

SURFSIDE III

Community e-Newsletter

September 2016

Edited by: Lya (Lea) Findel
surfside3Lya@yahoo.com

From your editor's desk:

COA not HOA Just a reminder, under the articles of incorporation we are named as: Surfside III Condominium Owners' Association, Inc., so moving forward you will continue to see COA in print when we are referring to our community.

Often times during the COA open agenda Board meetings, discussions result in ideas for a new project. Lots of conversation and lots of opinions are voiced. To make sure everyone who wishes to volunteer gets in on the new project list, I will suggest at the next meeting that we have a sign-up sheet available at the sign-in table for just such spur of the moment projects. **After** the COA meeting adjourns those wishing to volunteer for the new project could write their name and contact information.



Yes

your card will be deactivated starting **September the 8th** unless your



Keycard number has been submitted via email to: carol.short@surfsideiii.com or monica.sanchez@surfsideiii.com, phone (805-488-8484), or in person to the on-site office.



Pennies saved = fewer dollars we have to payout for our COA bills.

Sue Swalec had a great idea for a section in our newsletter for people to submit penny saving ideas to save on our COA expenses. Following are just a few ideas. Please submit yours.

- Resetting the timers on the electric street lights when daylight savings time comes around.
- Have the office print two unrelated announcements on one sheet of paper.
- Opening the blinds in the Clubhouse on sunny days so we don't have to run the electriclights.

CALENDAR FOR SEPTEMBER 2016

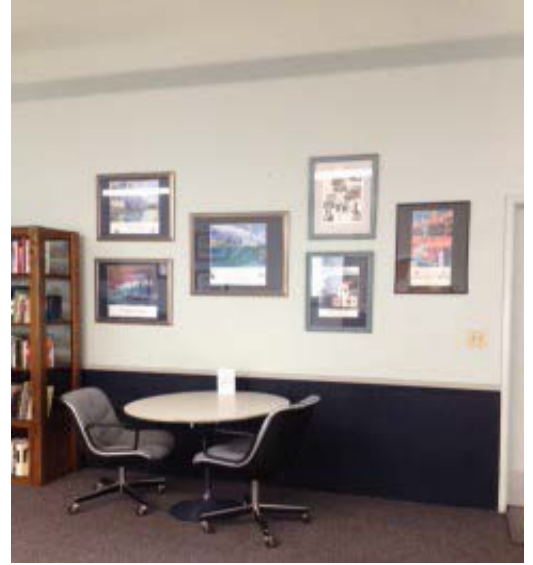
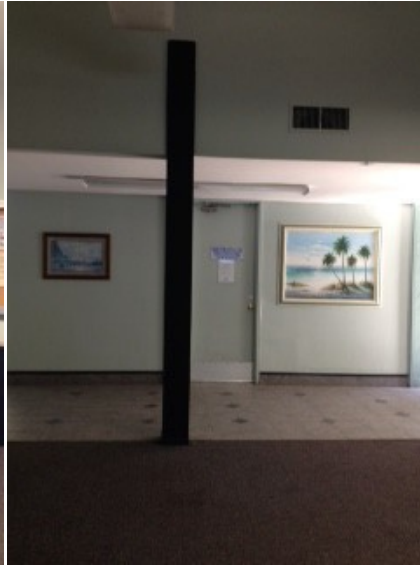
Monday	September 5	LABOR DAY – On-site office will be closed.
Wednesday	September 7	5 p.m. Deadline for submitting keycard Numbers to the Office 7 p.m. Neighborhood Watch meeting held in the Clubhouse
Saturday	September 10	10 a.m. In the Clubhouse – COA Open Agenda Board Meeting
Saturday,	September 24	10 a.m. – 5 p.m. Fifth Annual BANANA FESTIVAL - free 105 Port Hueneme Road 805-535-4060

OUR CLUBHOUSE:

Frequently when residents remodel their homes or move out of our community they donate decorative items to us. Those items can range from furniture to artwork. The artwork has to be stored, taking up valuable storage room space.

In 6 hours, without spending any money the volunteers were able to refresh the Clubhouse areas by removing the plastic plants and the corner fountain along with hanging all the stored art work.

OFFICE AREA

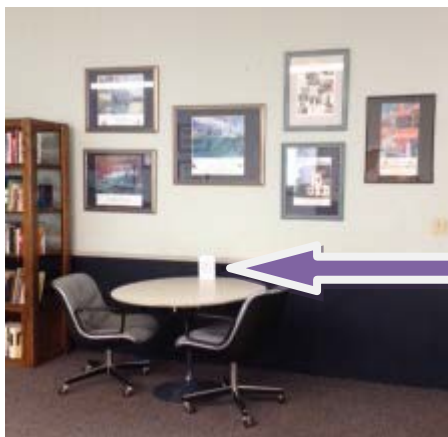


CLUBHOUSE -





DONATED **STANDING TABLE SIGNS** REPLACED THE WALL MOUNTED SIGNS WITH THE SAME INFORMATION:



SURFSIDE III COA

Please don't leave your Laptop, notebook or personal items unattended.



If you need to leave for a few minutes and return, make certain that you carry your items with you.

Surfside III COA Inc., is not responsible for any stolen or lost items.

IRRIGATION LINE MAINTENANCE

The drought continues and the State water restrictions have been relaxed. During this hiatus the irrigation system is being worked on to maximize its effectiveness. Landscape areas that were declining are being brought back to health. Traffic parking islands are being re-planted with succulents to reduce water use.

During this work, non-working sprinklers have been repaired. As the system operates, watering times are being adjusted. Some locations have been found to be over-watered and are being adjusted accordingly.

It is anticipated that the State will reinstate strict water restrictions starting in January 2017 if there is no rain in the October thru December months. When stricter restrictions are enacted, the irrigation system will be adjusted to meet the watering limits.

ON-GOING COUNTY WORK



The County of Ventura is replacing the base material adjacent to their pump station due to structural issues with the base. They are now replacing the soil base with dirt and gravel to provide more support for all the heavy vehicles that visit the site.

TIME FOR INPUT

Periodically during the year, work is being done by volunteers, Committees and the Board to prepare for the future. Now is an excellent time for all residents and owners to provide input to the Board. Ideas are being solicited for how we live here in Surfside III. What are some of your thoughts on how to improve the look and functionality of Surfside III? Suggestions on how to maximize resources and therefore minimize fees are welcomed.

Based on ideas submitted, the Board will consider the options including the costs to proceed with the submittals. Considering all ideas submitted plus those generated by the Committees and the Board, a plan will be created for the next year and next few years.

Continue to read the future Newsletter editions to keep abreast of developments planned. Comments can be sent to a67sand@aol.com.

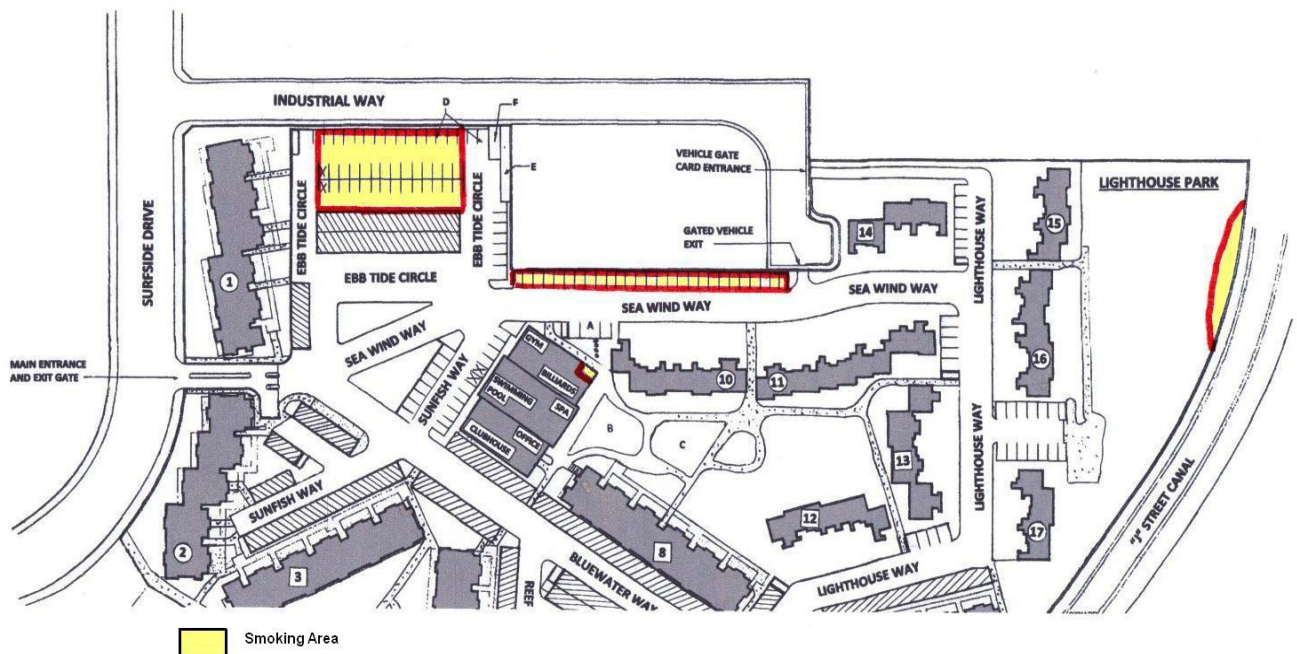
PILOT LIGHTING PROJECT

The Pilot Lighting Project is underway. This project provides for the installation of three lights high on the Clubhouse wall facing the parking lot. Two carport lights facing the flag pole area are also to be installed near the beach gate. There are driveway lights (one per garage) being installed at four townhome garages. These lights will shine out into the street and provide much needed lighting since some of the light poles are missing or no longer working.

Once this project is completed, please walk around the complex, see how these lights are working and provide comments to a67sand@aol.com. After receiving comments, modifications may be made to the master lighting project which will provide similar lights throughout the complex.

Townhome owners will be sent agreements that will be between the COA and them. It will detail that the townhome owner will allow the COA to connect to the townhome electrical system for power to the one garage light. In return, the COA will pay the owner for the light's electrical power use. If the townhome owner does not agree, a garage light will be installed on the townhome garage wall facing the street and no electrical power connections will be made with the existing townhome wiring.

PROPOSED DESIGNATED SMOKING AREAS



After further discussion at the last Board Meeting, it is proposed that the four areas as shown on the map be designated as smoking areas. Residents are requested to provide input on the selection of these locations by submitting emails to a67sand@aol.com. Common area smoking will only be allowed in these areas.

CONDO WATER HEATERS



Sometimes if you are a condo owner using hot water you may wonder why it is not hot. Periodically the hot water system in the condo building requires a repair which means that the water heater is turned off and water is not heated. The Office calls the plumbers to perform the repair as soon as possible. If you see water coming out of the water heater utility room please notify the Office (805-488-8484) during the week. After office hours or on weekends, please contact Lordon at [818-707-0200](tel:818-707-0200).

SMOKE FREE ENVIRONMENT

As discussions continue on designating specific areas as designated smoking areas, there was a proposal at the last Board meeting to proceed with the process of placing a single item CC&R addition whereby Surfside III would become a smoke free environment. What does this mean? If the CC&R addition were to be voted on favorably by 75% of the owners, then smoking would not be allowed in any common area. Smoking in units would be allowed.

This addition would only apply to new owners who purchase a unit after the CC&R addition was approved. Some questions on implementation arise such as how would the COA enforce this rule addition? How would it work if the tenant of an existing owner is allowed to smoke in the common area but a tenant of a new owner is not? Research and discussions on this proposal will continue.

If you have comments on this new proposal, please send them to a67sand@aol.com.

MOTHER NATURE



Recently, the tree removal project and the tree trimming project were underway. Just when everyone thought that tree issues would not occur, a major tree branch broke and fell in a townhome driveway. No significant damage was caused except to the tree. In a complex as big as ours, one always has to be mindful of the many maintenance issues that may occur day to day.

If anyone notices structures that need repairs, please submit a report to the Office.



OWNER GENERAL MEETING TO BE HELD OCTOBER 8TH

When you receive your ballot, please return it whether you vote for anyone or not. 155 ballots must be received in order for the meeting to proceed. If not enough ballots are received, the General Meeting will be held in November. At that time, 78 ballots are needed to proceed at this meeting.

UTILITY DOOR REPLACEMENT PROJECT

The replacement of all the utility doors in the complex has begun. This two month project will be performed building by building starting with Building 1. These long lasting doors will provide security to the utility systems located inside the utility rooms as well as provide a nice clean look on the outside.

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

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

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.

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

Neighborhood Watch Committee - focuses on keeping a watchful eye on what is happening in the complex. If anything appears out of place, reports are submitted to the police and/or to the office. Chairperson: Val Lameka

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

OWNERS:

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: Susan Bradley

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Lya Findel

Procurement Committee - prepares Request for Proposals and bids for the various projects that are needed to keep Surfside III functional. Chairperson: Sindhu Raju

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci

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

BEAUTIFICATION COMMITTEE

The next planting date is **October 15th starting at 9:00 am and ending at noon**. All residents are invited to participate in this event. Succulent plants will be planted in the vicinity of the Surfside Drive main entrance and established gardens will be mulched.



Volunteers of the Beautification Committee continue to plant succulent plants in the islands adjacent to the parking lots. As succulent plants mature in other established Surfside gardens, portions of them are then planted in other areas thereby enhancing the area.

Tree Planting

A new Tipuanda (Tipu) tree has been planted in the island located near the main entrance to Surfside III.



Examples of this type of flowering tree can be seen on the median islands of Saviers Road just north of Hueneme Road and also in the small photo below.



ENHANCEMENT COMMITTEE

Now that the summer season is coming to a close and the high volume of visitors to Surfside III is decreasing, the ongoing residents can continue to make our community welcoming by continuing to:

- clean up after your dogs
- placing cigarette butts and trash into the appropriate trash receptacles

WELCOMING COMMITTEE

In August every resident had a "Useful Information" flyer placed on their entrance. We had been giving them out to new residents but printing so many (309) was to be too costly for our "no budget committee". Pamela Evans came through and donated the printed material....Thank you Pamela!!!!

PROCUREMENT REPORT

Project	Budget	Status	Description
Spa	Capital	Completed	Done
Concrete	Capital	Completed	Done
Tree Removal	Capital	Completed	Done
Tree Trimming	Capital	In Progress	City permit being processed for tree trimming from street
Fire Alarm	Capital	In Progress	Electrical wiring issues being corrected.
Campus Lighting	Capital	Pilot in Progress	Awaiting light delivery.
Utility Doors	Capital	In Progress	Awaiting sample doors delivery.
Property Management	Maintenance	Deferred	Due to notification requirements to our current Property Management Vendor this has been deferred until the end of the year.
CC&R Attorney	Operations	Planning	Reviewing Lawyer responses
Townhouse Fencing	Capital	Planning	Gathering information
Surfside Drive Fence	Capital	Planning	Gathering information
Security	Operations	Planning	Researching Best Practices.
	Capital		

2016 COA BOARD OF DIRECTORS

President: Bill Betts: billbetts2@gmail.com

Vice-President: Andy Santamaria: andres.santamaria@surfsideiii.com

Secretary: Mike Madrigal: surfsideiii.secretary@gmail.com

Treasurer: Al Galluzzo: galluzzo1@twc.com

Director: Richard Cusick: richardspas1@gmail.com

The members of the Rules and Regulations (R&R) Committee are always interested in hearing owners' opinions regarding the R&R. You can easily contact us through our email address or, as time allows, converse with us after monthly board meetings. Our email address is: surfside3rulesandregs@aol.com. If you have an interest in joining the committee please let us know. Our goal is to maintain R&R that are in the best interest of the whole community. You may notice that while, at times, we have very different personal opinions on an issue, we are very careful to separate those from the work on the governing documents and keep our personal agendas separate. We are always conscious of "what hat am I wearing now?"

It's important to find balance in your rules and enforcement somewhere between a 'military – hyper-rule' community and a 'license – no enforcement' community. You have to let people live. We strongly put an emphasis on *reasonable* rules. The goal of rules for the homeowners association is to encourage compliance with the rules for the greater benefit of the community as a whole.

General rules can address a variety of issues from picking up after your dog, use of the pool, parking, etc., and should be accompanied with a schedule of fines for rule violations.

Here are a few important things to know and understand about making rules for your community:

- Any creation of rules or changing of existing rules qualifies as a rule change. These proposed changes must first be sent to the members for a minimum time of 30 days, so that members have a chance to review and respond, giving any input they may have to the Board about the proposed changes. When sending these proposed rule changes to the members for review, the Board must also include an explanation of the purpose and expected effect that the rule change will have.
- After the 30 day period for review and response from the membership, the Board should review and consider any responses that they received from the membership before they vote to make the rule change official. Members often have good input that the Board may not have considered. As indicated, it is only the Board that makes the final vote at an open Board meeting to make the rule change official.

- After the Board votes to approve the rule change, the Board must send a notice of the approved rule change to the members within 15 days so that members know that the new rule is now official and have a copy of the rule change for their records.
- In making rule changes, the Board should have the goal of making reasonable rules. They should be rules in the best interest of the homeowners association, which the Board intends to enforce consistently with all members.

I am often asked what rights homeowners have so I have included some information in this newsletter.

Members who are unhappy with board decisions (or indecision) or management can do any or all of the following (*Please don't blame the messenger for some of the language in this first section. It is copied verbatim from a legal site. The reference is at the end*).

1. Remain Silent. Be part of the silent majority... say nothing and do nothing and hope the problem resolves itself. Things run in cycles so sometimes this strategy works. You just have to be patient.
2. Use Open Forum. Address the board in [open forum](#). Be respectful and clear in describing your position. The board may not be aware of the problem and bringing it to their attention should get results. If you are hostile, rambling and make unreasonable demands or threats, the board may label you as a nut-job and reject your request.
3. Write Letters. If the board does not respond to your open forum request, follow-up with letters. Do this because the squeaky wheel gets the grease and boards don't like paper trails that create potential liability. Keep your letters respectful and business-like. Do not engage in personal attacks or exaggeration.
4. IDR. If the open forum and follow-up letters don't resolve the problem, try [internal dispute resolution](#). Even if IDR does not work, it keeps the issue in front of the board and it exhausts your friendly attempts to address the issue.
5. ADR. If IDR is unsuccessful, request [alternative dispute resolution](#). This is more costly since it normally involves attorneys.
6. Run for the Board. If the above actions don't resolve the issue or you don't want to involve attorneys, [run for the board](#) (or support responsible people who will). First, examine your motives. If the reason you want on the board is to get something for yourself at the expense of the community, that would be a [conflict of interest](#) which could lead to a breach of your [fiduciary duties](#).

7. Recall the Board. You can launch a [recall](#) of the board. This is a drastic measure and very disruptive to the community. It may permanently damage relationships with neighbors and create life-long enemies. Hence, your issue should be sufficiently serious that it cannot wait until the next annual meeting.

8. Litigate. If none of the above works or you're in a hurry to lose money and make enemies, you can sue your association. You should be prepared that lawsuits are lengthy, expensive, emotionally draining and unpredictable. So carefully weigh the cost of litigation against the hoped-for benefit... and then weigh it again. If you're suing to punish the board because of a perceived sleight or to prove a point, you're one of the crazies.

9. Move. If you live in a dysfunctional association, sell your property and get out before they cause you financial and emotional ruin. Look for a home in a [good association](#). Most associations are well-run and one will be a good fit for you. Or find a single-family home that's not in an association. (Adams Stirling Professional Law Corporation, n.d.)

Members who are unhappy with a Rule change can do the following:

Civil Code §4365. Veto of Rule Change by Members.

(a) Members of an association owning 5 percent or more of the separate interests may call a special vote of the members to reverse a rule change.

(b) A special vote of the members may be called by delivering a written request to the association. Not less than 35 days nor more than 90 days after receipt of a proper request, the association shall hold a vote of the members on whether to reverse the rule change, pursuant to Article 4 (commencing with [Section 5100](#)) of Chapter 6. The written request may not be delivered more than 30 days after the association gives general notice of the rule change, pursuant to [Section 4045](#).

(c) For the purposes of [Section 5225](#) of this code and [Section 8330](#) of the Corporations Code, collection of signatures to call a special vote under this section is a purpose reasonably related to the interests of the members of the association. A member request to copy or inspect the membership list solely for that purpose may not be denied on the grounds that the purpose is not reasonably related to the member's interests as a member.

(d) The rule change may be reversed by the affirmative vote of a majority of a quorum of the members, pursuant to [Section 4070](#), or if the declaration or bylaws require a greater percentage, by the affirmative vote of the percentage required.

(e) Unless otherwise provided in the declaration or bylaws, for the purposes of this section, a member may cast one vote per separate interest owned.

(f) A rule change reversed under this section may not be readopted for one year after the date of the vote reversing the rule change. Nothing in this section precludes the board from adopting a different rule on the same subject as the rule change that has been reversed.

(g) As soon as possible after the close of voting, but not more than 15 days after the close of voting, the board shall provide general notice pursuant to [Section 4045](#) of the results of the member vote. (Adams Stirling A Professional Law Corporation, n.d.)

OWNERS CORNER:



Non-Removable Sink Strainer by SemperScreen®

- SemperScreen is the only permanent kitchen sink strainer that filters out all food and waste that clog drains.
- Made from high quality stainless steel, this product is easy to use and safe around children since there is no way for little hands to get stuck in the garbagedisposal.
- The double-walled basket strainer is a great addition to, or replacement for a garbage disposal. It fits in all 3.5" drains and is easy to clean with one swipe of your hand or sponge!
- Since no food products go down your drains, there is less maintenance and no nastysmells!

<http://www.semperscreen.com>. This is an amazing product that can ensure your tenants or you never clog the drains. They cost under 30 dollars plus installation and will save you from headaches in the future.

Pamela Evans

***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 - Wednesday: 8 a.m. to 5 p.m.

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

**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 at: 800-729-5673 x 3342
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: Tera Borden, ext. 3319
acct3319@lordonmanagement.com