

SURFSIDE III

Community e-Newsletter

August 2017
Edition

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SurfsideiiiLya@gmail.com

NEXT BOARD MEETING followed by a **BUDGET WORKSHOP** to be held in our Clubhouse

Saturday, August 12, 2017 starting at **10:00 am**. BOARD MEETING
1 p.m. BUDGET WORKSHOP

Unfortunately, the first page of the 2018 Proposed Operating Budget was inadvertently omitted from the mailer that Lordon sent out. In order for you to review a complete copy of the Proposed Operating statement there will be a posting available, no later than August 3, 2017 on the Surfside III website <https://www.surfsideiii.com/>, (click Information, then Financial).

Also, the correct email address to reach Susan Bradley with your questions or comments is:
Susan.Bradley268@gmail.com

The initial indication is that this Operating Budget may need an increase of an additional \$4/month/unit. Looking at the Sewer Line Analysis Report, another \$4/month/unit may be required to set aside funds for future sewer line replacements that were not included in previous Reserve Studies. A discussion will be held on any proposed monthly dues increase.

SURFSIDE III INFORMATION available online 24/7

By going to <https://www.surfsideiii.com/>, one can obtain COA contact information, CC&Rs, COA Budget, Rules and Regulations, Meeting Minutes and Agendas, Previous Newsletters, Forms and other useful information.

BEAUTIFICATION COMMITTEE SUMMER PLANTING



Thank you to all the residents who participated in the Summer planting of succulents on July 29th. As you can see the event was a success.



STREET REHAB PROJECT



Scheduled to begin in **late September 2017** all the streets and common parking areas will have a “Seal Coat” applied to the pavement. The entire process **will take about four days** – cleaning, asphalt removal and replacement in certain parking areas, seal coating, parking bumper installation, and painting of parking stall lines and curbs. The process length depends greatly on weather conditions such as winds carrying sand, temperature and moisture. More information will be forthcoming within the month of August. Flyers will be posted on vehicles and unit doors reminding residents on the days and areas where No Parking or vehicle travel will be allowed. During this project, **watch where you step** as you may get oil emulsions on your shoes which can be deposited in your unit or your car. Staff is seeking advice from the City as to the use of the adjacent parking lots for vehicle parking.

If a resident fails to move his/her vehicle from the designated parking work areas, the vehicle will be **towed, at the owner’s expense**, so that the work can progress. If you have questions about this project, please contact Randy at randy.stokes@surfsideiii.com.

FEEDING OF FERAL CATS IN THE COMPLEX **PLEASE STOP**

The Surfside III Rules state, “15. **Feeding of wildlife, including feral cats, and/or leaving food out for pets and/or wildlife** within the complex is prohibited.” Residents are reminded not to feed wildlife within the complex.



BICYCLE REGISTRATION

Residents are reminded that if they store their bikes in the bike rooms, the bikes should have their name and unit number placed on the bikes. If you need a label for this use, please go to the office and one will be provided to you. Periodically the bicycle rooms are cleared out to provide more storage room since former residents sometimes abandon their bikes. If your bike is properly identified, it will not be removed and donated to charity.



TRASH DISPOSAL

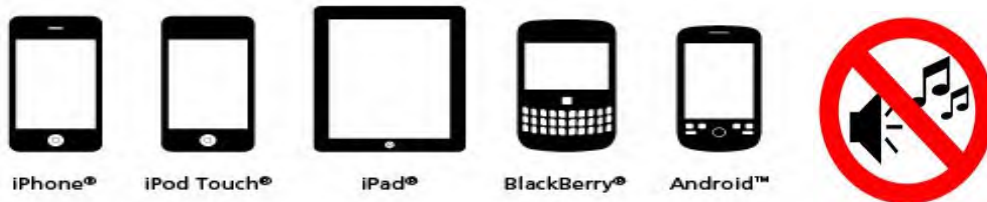
Residents are encouraged to dispose of their non-trash or non-recyclables in the big dumpster by Building 1. By not taking a few more steps, additional work is placed on staff to clean up the trash dumpster areas. This type of activity occurs most often on the 15th of the month or the last day of the month when residents move out and dispose of their belongings that don't fit in the moving vehicle. If you see this activity going on, please notify the office. Unfortunately, most of this littering occurs at night.

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.

CLUBHOUSE EXERCISE ROOM MUSIC USE

Lets minimize sound pollution



Listening to music or any sound producing personal device (i.e. talk radio, movie etc.) in a public venue should be a personal private activity.

Please use  headsets or  ear buds while in the **exercise room** to enjoy your "sound" without disturbing others. Thank you.

RESULTS OF SURVEY OF CLUBHOUSE HOURS

Last month a survey went out asking for input regarding desire for the Clubhouse hours to be from 5:00 am to 10:00 p.m. year a round. Six comments out of 309 possible comments were received. Four were for

the extension and two were against. If you are interested in voicing your opinion further on this matter please participate in the upcoming Budget workshop on August 12th at 1:00 pm.

The reason to have surveys is to determine the desires and needs of the owners/tenants. Rather than just have five Directors contribute to the process, the effort is to get more participation and input in order to make meaningful decisions. In the near future, the owners will be asked to vote on the amended CC&Rs and By Laws. Without your vote, the outdated 1979 CC&Rs cannot be modified.

CLUBHOUSE LIBRARY



In the past few weeks we have noticed an increase in the amount of books that have been left in our Clubhouse Library. To all those that donated.....Thank you!

A group of us (5) are planning on getting together to sort through all the books in the Library. Currently the plan is to keep the reading material which is in good shape, donate the excess and discard the ones that are no longer readable.

If you have ideas as to where to donate the excess books and/or you'd like to help please let me know. I (Lya Findel) can be reached at **805-874-1495** or surfsideiiiLya@gmail.com.

VEHICLE REGISTRATION

In order to better monitor the Surfside III vehicle parking lots, please **register your vehicle(s) with the office**. The purpose of this action is to provide the owners/tenants here with the maximum number of parking spaces. It appears that some vehicles have been parked here by non-owner/residents and they are occupying some parking spots. Using the vehicle registration data, the office can contact the vehicle owner when construction will require that the vehicle be moved.

If vehicles are found with expired license tags, a notice will be placed on the vehicle stating that the **vehicle will be towed, at the owner's expense, after 72 hours. This rule applies to vehicles parking in the carports or driveways.** This rule does not apply to vehicles parked in the townhome garages.

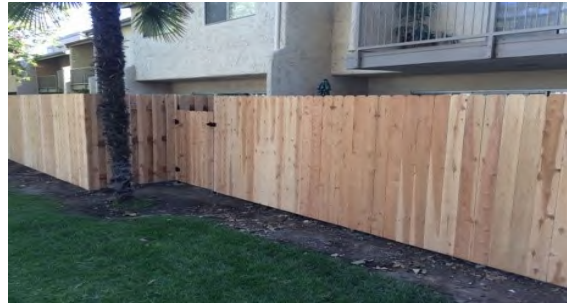
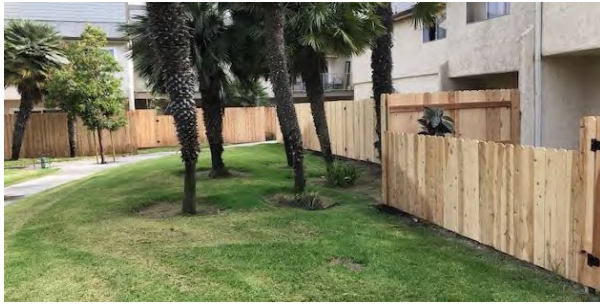
CONTACT INFORMATION UPDATE

Our onsite office (**805-488-8484** or Carol.Short@surfsideiii.com) is requesting that you check with them to make sure they have your current: **email address, mailing address and telephone numbers**. Also, if you have tenants, please be sure to update their information with the office. Without your tenant information on file they will not be given any keys (gate key/elevator/bicycle storage) clubhouse pass or vehicle entrance gates remote.

TOWNHOME FENCE PROJECT

This project is nearing completion. The final phase of the project will be the wood staining. Thanks go to the townhome residents for their patience during the fence installation project.

Townhome residents are reminded to **keep all vegetation at least 6" away from the fences.**



VANDALISM & THEFT IN SURFSIDE III



Natural Green started working as the Surfside III landscaper on July 1, 2017. One of the first tasks assigned to them was the rehabilitation of the irrigation systems throughout the complex. What is occurring is that an individual(s) is proceeding to break the sprinkler heads which are being installed. Also, an individual(s) is proceeding to break the Pagoda Lights, the BBQ structure lights, some building lights and most recently a maintenance trailer was stolen. All residents are encouraged to contact the office if this type of behavior is observed.

MAINTENANCE REQUEST PROCESS

The process to submit a Maintenance Request Form is to fill out a form (available at the office), to email the office (Carol.Short@surfsideiii.com), or to call the office at **805-488-8484**. Please refrain from asking staff or contractors to perform tasks for you. They will refer you to the office for action.

RESERVED PARKING



Please remind your guests and/or tenants that **ALL COVERED PARKING SPACES** are reserved. **Uncovered guest parking** is available throughout our complex but be aware some spots are marked for "compact" cars.

BOARD ELECTION PROCESS STARTS IN SEPTEMBER

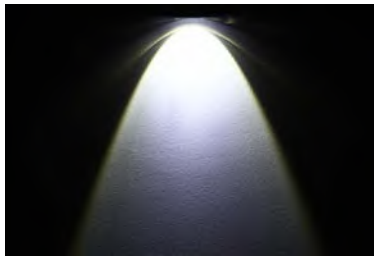
The election for Board Directors will be held in October 2017. Any owner who is interested in becoming a Director is asked to submit a **Nomination Form for the Election to Office by August 30th**. The basic requirement to run for office is that the candidate is a unit owner and is in good financial 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 the directors. Their email addresses are listed on our Surfside III website along with the required Nomination form.

UTILITY DOOR PROJECT

The last two doors were delivered and installed the week of July 17th. The doors are being painted to match the color of the building where they are located. Final inspection will occur soon thereafter. Now that the doors have been installed, please make an effort to keep them in good order by not placing, or allowing your contractors, to lean or place objects on the doors.

CHANGE OF EXPRESSION



For the last few years, many residents could be heard saying, "Surfside III needs more light." That expression may soon change to, "There is too much light here." Phase I of the Lighting Project, designed by a licensed electrical engineer experienced in lighting plans, is proposed to be awarded at the September Board Meeting. This Phase will install twenty-eight LED lights on buildings and eighty-eight LED lights on carports with the lights facing the street. The existing carport lights will be left in place. Phase II will address the removal of the existing street lights and their concrete supports.

LANDSCAPING UPDATE

Irrigation refinement is continuing and during this process our landscaping, in some areas do look brown just after they have been mowed.

Although it looks brown now, once the irrigation is fully repaired, it will all come back green.

Areas that are struggling will then be fertilized.





CEILING FANS

During the hot summer months be sure to set your ceiling fan to rotate counter clockwise.

COMPUTER GEEK QUESTION

Why is it when I use my Iphone 7 to read this one section on our website I see it in the following format? When I use the “Bing” search engine on my phone the following is presented in a readable format. Another resident had the same issue while using Firefox.

When I’m using my laptop the following appears in a readable format.

If you have a solution, please email me at: surfsideiiiLya@gmail.com, thank you.

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OWNERS/RENTERS CORNER – A place for your voice to be heard.....

When someone wishes to submit a question or a concern, this would be the place to view it.

In this case the submitter requested that we collect responses and report back via our next newsletter.



Rear facing vs. forward facing

Does the direction a car faces when parked in our complex bother you?

What do you think?

Please respond to a67sand@aol.com by August 23th.

ATTENTION HOMEOWNERS – EARTHQUAKE INSURANCE

This notice was provided to homeowners in attendance at the open board meeting on July 8th. It should be reviewed by them again because several changes have been made.

Surfside III COA recently acquired new and more comprehensive earthquake insurance with higher limits and lower deductibles. This action was taken to protect and preserve the COA’s real estate assets so that should a seismic event occur that causes damage to any or all of our buildings the financial resources to rebuild and restore our homes will be available.

As part of the due diligence undertaken to identify the policy that best suits our needs, a valuation study of our property was conducted, which revealed an approximate replacement cost of just over \$60 million. The new policy insures us to this limit with a 10% deductible. This compares to the policy we replaced which had an insurable value of \$48 million and a 20% deductible. The cost of the new policy is less than the cost of the previous policy.

It is important to understand that the COA’s policy covers earthquake damage to any of the buildings’ exteriors and infrastructure, including the costs of building code upgrades, but does not cover owner losses to the inside of the units or to personal belongings. As well, the COA will require owners to share the non-covered repair costs and/or pay a pro-rata part of the COA’s policy deductible through a loss assessment.

Every homeowner should make themselves aware of the benefits of an earthquake rider to their condo/townhouse policy and the risk of not having such coverage. The website for California Earthquake Authority (CEA) will assist you in determining what the available coverage and deductibles are. You can build and price a policy by using the top tab “Our Insurance Policies” and then scrolling down to “Premium Calculator” and finally to “Condo Unit Owner”.

Now that we have a current and reliable replacement cost valuation it is clear that the minimum amount offered by the CEA to individual earthquake policy owners for Loss Assessment protection should be sufficient to cover any assessments levied by the COA. The chart below demonstrates two scenarios of how the COA’s earthquake policy and the homeowner’s earthquake policy will work together to mitigate financial loss.

Catastrophic Earthquake	Moderate Damage Earthquake
Total loss anticipated = \$60,000,000 10% deductible COA = <u>6,000,000</u> Insurance pays \$54,000,000	Total loss anticipated = \$25,000,000 10% deductible COA = <u>2,500,000</u> Insurance pays \$22,500,000
COA issues a Loss Assessment of \$6,000,000 to recover the 10% deductible. This equates to \$19,418 per homeowner.	COA issues a Loss Assessment of \$2,500,000 to recover the 10% deductible. This equates to \$8,091 per homeowner.
Homeowner will make a claim under their individual earthquake policy. THE CEA offers minimum Loss Assessment coverage at the \$50,000 level for properties with market values above \$135,000, however three levels of deductibles are available, 5%, 10% and 15%. The deductible is based upon the coverage amount (i.e. \$50,000) NOT upon the amount claimed.	
Loss Assessment to homeowner = \$19,418 5% deductible homeowner = <u>2,500</u> Insurance pays \$16,918	Loss assessment to homeowner = \$8,091 5% deductible homeowner = <u>2,500</u> Insurance pays \$5,591
Homeowner out-of-pocket \$ 2,500	Homeowner out-of-pocket \$2,500

Every homeowner is encouraged to purchase an Earthquake Insurance supplement with a Loss Assessment earthquake rider to their regular condo/townhome comprehensive policy to provide financial protection against losses caused by an earthquake event.

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***

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

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 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. 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