

SURFSIDE III

Community e-Newsletter

August 2018
Edition

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NEXT BOARD MEETING

The next Board meeting will be held August 11, 2018 starting at 10:00 am. All owners are invited to attend.

COMMITTEE CHAIR POSITIONS FILLED

Congratulations to **Amy Bruder** who was appointed **Chair of the Parking Committee** and to **Carol Falin** who was appointed **Chair of the Welcoming Committee**. If you are interested in joining either of these two committees, please contact the Office.

BEAUTIFICATION COMMITTEE SUMMER PLANTING DAY



Thank you to the residents who participated in the Summer planting of succulents on July 21st. As visitors now enter the Industrial Way entrance to Surfside III they will be greeted by newly planted succulents. Through time, the plants will grow and cover the adjacent entrance area. It was fun interacting with the children who participated in the day's event.

AFTER HOUR EMERGENCIES

Call **911** to report fires, crimes or other related emergency safety issues.

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

LOCKED OUT OF YOUR UNIT



If you are locked out of your unit Monday through Friday during Office hours, you may go to the Office to use the copy of your key that was given to the Office. If you are locked out of your unit any other time that the Office is not open, and you need to enter your unit, you will need to call a locksmith to open your door for you.

PARTICIPATION IN A CERTIFICATE OF DEPOSIT PROGRAM

At the July 14, 2018 Board meeting, the Board approved the COA's participation in a Certificate of Deposit Program. Several programs are being looked at and details of the chosen program will be made available when the transaction is completed. This type of transaction will provide the COA with income normally not received through having a regular checking account.



STREET LIGHT POLES AND CONCRETE BASES TO BE REMOVED



Bids for the removal of the street light poles and their concrete bases will be considered at the August 11th Board Meeting. If a contract is awarded, it can be expected that the work will begin after the Labor Day weekend. Those townhome owners whose units are adjacent to the concrete bases can expect noise and dust due to the demolition.

COA CAR WASH USE

The City of Port Hueneme prohibits the discharge of car wash water to be discharged into the street gutter since that water will discharge directly into Bubbling Springs.

The COA has installed a **filtering basin in the car wash area** that will allow the water that is used to filter through the soil into the earth below.



For this reason, **car washing in other sections of the complex is prohibited.**

RENEWAL OF ANNUAL GENERAL LIABILITY AND PROPERTY INSURANCE

After a review of the two submittals for the COA's general liability and property insurance, the Board agreed to contract with Farmers Insurance. The summary below is for your information. The actual policy will be posted on the Surfside III website.



Segal Insurance Agency, Inc.
License No. 0E24660

SURFSIDE III CONDOMINIUM OWNERS ASSOCIATION

PROPERTY SECTION* (\$10,000 DEDUCTIBLE)

▪ Building(s) with Extended Replacement Cost	\$74,263,443
▪ Extended Replacement Cost (150%)	\$24,754,481
▪ Building(s)	\$49,508,962
▪ Walls-In Coverage – Fixtures, Improvements & Alterations	Included
▪ Association Business Personal Property	\$2,024,700
Walls, Walkways, Fences and Pools	\$350,000
Association Fees and Extra Expense	\$100,000
Cyber Liability & Data Breach	\$50,000
Equipment (Mechanical) Breakdown	Included
Outdoor Signs	\$50,000
Pollution Clean-Up	\$50,000
Backup of Sewer and Drain	\$250,000
Building Ordinance and Law (Code Upgrade)	
Loss to Undamaged Property (Loss of Value)	Included
Demolition Cost	\$500,000
Increased Cost of Construction	\$1,000,000

GENERAL LIABILITY SECTION*

▪ Coverage (Per Occurrence/Aggregate)	\$1,000,000/\$2,000,000
Hired & Non-Owned Auto	\$1,000,000
Guest Medical Payments	\$5,000
INCLUDES COVERAGE FOR MANAGING COMPANY/AGENT	

TOTAL ANNUAL PREMIUM \$52,194.00

Disclaimer: This proposal contains only a general description of coverage and is not a statement of contract. For a more detailed description of the policy conditions and exclusions, please consult the policy itself. The abbreviated outlines of coverage used throughout this proposal are not intended to express any legal opinion. In order to qualify, this proposal is subject to a favorable 4 year claims history, Regional Office approval and is only valid for 90 days. Proposal prepared on June 19, 2018.

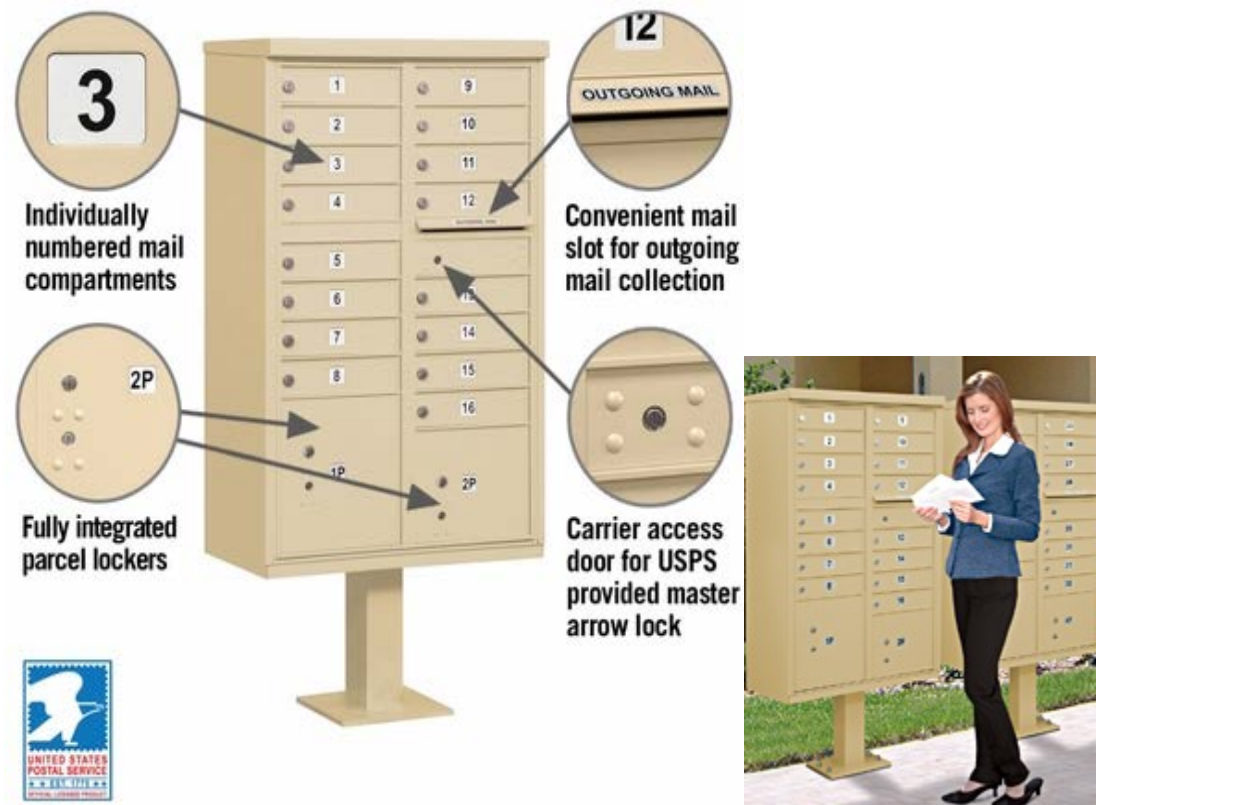
15250 Ventura Blvd., Suite 1200 • Sherman Oaks, California 91403
Phone (800) 345-8866 • Fax (800) 262-0973



MAILBOXES

.....OUT WITH THE OLD

IN WITH THE NEW



The new boxes are wider 12", 3" high and 18" deep so that all mail, including larger envelopes and magazines, can be delivered flat without any folding. There is also enough room in each tenant box for small-sized parcels.

Additionally, there are 2 parcel boxes in each bank. When a parcel arrives the letter carrier will lock your parcel in the larger parcel locker and place the key in your box. To access your parcel you will insert that key in the larger parcel box and retrieve your item. Once that key is inserted in the larger parcel box it can only be removed by the U.S.P.S. staff.

TWO WEEKS PRIOR TO REMOVAL of the existing mailboxes, instructions will be provided to the residents on how to have access to their mail.

ARCHITECTURAL APPLICATION REQUIRED



Example modifications, replacement or additions to your townhouse or condo include but are not limited to:

Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.

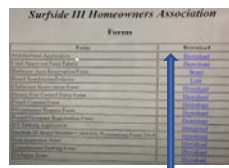
Forms are available online at: www.surfsideiii.com



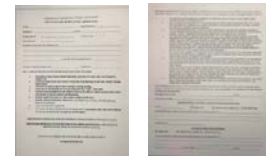
Click on:
"INFORMATION"
tab on top left of page.



Click on: "FORMS"



Click on: [download](#)
Architectural
Application



Print 2 page form

Or you may get the required 2 page form at our **onsite Office**.

ASBESTOS LAW

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: 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 filing 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
The rules 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.

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: Lynne Haile **email contact info below***

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

Elevator Response Committee - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures. **email contact info below***

Enhancement Committee - residents contribute to make Surfside III landscape attractive and well kept. Chairperson: Lynn Santamaria lscif95@aol.com

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: Amy Bruder **email contact info below***

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: Carol Falin **email contact info below***

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

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: **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: Monica Sanchez Cortez** monica.sanchez@surfsideiii.com

SURFSIDE III Condominium Owners Association CONTACT INFORMATION

Website: <http://www.surfsideiii.com>

Surfside III ON-SITE PROPERTY MANAGER'S OFFICE :

Property Manager: Monica Sanchez Cortez 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 - Friday: 8a.m. to 5 p.m.

On-Site Office mailing address: 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, CA91724

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

Jennifer M. Critchfield, Assistant Community Manager: 800-729-5673x3380 **jennifer@mylordon.com**

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: **Michelle Soto**, ext. 3339 escrow@mylordon.com

Insurance and collections: **April Webster**, ext. 3337 april@mylordon.com

Your account, billing address, etc: **Lupe Rubalcava** ext. 3315 acct3315@mylordon.com

*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 (<http://www.surfsideiii.com>) and on the Clubhouse Bulletin Board.