

# **SURFSIDE III**

## Community e-Newsletter

July 2018  
Edition

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### **NEXT BOARD MEETING**

The next Board meeting will be held **July 14, 2018 starting at 10:00 am**. All owners are invited to attend.

### **BEAUTIFICATION COMMITTEE SUMMER PLANTING DAY**



All residents are invited to participate in the Summer planting of succulents on:

**JULY 21st starting at 9:00 am**  
and ending at noon.

**Please meet by the Industrial**

**Way driveway entrance.**



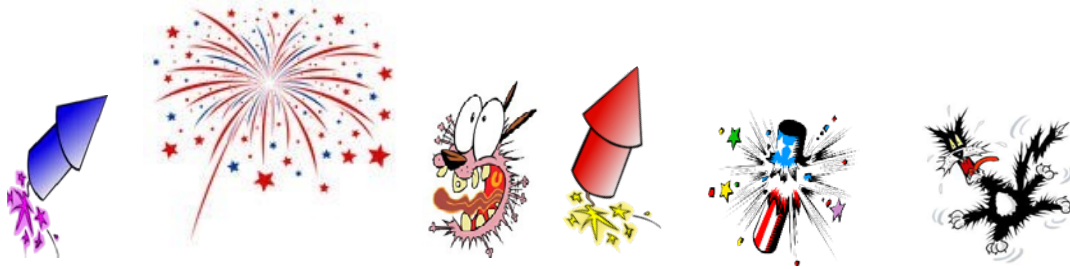
### **VACANT BOARD DIRECTOR POSITION FILLED**

Page LaPenn, the lone applicant for the vacant position, has been appointed to fill the Treasurer position on the Board. She has experience in working with general ledgers, accounts payable, payroll, cost accounting, statistical analysis of financial transactions, and budget vs. actual track and trend. She has been involved in the COA affairs by being the Chair of the Budget Committee, the Welcoming Committee and the Parking Committee.

### **PROPERTY MANAGER HIRED**

Congratulations to Monica Sanchez Cortez as she has been hired as the Surfside III Property Manager. She has the experience and qualifications to succeed in this position.

**FOURTH OF JULY HUMAN CELEBRATIONS...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 complexes are areas where persons sometimes light up illegal fireworks.

**COMMITTEE CHAIR POSITIONS AVAILABLE TO BE FILLED**

With the appointment of Page LaPenn to the Board, the following committee chair positions are now available:



Parking Committee,



Welcoming Committee



Budget Committee.

If you are interested in becoming chair of any of these committees, please send an email to [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com).

**SPIRIT CT800 TREADMILL**

At the last Board meeting, authority to purchase a new treadmill was given since one of the existing, older treadmills is no longer functional and repair parts are not available.



**BOARD AGENDA ITEM – POSSIBLE PARTICIPATION IN A CERTIFICATE OF DEPOSIT PROGRAM**

At the July 14, 2018 Board meeting, the Board will discuss the pros/cons of the COA participating in a Certificate of Deposit Plus for Homeowners Associations sponsored by Union Banc Investment Services or similar programs.

The May 31, 2018 Balance Sheet shows that the COA checking account has \$284,000 and the Reserve Account has \$913,000. Both accounts are deposited in Union Bank.

The Union Banc Investment Services provides the current interest:

**CD Plus\* Rates:**

30 days:	<b>1.45%</b>	9 months:	<b>2.00%</b>
3 months:	<b>1.65%</b>	12 months:	<b>2.20%</b>
6 months:	<b>1.90%</b>	18 months:	<b>2.45%</b>

**2 yr : 2.55%**

**3 yr : 2.75%**

*Rates are subject to change. The above rates are effective as of 6/11/18 \*\*\*Rates are based on \$100,000 investment for new investors*

Please provide comments by July 10, 2018 to the Treasurer at [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com) on whether the COA should be participating in CD programs.

**RENEWAL OF ANNUAL EARTHQUAKE INSURANCE**

Ironshore/Empire Indemnity/General Security/QBE Specialty, the current insurance carrier, was selected to provide the COA with earthquake insurance with a \$61,329,292 loss limit and a 10% deductible at an annual cost of \$90,267.13. Nineteen firms were researched to provide this coverage. Ten firms did not submit requests for info or declined. Due to recent earthquake modeling studies for this area which showed possibility of high soil liquefaction the increase from last year's premium is \$10,785. The policy loss limit was raised from \$60,058,552 to \$61,329,292 with the condition that the limits per building are not tied back to any values stated on the Statement of Values but rather the policy limit.



### **NOISE ISSUE**

If you are planning to replace your toilet seat, please consider the purchase of a “no-slamming” one. Sound travels between walls, floors, ceilings and yes, even through the plumbing. Slamming toilet seats in the middle of the night can be heard quite distinctly.



### **METAL SCREEN AND SECURITY DOOR CHECKUP TIME**

All unit owners/residents, especially those living in the condo buildings since their doors are more visible, are encouraged to clean, spruce up or paint their exterior metal doors. The moist weather promotes rust and it affects the look of the doors.

Currently approved colors for security doors are: white, black or the color of the front door which is the same color as your building’s trim.... not the stucco.



### **QUIET TIME HOURS 10 P.M. – 7 A.M.**

The City of Port Hueneme enforces “Quiet time hours” throughout our city and in our Surfside III Community. To contact the police regarding this issue please call **805-986-6538** and follow-up by informing our onsite office.

The City of Port Hueneme Municipal Code requires that during those hours the **residential noise level be no more than 50 decibels** in the City (which is lower than the **normal conversational speaking voice typically registered in the 60-70** decibel range).

We encourage you to have outside parties; the great weather is one of the reasons many of us moved here; but please be respectful of your neighbors’ right to quiet enjoyment during the late evening and early morning hours.

**Please move your conversations indoors between 10 pm and 7 am.**



## **OUTDOOR CONDO BUILDING FAUCETS IN BALCONIES**

This is a reminder **not to use the outdoor faucets** located in the condo balconies since there may be water damage caused to the balcony flooring and adjacent units. **Staff has removed the handles from these faucets so that they cannot be used.**



Replacement of balcony flooring due to resident's actions is billed back to the owner and the costs

are normally over \$3,000.

## **AFTER HOUR PLUMBING EMERGENCIES**



Please call **Lordon Property Management at 818-707-0200 or 626-967-7921 Option 9** to report **emergency** plumbing issues after hours.

These emergency numbers can also be found on the Contact Sheet at the end of each Newsletter, along with being posted on the outside doors of the Clubhouse.

Additionally, the onsite office after hours answering machine also lists these numbers. Water causes major damage if not reported ASAP. If you see it **PLEASE** report it.

## **SURFSIDE III INFORMATION SHEET**

The following two pages contain the two sided updated "Information Sheet" that was posted on each unit's door within the complex. Additional sheets are available in the Library, the Pool area and our on-site office.

 **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.  
It is against the law to smoke Marijuana in any outdoor area.



MPH is the speed limit in Surfside III.





Surfside III Community **quiet time is 10 p.m. to 7 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 remoteservice.



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 SALE** 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.



**QUIET HOURS 10p.m.- 7a.m. This includes any outside space – patios, balconies and all common area.** These hours are the same quiet hours enforced by the City of Port Hueneme police department.

**BALCONIES – WATER MUST NOT BE USED** to clean balcony. No carpeting allowed. Pots must have water collection plates.



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








**Registered Resident must accompany all guests when in the Clubhouse.**

Rental units **may not be subleased** in whole or part. Violations will be assessed an initial fine of \$500. and every 30 days thereafter until violation is corrected. Units may not be rented for less than 30 days. \$50 fine 1<sup>st</sup> day, followed by \$100 each day thereafter.



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 charcoalBBQ 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 or 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 2<sup>nd</sup> or 3<sup>rd</sup> floor of the Condos we ask that you **not run your washer and/or your dryer between 10p.m. to 7a.m.**

**Patio or Balcony wood fencing or railings** must **NEVER** be used for **drying any items** including wet suits, towels, mats or rugs.



**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 peels , rice , fruit , pasta, , cheese,

coffee grounds , grease of any kind , lettuce , cereal , egg shells , 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**.

SURFSIDE III COA residents should call the Port Hueneme Police 805-986-6538, to report any illegal activities. Please, follow up by reporting to our onsite office.

[monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com) 805-488-8484



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.

Onsite office contact:

[monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)

805-488-8484



**\$\$ VIOLATION OF SURFSIDE III COA RULES WILL RESULT IN A MONETARY FINE \$\$**

## 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: members and chairperson openings

**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: members and chairperson openings

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

### 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: 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. Chairperson: 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: Monica Sanchez Cortez** [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)



## **JUNE 11 – COMMUNITY MEETING WITH CHIEF OF POLICE AND CITY MANAGER**

Attending by: City Manager - Rod Butler, Police Chief – Salinas, Officer – Chavez

Please go to the [www.cityofporthueneme.org](http://www.cityofporthueneme.org) for complete information of the following topics that were presented at this well attended Community meeting:

Train schedule, Moranda Park projects, Ormond Beach, Oxnard and Ventura homeless site, Hotel issue, 10pm to 7am quiet hours, Marijuana bakery

Opportunity thefts are still a concern throughout Ventura county. The good news is that violent crime rates in Port Hueneme continue to decline.

Officers made it clear that unless we **lock our cars and make sure that everything of value is out of site** we could well become **victims of opportunity thefts**.

Additionally, townhouse owners should be sure to keep their garages locked and closed for the same reason. Also, all bicycles should be locked when stored.

Residents should be aware that the police do enter our complex to make their presence known and not necessarily because they have been called.

Keeping a presence of their watchful eye helps in keeping our community safer.

### **AARP CONDO ARTICLE**

Q: We found a nice condominium we can afford, but we know we have to review the board's minutes and other condo documents before saying yes. What in particular should we be looking for?

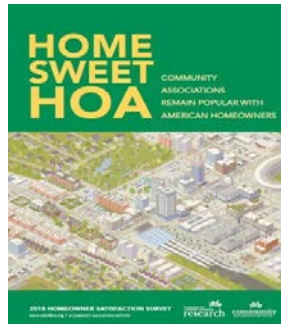
- A. Make sure there are detailed, well-kept minutes of regularly held meetings.
- B. Look for plans for big infrastructure projects, including how they will be funded.
- C. Examine the size of the reserve funds, and whether they are invested conservatively.
- D. See if the condo association fees have been stable or have risen drastically.
- E. Look at whether a clear majority of units are occupied by owners.

**Answer:** All of the above. If the condo meets all your conditions, check one more thing to ensure it really is affordable, says certified financial planner Derek Holman, managing director of EP Wealth Advisors in Torrance, California. **Ask yourself whether you would be able to handle condo association fee increases of 5 percent a year over the next 10 years, he says. These fees typically rise faster than the cost of living.**



## Community Associations are Preferred Places to Call Home

For the seventh time in 13 years, Americans living in homeowners associations and condominiums say they're overwhelmingly satisfied in their communities:



**85%** of residents rate their overall community association experience as positive (63%) or neutral

**84%** say members of their elected governing board "absolutely" or "for the most part" serve the best interests of their communities.

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**73%** say their community managers provide value and support to residents and their associations.

**90%** say their association's rules protect and enhance property values (62%) or have a neutral effect (28%); only 4% say the rules harm property values.

## **\*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

#### **Rule1403. 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: Monica Sanchez Cortez**    [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)    **805-488-8484**

If you get a recorded message please listen to it fully for additional contact information.

**Currently the office is scheduled to be open:**

**Monday - Thursday: 8a.m. to 5 p.m. Friday: 8:30a.m. to 5 p.m.**

**On-Site Office mailing address:  
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**

**800-729-5673 or 818-707-0200 or 800-729-5673 or 967- 7921 Option 9,  
are contact numbers for after hours issues such as water leaks.**

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)