

SURFSIDE III

Community e-Newsletter

July 2017
Edition

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NEXT BOARD MEETING

The next Board meeting will be held **July 8, 2017 starting at 10:00 am.**

THANK YOU TO THE RESIDENTS

The recent Sewer Line Assessment Project required that a crew enter certain condo and townhome units to inspect the building sewer lines by removing a toilet and placing camera equipment into the sewer line. Again, thanks to the residents who cooperated and made this project go smoothly. Once the assessment report is complete and submitted, it will be made available on the website



FOURTH OF JULY FIREWORKS



Just a reminder that fireworks are now being used adjacent to Surfside III. With the Fourth of July celebration, more explosive sounds will be heard. Please keep your pets inside to help keep them calm and safe.

TREADMILL USE

The technician who recently repaired one of the treadmills suggested that the users refrain from placing their hands on the console while the treadmill is running or to use the console as an assist in getting off the treadmill. The users' hands should remain on the handrails and not on the console.

BEAUTIFICATION COMMITTEE SUMMER PLANTING



All residents are invited to participate in the Summer planting of succulents on **Saturday, July 29th starting at 9:00 am** and ending at noon. Please meet behind the Clubhouse to obtain further instructions.

TOWNHOME FENCE PROJECT

This project is proceeding at a steady pace. The final phase of the project will be the wood staining, as seen in the picture on the right. The owners/residents of the townhomes affected have been patient during this process and some have expressed compliments to the contractor for the quality of work being done.



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.

RULES & REGULATIONS COMMITTEE

One comment was submitted regarding the proposed revision to the Rule in Section IV, Pets 12. It made **reference as to amount of the decontamination \$250 fee or should a lower fee be charged**. The revision is now under formal review with comments requested to be sent to surfside3rulesandregs@aol.com by July 31st.



Proposed Rule

Dogs in elevators must be kept in a tight leash which prevents dog for violating (touching, smelling, licking) personal space of other passengers or urine marking. Violation of the 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.

SURVEY OF CLUBHOUSE HOURS

Effective May 30th, the Clubhouse hours were changed to 5:00 am to 10:00 pm. A suggestion has been made that these hours continue year round. What do you think? The impact would be an additional \$1,800 to the budget. Please submit your comments to a67sand@aol.com by July 19, 2017.

NEIGHBORHOOD WATCH GROUP



Based on the CAO's attorney's advice, in part because of the recent Florida court rulings, the Neighborhood Watch Committee will no longer be under the umbrella of Surfside III COA. **Val Lameka (805) 986-2855** will continue to head the Neighborhood Watch Group as a City resident who lives here and will continue to provide feedback to the association.

RECENT POLICE ACTIVITY



Residents may have become aware of the commotion involving a domestic dispute that occurred recently in the complex where the police needed to be called. If you are aware of a situation which requires the attention of the police or the fire department, please do not hesitate to call 911.

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.



BOARD ELECTION PROCESS STARTING SOON

The election for Board Directors will be held in October 2017.

The **basic requirement** to run for office is that the candidate is:

- 1) a unit owner
- 2) is in good financial standing with the COA

It is expected that the candidate will be willing to work about 10 hours/week or more in the running of the association. This work includes:

- meeting with the owners,
- attending special meetings besides the regular monthly meetings,
- reviewing and commenting on multiple issues such as:

the budget.....rules.....CC&R interpretation.....investigating complaints.....conducting research on products and procedures.....inspecting work performed by vendors.....meeting with contractors/vendors.....providing decisions on controversial matters and other related duties.

If you are interested in knowing more about the Board directors' duties, please contact one of our Board Members:

President: Andy Santamaria andres.santamaria@surfsideiii.com

Vice President: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Susan Bradley susan.bradley268@gmail.com

Secretary: Michael Madrigal surfsideLLL.secretary@gmail.com

Director: Randy Stokes randy.stokes@surfsideiii.com



SIGNAGE FOR OUR SURFSIDE III COMMUNITY

If you'd like to have your voice heard as to the design of our replacement street signs please contact me, Lya Findel at surfsideiiiLya@gmail.com or leave a message on **805-874-1495** and I'll return your call.

INTERIOR PEST CONTROL SERVICE

If you are having a problem please contact our on-site office so they can schedule a treatment.



805-488-8484

Carol Short, On-site Property Manager: carol.short@surfsideiii.com

Monica Sanchez, On-site Assistant Property Manager: monica.sanchez@surfsideiii.com

SHORT TERM RENTALS

The existing CC&Rs allow renting for a minimum of 30 days. The owners who are starting to rent their units for periods less than 30 days, will be warned and if the practice continues, then they will be fined.

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 attractive and well kept. Chairperson: Lynn Santamaria lscif95@aol.com

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

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 call our on-site office: **805-488-8484**

MODIFICATIONS TO UNITS REQUIRE ARCHITECTURAL APPLICATION APPROVAL



Please remember that if owners wish to make modifications to their units, an Architectural Application must be submitted and approved prior to any work proceeding. If this process is not followed and unauthorized work is performed, owners may be required to remove the improvements and restore their units to their original configuration.

SURFSIDE III COA – USEFUL RESIDENT INFORMATION

Please take the time to review the following two sheets. For owners that rent out their units or if you have guests staying with you it's a good idea to leave copies in your unit.

Many residents are surprised to learn that we have a large recreational area (see the map) called Lighthouse Park and that we also have a separate trash bin for large items, such as furniture.

Also, not only can you enter and exit from our front gate we have an vehicle exit off of Sea Wind Way and resident vehicle entrance gate in the back off of Lighthouse Way.

SURFSIDE III COA- Useful Resident Information



No Smoking: on balconies, patios or within 25 feet of all indoor common areas, children playground areas and exclusive use entrances. Also, no smoking is allowed in the elevators at anytime.



10 MPH is the speed limit in Surfside III.




Surfside III Community quiet time is 9 p.m. to 8 a.m.




Non-emergency construction & homeowner repairs are allowed Monday through Saturday 8 a.m. to 7 p.m. and on Sundays between 10 a.m. to 6 p.m.






Guest Vehicle Entrance control service must be set-up with the on-site office 805-488-8484. Once that has been established, when your guests arrive at the Guest Entrance, they will call you using the speaker at the Guest Entrance. After you answer  you must wait 3 seconds BEFORE your press “9” which unlocks the gate. After 10 seconds the system no longer accepts the “9” command to open the gate. **Timing is very important** when using this remote service.



Vehicles left in **Guest Parking** for more than **96 hours**  **will be towed** at owner’s expense.

Self service car washing  area is located next to the Clubhouse on Sea Wind Way.

Vehicles **EXITING** Surfside III must get very close to the exit gate   and exit quickly once it opens since it only stays open for 7 seconds.

 Package deliveries cannot be made to the office. If you want to play it safe, request deliveries must be signed in order for delivery. The COA cannot guarantee their safety if left outside your door.



Free Internet access in the Clubhouse **No garage sales** are permitted at anytime, unless sponsored by the COA.



Locked storage rooms are for storage of bicycles only. No gasoline driven cycles of any type may be stored in these rooms. The COA holds no liability for theft or damage of bicycles in storage. The occupant assumes all risk. Space is limited to first come first served. Key is available in the on-site office.



No one should be playing in the roadways or impeding traffic. Recreational areas are provided for all occupants. See Surfside III map on reverse side map for locations.



All dogs must be on a leash **held by a dog walker** when in the common areas. Dogs are only allowed to run freely in the designated “dog run” area in Lighthouse Park.



Three pet limit. All dogs must be registered in the on-site office within 5 days of occupying unit.



Dogs please tell your walkers not to allow you to urinate/pee on the first floor posts and in the planted garden areas. Have them lead you to the grass areas and you will know what to do.

PLEASE



PLEASE



PLEASE



PLEASE



THANK YOU





Rental units may not be subleased in whole or part. Violations will be assessed an initial fine of \$500.00 and every 30 days thereafter until violation is corrected.



Only Gas...Electric...or Propane BBQs. **No charcoal, open flame or smokers** on your balcony or patio. There are monetary (\$) fines for violations.



Using the Community charcoal BBQ area is for your personal use, if you reserve it through our on-site office.



Pest control personnel are onsite the first 4 Mondays of each month to deal with pest problems. Contact the office for proper forms which require your signature before entrance to your unit is permitted.



Please do not leave your trash outside your door.



Double bag to avoid spills on your way to trash areas.



If you live on the 2nd or 3rd floor of the Condos we ask that you **not run your washer and/or your dryer** between **10p.m. to 8 a.m.**

Patio or Balcony railings must **NEVER** be used for drying any items including wet suits or towels.



Yes, we do have lost & found items that have been turned into the front office. Please check with us for your missing items.



Garbage disposal restrictions: No disposal of cheese,



coffee grounds or solid items.

Disposals do not grind-up excess food which can be the cause of drainage backups. If these items are found to be the cause of a backup the Surfside III Association will not be responsible for the repairs in any affected unit.



If you find that you have large items that you wish to throw out, place them in the large Commercial sized dumpster located next to the RV parking on the far side of Ebb Tide Circle

● Toddler play area & BBQ picnic area

★ Lighthouse Park is our large recreational area:

- Cardio workout area,
- BBQ picnic area,
- Swings
- Volleyball,
- Basketball
- Play area and
- Dog run.

ON-SITE OFFICE

805-488-8484

***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**) 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. tonoon

**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