

SURFSIDE III

Community e-Newsletter

August 2019
10 page Edition

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NEXT BOARD MEETING

The next Board meeting will be held **August 10, 2019** starting at **10:00 am**. All owners are invited to attend.

CC&Rs UPDATE

After multiple attempts at getting owners to submit their ballots, it is now apparent that only a few more ballots are expected to be submitted and the ballots will need to be opened to see the results of the voting. So far, 184 owners have submitted their ballots out of 309 owners. Plans are being made to open the ballots at the **November 9, 2019 Board Meeting**.

If you wish your vote to be counted, please submit your ballot prior to the September Board Meeting.

BOARD OF DIRECTORS – ELECTIONS

If you (owners only) are interested in placing your name on the election ballot to serve on the Surfside III Board as a Director, please be sure to fill out the nomination form which will be included in your August billing from Lordon.

The **deadline** to receive the nominations to serve on the Board is **August 29, 2019 at 2:00 p.m.**

In September you will receive the complete election ballot and voting instructions. Please be sure to fill out your ballot and return it in time for the counting of the ballots, which we plan on doing at the October 12, 2019 Annual Meeting.

If an insufficient number of ballots are received (as has been the history of the past elections), then the ballots will be opened on the November 9th meeting.

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.

DRYER DUCT CLEANING PROJECT

The dryer duct cleaning project is continuing in the coming weeks. Some units were not cleaned due to lack of access – either non-working keys or pets.

If you wish to know if the Office has a set of working keys, you can email ssiiioffice@gmail.com and an answer will be provided.

PURCHASE OF KEYS, CLICKERS AND CLUBHOUSE KEY CARDS

The **Office will no longer accept cash or checks** for the purchase of Keys, Clickers, or Key Cards

- As part of a review of financial policies it has been decided to bill owners for all keys, clickers, and key cards in order to eliminate the financial requirements of recording cash/check transactions. When a resident purchases one of these items, staff will send a billing form to Lordon Management Company. The charge will then appear on the owner's next monthly billing.

Renters:

- If a renter requests a key, key card or clicker, the items will only be dispensed upon presentation of a driver's license and only if the person(s) are listed as a renter in the Office. When a renter purchases one of these items, staff will send a billing form to Lordon. The charge will appear on the owner's next monthly billing. The owner may then seek reimbursement from their renter.

The only checks that will be accepted at the office will be for cleaning deposits which are required to reserve the clubhouse. These normally are returned if there are no cleaning costs.

Update of Owner Information Forms:

- During the next few months, staff will be auditing all of the owner information that is on file. If current owner information is missing, the owner will receive a new form to fill out. Please complete the form and return it to the Office.

STREET CRACK SEALING

Staff is crack sealing the streets in preparation of the next rainy season. The most common cause of street failure is water intrusion into the asphalt. By crack sealing, water intrusion is minimized and the street will last longer.



BASKETBALL COURT IMPROVEMENTS

Two new basketball backboards and rims have been installed in the Lighthouse Park. One is 8 feet from the ground and the other is 10 feet.

When the third basketball rim and backboard is installed appropriate basketball lines will be painted on the concrete.



AIR CONDITIONING

Now that the hotter weather has arrived, several residents have inquired about installation of air conditioners in the condo units and the town homes. The CC&R's prohibit the installation of air conditioners.

Article VII – Use Restrictions, Section 14 (page 33 of CC&Rs) state:

Due to the requirements of the California Coastal Zone Conservation Commission, South Central Coast Region, Permit No. 51-1, **no air conditioning shall be allowed in any unit**, unless solar energy is installed within the project as supplemental energy source, and thereafter, application to and with approval by said Commission is first obtained.

IMPORTANT ELEVATOR INSTRUCTIONS:

DO NOT BLOCK THE DOORS FROM CLOSING



The elevator will STOP working

Only use the button



inside the elevator





PLAN AHEAD

When a large earthquake hits in our backyard, being prepared is the best thing you can do for yourself, your family and your community.

www.cdc.gov/disasters/earthquakes/supplies.html

The CERT (Community Emergency Response Team) workshops stress the importance of not becoming overwhelmed when you start to build your supplies. Setting realistic goals, such as picking 1-5 items per week to what you consider you will need to make your life easier in the short term following “the earthquake”.

****OWNERS' CORNER**

Contribution to AUGUST newsletter by Dulce Setterfield

IS YOUR STORAGE CUPBOARD A BURGLARY TARGET?

In early July during an impromptu conversation with Officer Chavez at the police headquarters, I learned burglary has occurred recently where valuables were stored inside wooden carport cabinets at Surfside III. Neither the number of recent incidences nor the building numbers for impacted storage cabinets were mentioned. Surfsiders have the option of using a padlock, but a lock may not deter burglary attempts, if contents of cupboards are tempting to someone with a motive to break in. Then again, leaving any cupboard unlocked (either empty or with very few items inside) could perhaps invite use of that space by strangers, for delivery of illicit goods under cover of darkness (while Surfsiders sleep).

Now, after a decade dwelling at Surfside III, in a series of three buildings and progressing from one carport parking stall to another, I've never suffered a misfortune with any storage cupboard. Most of the time, I've used a combination-lock or card-key lock with the storage cupboard. However, new circumstances arise at Surfside III, such as the city's red-tagging of a condominium unit on June 20th, after squatters moved into that vacated unit. If homeowners or tenants feel it's prudent to assess risks such as storage cabinet burglary, the local police headquarters is at 250 North Ventura Road, Port Hueneme. The phone number is 805-986-6530: the same number as posted on the east wall of the pool deck, inside our clubhouse.

FREE AUGUST EVENTS

August 2, 2019, 8:15 Open air Movies at Port Hueneme Beach

August 6, 2019, 5:30-8 pm National Night Out hosted by the Port Hueneme Police Department and the city of Port Hueneme

August 11, 2019, 3pm USAF Band of the Golden West Concert at Oceanview Pavilion



USAF Band of the Golden West Commanders Jazz Ensemble August 11th 2019

Oceanview Pavilion Performing Arts Theatre by the Beach located at 575 E. Surfside Drive, Port Hueneme is proud and honored to present a FREE military Jazz concert Sunday August 11, at 3:00 pm. Southern California's Big Band Summer Tour will feature the amazingly talented **United States Air Force Band of the Golden West** who recently performed at the Hollywood Bowl July 4, with the Philharmonic Orchestra.

Under the direction of Master Sergeant Ricky Sweum, the Jazz ensemble carries on the American musical tradition of the great traveling big bands yet offers a lot more than the big band sounds. This energetic group of 20 highly trained professional airmen-musicians offers an entertaining show you won't soon forget!!

The only active-duty Air Force band west of the Rockies, the Band of the Golden West is dedicated to using the power of music to inspire our Air Force members and the great nation we service, producing innovative musical programs and products, and communicating Air Force excellence.

In addition to this wonderful concert, Oceanview Pavilion will be giving away **AMERICAN FLAGS** to the first 500 guests that walk through our doors, a special guest speaker, Jeremiah Pauley from the Wounded Warrior Project will be telling his story of duty, courage and integrity of his 11 years of service whose awards include the Purple Heart and Combat Infantry Badge.

This summer's event is one not to miss!!

Call Oceanview Pavilion's Box office at (805) 986-4818 for Free Tickets and additional information. Four (4) tickets per household and Free parking in both lots B and E for your convenience

FREE MOVIE NIGHT

August 2, 2019 8:15 pm
Port Hueneme Beach
Information: 805-986-6542



NATIONAL NIGHT OUT IN PORT HUENEME - SAVE THE DATE

The Port Hueneme Police Department and the City of Port Hueneme will be hosting National Night Out – Fiesta Style - in our City on Tuesday, August 6th between 5:30 p.m. and 8:00 p.m. The event will be held at the Orvene Carpenter Community Center located at 550 Park Avenue and will include **FREE FOOD, LIVE ENTERTAINMENT, GAMES, GIVEAWAYS, AND INFORMATIONAL BOOTHS.** Activities also include a bounce house slide, climbing wall, and Child ID fingerprinting. Come out and get to know your neighbors.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live.



National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

Live entertainment by **Banda La Venenosa.**

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

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

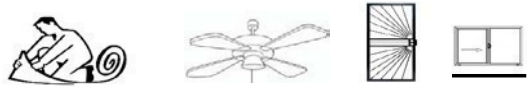
Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Dexter Kelly **email contact info below***

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:

*Jennifer Gannion at SSiiiOffice@gmail.com



ARCHITECTURAL APPLICATION REQUIRE

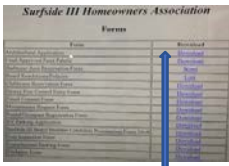
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.



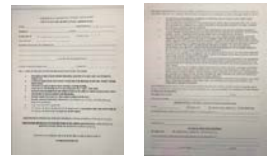
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or you may get the required 2 pages from 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** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (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.

**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.

SURFSIDE III CONDOMINIUM ASSOCIATION CONTACT INFORMATION

as of July 1, 2019

ON-SITE OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-488-8484

SSiiiOffice@gmail.com

ON-SITE OFFICE HOURS:

Monday – Friday

7:30 a.m. to 11:30 a.m. - 12 Noon to 4 p.m.

MANAGEMENT COMPANY:

Lordon Property Management

(Handles all billing, escrow, insurance and collections matters)

1275 Center Court Drive, Covina CA 91724

manager@surfsideiii.com

1-800-729-5673

AFTER HOURS - NON-LIFE THREATENING - CAMPUS PROPERTY EMERGENCY NUMBERS

(example would be sprinklers flooding property)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921