result from this pilot lighting project, will help in finalizing our lighting needs, prior to going out to bid.

**The new campus lighting plan will eliminate:**

The existing street lights (due to corrosion of the posts and the conduit) and their pedestals (due to the deterioration of the concrete pedestal themselves)

**With the exception** of the existing lights and pedestals at the entry and exit gates.

Recently, new 10 Watt LED light bulbs were installed in most of the townhome driveway lights. Only 29% of the townhomes are turning on these lights. Since it will become darker once the street lights are removed, light fixtures will be installed on the townhome garage walls facing the street.

Since the owners/renters pay for the electrical use at their site, the HOA will reimburse the owner/tenant the cost of the electricity used to power this new light. It is estimated that the cost will be \$0.01/night. The owners will be requested to sign an agreement with the COA so that the new light fixture can be connected to the existing wiring system in the garage.

If you have any questions, please contact Andy Santamaria at [a67sand@aol.com](mailto:a67sand@aol.com).



## **PROPOSED DESIGNATED SMOKING AREAS**

Last month's smoking area survey requesting comments from the owners as well as the tenants generated nine comments which varied in opinions on the subject matter.

After discussion at the June Board meeting, it was decided to publish a **Designated Smoking Resolution** showing **five possible areas** to be so designated. This process will allow further discussion at the July Board meeting.

The **5 areas** proposed are **Building 1 parking lot**, **area between Building 3 & 4**, **area between Building 5 & 6**, **Lighthouse Park**, and the **Clubhouse patio closest to the car wash**.

If you have any **comments** on the areas selected to be designated as smoking areas, which means smoking will not be allowed outside elsewhere, please submit your comments to Andy Santamaria at [a67sand@aol.com](mailto:a67sand@aol.com) prior to **July 7th**.





## **SPA PROJECT COMPLETED**

The spa refurbishment project was completed and passed inspection. Within one hour of completion, it was being enjoyed and is now ready for summer fun.



\*\*\*\*\*



## **THANK YOU FOR YOUR PATIENCE**

The COA Board and management staff would like to thank all of the residents for their continued patience as projects are in the process of completion.

After all the noise, dust and traffic inconveniences are over, we will be able to enjoy the look of our campus.

\*\*\*\*\*

## **2016 COA BOARD OF DIRECTORS**

**President:** Bill Betts: [billbetts2@gmail.com](mailto:billbetts2@gmail.com)  
**Vice-President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)  
**Secretary:** Mike Madrigal: [surfsidell.secretary@gmail.com](mailto:surfsidell.secretary@gmail.com)  
**Treasurer:** Al Galluzzo: [galluzzo1@twc.com](mailto:galluzzo1@twc.com)  
**Director:** Richard Cusick: [richardspas1@gmail.com](mailto:richardspas1@gmail.com)





**Please join your SURFSIDE III  
neighbors for our  
4<sup>th</sup> of July Celebration in our**

**LIGHTHOUSE PARK**

**Bring your own: Food, drinks,  
beach chair seating and  
refreshments.**

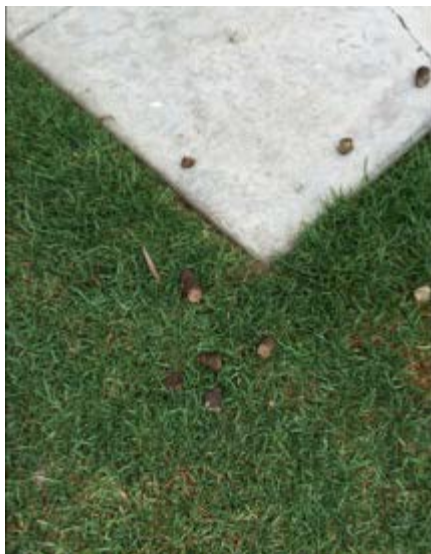
**Barbeques will be fired up and  
ready to go starting at 1p.m.**



**Fourth of July Human Celebration.....may result in extreme fear in your pets**

For those who are recent Surfside III residents with pets, please be aware that fireworks, fire crackers, and other forms of loud celebratory sounds may be occurring before, during and after the Fourth. The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where persons sometimes light up illegal fireworks.

**While we are on the subject**  
**of humans and pets could all the dog walkers**



**Please**  
**pick up after**  
**your**  
**dogs.**



**PLEASE DO NOT ALLOW**

ANYONE to enter the Clubhouse **WITHOUT THEIR OWN KEYCARD.**

It was reported that an ENTIRE FAMILY tried to enter the Clubhouse pool area behind a resident to go swimming, even though they were NOT RESIDENTS.



**Without keycard.**





## ON-SITE OFFICE SOFTWARE

In an effort to work more efficiently in the COA, the on-site office has recently installed software to streamline information, accessibility with the Board members, staff and homeowners.

Communication and Association business functions will ultimately be online. As will, Maintenance, Violations, Architectural Applications, Manager Reports, Tenant information and more. Each user has their own unique id and password that connects the homeowner with the features and functions that you choose.

Currently, information sent from our office to you is sent under the subject heading “**Broadcast Notice**” using SenEarth and only taking a few minutes. If you haven’t already set it up, please do it ASAP, or contact the on-site office **805-488-8484** and we will advise you on what steps that need to be taken.

All of the Accounting will continue to be maintained by Lordon Management.



## WORK REQUEST FORM

To keep a better track of the work being done by: Clubhouse Attendants, Field Site Manager, and other part-time staff, please submit a **Work Request Form** to our on-site office via email at [manager@surfsideiii.com](mailto:manager@surfsideiii.com) or placing in the on-site office drop box.

The requests will be placed on the list for work to be performed with the other duties/assignments that the COA requires to have done. The forms are currently available on the Surfside III website and at our on-site office.



## ELIMINATION OF SIGN-IN SHEET

There will no longer be any sign-in requirements when entering the swimming pool area, gym or pool table area in the Clubhouse.

Using your keycard to enter the Clubhouse is now automatically recorded for security purposes.



## CLUBHOUSE ENTRANCES AFTER 5 P.M.

Entrance is limited to the two doors on the poolside of the Clubhouse. The office and library doors are only open until 5 p.m.



## **MOSQUITO SEASON IS HERE**



The Ventura County Environmental Health Division is advising the public to take precautions to protect against mosquito bites and to remove standing water sources from in and around their homes.

Standing water combined with warm weather is an ideal environment for mosquitoes. In addition to being a nuisance, some mosquito species can transmit diseases such as **West Nile Virus** which is now established in Ventura County.

To **help** with **West Nile Virus surveillance**, residents can report wild birds that have died recently to the **California Department of Public Health at 877.968.2473**.

The Ventura County Environmental Health Division also advises residents to be

### **ALERT FOR TWO INVASIVE, NON-NATIVE MOSQUITO SPECIES**

that have recently been found in several areas of California. These are the *Aedes Aegypti* (yellow fever mosquito) and the *Aedes Albopictus* (Asian tiger mosquito) that have been known to carry several viruses including Zika, dengue, chikungunya, and yellow fever.

Unlike most native species,

**THESE ARE AGGRESSIVE DAYTIME BITERS.** Both species are



(Photo enlarged over 150%)

### **SMALL BLACK MOSQUITOES WITH WHITE STRIPES ON THEIR BACK AND LEGS.**

They can lay eggs in any small artificial or natural container that holds water. If you think you have seen these mosquitoes, please call the **mosquito HOTLINE at 805.658.4310**.

If you want more information on mosquito control and surveillance efforts in Ventura County, please visit the Environmental Health Division's website at <http://vcrma.org/envhealth/technical-services/vector/index.html>



## **CITY OF PORT HUENEME'S CONSUMER CONFIDENCE REPORT**

All Surfside III residents recently received the City's brochure explaining the safety of the water that is delivered. It contains information on the origin of the water, its treatment, and the delivery of the water. The brochure states that all water standards were met and the water constituents did not exceed the maximum contaminant level standards. A list and quantity of the contaminants found were also listed. For more information, one can call the City's Water Division at [805-986-6563](tel:805-986-6563).

\*\*\*\*\*

### **OWNER'S CORNER**

#### **Inspection wise**

By Dulce Setterfield

Termite inspection got underway in 2016 with Building 1 the first to be visited by a team of two inspectors. The team confirmed a wooden column on my balcony showed signs of termites and therefore performed a necessary treatment on-the-spot. My caveat to other residents: this team also tracked white dust through my home (and out onto the balcony). The inspectors' boots looked like they'd been traversing a construction zone clouded with drywall dust, or perhaps the refuse of popcorn ceiling removal. And while my balcony has plenty of clear space to walk directly from the sliding door toward the nearest column that adjoins the railing, the senior inspector chose to step to the side. In stepping sideways, the impact of his boot broke something.

If inspectors are coming your way soon and you want a cleaner, less impactful experience during the inspection than I had, you might want to make that known at the front door. A spare towel or hand-broom to clean boots may be useful (Suggest cleaning both sides and top, not just the bottom of each boot, and perhaps the lower portion of trousers as well). Perhaps the dust and debris on the boots was a souvenir from the building's attic. Then again, perhaps it was an anomaly for Building 1 only. My home was one of the last units on the inspection plan for the day, and a construction zone may have been encountered by inspectors earlier. If I had not been home for that inspection, I would have clearly known someone had come and gone, from the powdery Trail-of-White.

Because I was home for the inspection, I saw four small holes drilled into a column on the balcony. I realize I can fill those holes with wood filler and then touch up with the designated exterior paint, after I track down the information on that topic. Don't expect the inspectors to clean up the tailings from their drilling. You could request they do so but they may not be carrying even the minimal clean-up tools. I used the vacuum cleaner after they left.



## **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

**Community Garden** - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden. Chairperson: Mary Murphy

**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 landscape attractive and well kept. Chairperson: Lynn Santamaria

**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

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

### **OWNERS:**

**Budget Committee** - provides assistance in the preparation of financial reports and special projects. Chairperson: Mary Petersen

**Gate Operation Committee** - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Lya Findel

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

**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci

**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](mailto:manager@surfsideiii.com) 805-488-8484**

**Property Manager: [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com)**

**Assistant Property Manager: [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)**

## **BUDGET COMMITTEE ANNOUNCEMENT:**

Believe it or not, it's time to start working on the 2017 budget. Mary Petersen, chairman, will be conducting a budget meeting/workshop for homeowners on **Saturday, July 9th at 2:00pm** in the SSIII Clubhouse.

The agenda will include:

- an explanation of how budgeting for a condominium association works
- the timetable for production and presentation of this material
- the role of the management company and
- an explanation of reserve charges
- homeowner input/questions

In order for the committee to be better prepared for the meeting, please send any comments or questions regarding the association budget to: [mmp547982@cox.net](mailto:mmp547982@cox.net) no later than **Friday, July 8th**.

## **PROCUREMENT COMMITTEE REPORT submitted by chairperson, Sindhu Raju**

<b>Project</b>	<b>Budget</b>	<b>Status</b>	<b>Description</b>
Spa	Capital	Completed	Spa passed inspection and is in operation.
Concrete	Capital	Completed	Concrete work and grinding completed
Tree Removal	Capital	In Progress	One tree to be removed. Delay caused by existing bird's nest. Stump grinding in progress.
Tree Trimming	Capital	In Progress	Work has commenced. Anticipated end date is July 28th.
Fire Alarm	Capital	In Progress	Contract awarded for all buildings except Building 7 which has been completed. Awaiting parts delivery.
Campus Lighting	Capital	Pilot in Progress	Awarded pilot. Waiting for contractor cost prior to Notice to Proceed.
Utility Doors	Capital	In Progress	Awarded contract for purchase of doors and installation. Awaiting final contractor cost.
Property Management	Maintenance	Planning	Working on Statement of Work. Compiled Property Management Vendor List
CC&R Attorney	Operations	Planning	Working on Statement of Work. Compiled Attorney List.

## **GATE COMMITTEE**

The past month we were able to reset the front guest gate to close several times. Unfortunately it continues to get stuck when 2 cars enter during one opening event. The good news is that it only takes a couple of minutes to reset.

## COMMUNITY GARDEN



**A community garden is coming soon to Surfside III! If you are interested in **growing vegetables and/or flowers** and have not emailed me already, please do so **by July 4th** stating that you would like a plot. Once responses have been made, we will be able to determine plot size. My email address is: [marylynnmurphy40@gmail.com](mailto:marylynnmurphy40@gmail.com).**

## ENHANCEMENT COMMITTEE



**Residing here at Surfside III with its proximity and easy access to the beach,**



**its indoor pool area, and its playground and grassy areas are a delightful experience. Let's continue to enhance our home here in Port Hueneme by**



**throwing away our trash, cleaning up after our pets, and depositing cigarette butts in the proper receptacles.**

**Whether we're here for the long haul or the short term, Surfside III is our neighborhood.**





## **GARDENS**

As one walks throughout the Surfside III campus, one can enjoy the various gardens that have been installed by the

## **BEAUTIFICATION COMMITTEE.**

Prospective buyers have commented how nice and attractive they look.

**Just a reminder:**

**Please keep your pets out of the gardens.**

**Thank you.**



## **WELCOMING COMMITTEE REPORT**

On June 18 we held another successful "Meet Your Neighbor" event. We are looking forward to our next event (date yet to be decided upon) when hopefully even more will come to spend an enjoyable hour socializing with our neighbors over coffee, tea and sweets.



## **SURFSIDE III COA CONTACT INFORMATION**

Surfside III On-site Property Manager's Office: [manager@surfsideiii.com](mailto: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](mailto:donalea@lordonmanagement.com)**

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

### **LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Stefani Cordero, ext. 339 [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

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

Your account, billing address, etc: Tera Bordon, ext. 3319  
[tera@lordonmanagement.com](mailto:tera@lordonmanagement.com)