

# SURFSIDE III

Community e-Newsletter

September 2017

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Edition

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## NEXT BOARD MEETING

The next Board meeting will be held September 9, 2017 starting at 10:00 am.

## BOARD ELECTION IS IN PROCESS

The **Annual Owner's meeting and the election for Board Directors will be held on October 14, 2017.** Please remember to submit your ballots so that the meeting can proceed. If there is no quorum, the Annual Owner's meeting and the election for Board Directors will be held on November 4, 2017 starting at 10:00 am.

## TREE ISSUES



With the past rains, the trees in the complex have prospered and bloomed. Unfortunately, the Coral tree branches have become quite heavy from growth and have started falling. All Coral trees are being pruned to avoid any damage to people or vehicles.



## UTILITY DOOR PROJECT

Only four more utility room doors require painting for this project to be completed. The spray painting equipment used by the contractor required repairs. Once completed, these doors will service the COA for a long time.



### GYM EQUIPMENT REPAIR \$1,077

No part of your body (head, arms, hands) should be resting on the console face.

In one of the past Newsletters, it was mentioned that the gym equipment was abused and damaged. To repair/replace this equipment spent funds that could be used for other improvements. **If you see someone abusing or damaging any equipment or infrastructure in the complex please report the action to the office.** The cost to replace the treadmill console was \$1,077. Repairing the unit was not an option.



### INDUSTRIAL WAY EXIT GATE WALL

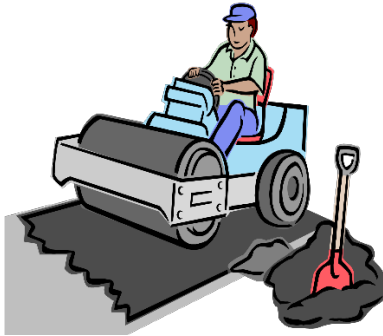


A resident recently crashed into the exit gate wall. The resident will be billed \$1,500 for the repair of the wall. A resident/visitor **who has not been identified** caused \$1,000 in damage to the pole and concrete at the Surfside III main entrance. As one enters or exits Surfside III, please be aware of the surrounding infrastructure.

### 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](mailto:pagelapenn@gmail.com).

## SURFSIDE III STREET REHAB PROJECT



### VEHICLE TOWING

The Street Rehab Project is scheduled to begin in **late September or early October 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 removal and re-installation, and painting of parking stall lines and curbs. The project length depends greatly on weather conditions such as winds carrying sand, temperature and moisture. Flyers will be posted on vehicles and unit doors reminding residents on the days and areas where **No Parking nor vehicle travel will be allowed**. During this project, watch where you step since you may get oil emulsions on your shoes which can be deposited in your unit or your car.

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](mailto:randy.stokes@surfsideiii.com).

## SURVEY RESULT REGARDING CARS BACKING INTO PARKING SPOTS

Last month the Newsletter contained a survey asking what residents thought of vehicles which were backed into the parking spaces such as carports or common area parking. Eight responders said that it doesn't matter and that it does not make a difference and three said that they objected to vehicles being backed into the parking spaces. Based on this response, a Board discussion will be held Saturday September 9<sup>th</sup> on the existing rule that states that vehicles may not be backed into covered parking spots.

**EXPIRED VEHICLE LICENSE TAGS** ..... result in vehicles being towed.

**Typical cost to retrieve your towed vehicle is OVER \$300**

This past month, several vehicles have been found parked on campus with expired vehicle license tags. Following due process, these vehicles will be towed. If you have a vehicle that does not have current registration, please remove the vehicle from Surfside III yourself or get current registration.



### **TOWNHOME FENCE PROJECT**

The contractor has completed this project and townhome residents can now install locks on their gates. There may be minor adjustments that are necessary. If you find some issues with the fence installation, please fill out a Maintenance Request form and submit it to the office.

**Townhome residents are reminded to keep all vegetation at least 6" away from the fences and to not plant trees or bushes in the ground in the back-patio areas.**

### **DONATION TO COA**

Thank you Page for the donation of the electric scooter and wagon for use by the COA staff. This equipment is being utilized to carry painting equipment and material throughout the complex. The larger electric vehicle is also in use throughout the day. Page LaPenn is a Surfside resident and is also the Budget Committee Chair.



### **CLUBHOUSE HOURS**

At the Budget Workshop on August 12<sup>th</sup>, it was decided that the Clubhouse will continue to operate till 10:00 pm. There will be no extra cost since the Clubhouse attendant will start work one hour later so that the total number of hours worked remain the same. The use of the Clubhouse will be monitored between 9:00 pm and 10:00 pm. If there are not sufficient users during the last hour, then the Clubhouse will be closed at 9:00 pm.

### **BUDGET WORKSHOP**

The 2018 Operating Budget Workshop, which was held on August 12, 2017 at the Clubhouse, offered an opportunity for residents to ask questions regarding the operating budget. The budget is now being finalized and will be distributed to the owners once completed.

### **CC&R STATUS**

Sixty percent of the Draft CC&R attorney comments were reviewed at a Special Executive Meeting on August 22<sup>nd</sup>. The remaining CC&R comments and ByLaw comments were reviewed at a Special Executive Meeting on August 29<sup>th</sup>. The comments will be provided to the attorney for completion of the Draft CC&Rs which will then be sent to all homeowners for review and comment.

It is hoped that the owners upon receiving the Draft will read, review and comment on the documents. Only with owner's input will this process succeed.

## **INVITATION TO VISIT THE CLUBHOUSE**

Several volunteers have donated their time to make the Clubhouse meeting area a pleasant and welcoming environment. They have sorted and re-arranged the books, cleaned the carpet, and brought in some useful furniture appropriate for Clubhouse use. All are welcome to use it.



## **RULE CHANGE**

Proposed revision to Section IV. F. Pets, 12

### **CURRENT**

No pets are allowed in elevators unless pet is carried or resident and/or pet cannot navigate the stairs. Limited mobility of the person and or pet must be documented by a physician and/or veterinarian. This rule does not apply to registered service dogs. A violation of this rule will result in a fine without warning of \$100.

### **PROPOSED**

**This rule will be deleted.**

### **RATIONAL**

The Board has evaluated previous comments regarding a change to this rule. **The current R&R contain a pet leash rule which applies to every common area including the elevators. This rule states that: Dogs must be on a leash and accompanied by an individual and under control at all times when outside of the individual unit.**

This serves as the required 30 day notice prior to a proposed rule change in accordance with Civ. Code 4360(a).

Please submit comments to the Rules and Regulation Committee via email to: [surfside3rulesandregs@aol.com](mailto:surfside3rulesandregs@aol.com). All comments will be collated and forwarded to the Board.

**PAINTING AROUND COA CONTINUES**

The COA staff is currently painting the Building 8 common area handrails. They recently completed painting the block wall adjacent to the Industrial Way cul-de-sac. Residents and visitors have commented on how nice the complex is looking.



**LAWNS**

The sprinklers have been impacted with the height that the grass has grown. Every few years the grass must be cut very short to allow the sprinkler heads to pop up and water the surrounding lawn. Thatches of grass are being removed to accomplish this. The photo below shows that the grass in this area has grown over 2". When the grass was just starting, it was at the same level as the top of the curb.

**PARKING NEXT TO A MARKED RED CURB IS NEVER ALLOWED**

Recently we have seen an increase in illegally parked vehicles. The curbs that are painted red are considered emergency access lanes. Parking your vehicle, even for a few minutes, does block emergency vehicles from accessing our community.



We would prefer not to ticket or tow your vehicle, but we will be forced to, if your vehicle is parked next to a red curb. **Currently, the typical cost of retrieving a towed vehicle is over \$300.**



**NO SIGNS MAY BE ATTACHED TO RAILINGS**

Just a reminder, if you are planning to sell or lease your condo or townhouse, you or your agent, are not allowed to attach any sign to the railings. Signage must be displayed inside your sliders or windows.

## **INTERESTING INFORMATION ABOUT THE OTHER SURFSIDE COAs**

### **Surfside I**

Number of Units: 201  
Current Dues: \$460 (includes water, sewer and trash)  
Last Increase in Dues: January 2017  
Anticipated Increase: Possibility of slight increase  
Past Few Years Special Assessment: 2017 - \$279/unit  
2000 - \$3,000/unit  
Anticipate Special Assessment: No  
Amount of Dues for Reserves: \$32,763 monthly (\$163/unit)

### **Surfside II**

Number of Units: 60  
Current Dues: \$409  
Anticipate Special Assessment: Possible \$5,000/unit this coming year No  
further information available at this time

### **Surfside III**

Number of Units: 309  
Current Dues: \$550 – varies (includes water, sewer and trash and other common area expenses and \$155  
for loan repayment)  
Last Increase in Dues: January 2016  
Anticipated Increase: \$8/unit/month  
  
Past Few Years Special Assessment: 2006 thru 2011 - \$20,000/unit over 5 years  
2012 – \$2,000/unit Anticipate  
Special Assessment: Unknown at this time.  
Number of Dues for Reserves: \$20,085 monthly (\$65/unit)

### **Surfside IV**

Number of Units: 211  
Current Dues: \$480 (includes water, sewer and trash) Last  
Increase in Dues: January 2014  
Anticipated Increase: No information at this time.  
Past Few Years Special Assessment: Not known  
Anticipate Special Assessment: No  
Number of Dues for Reserves: \$30,700 monthly (\$145.50/unit)

## 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: 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](mailto: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: Page LaPenn [PageLaPenn@gmail.com](mailto: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. Chairperson: Tim McCoy [Tim@mtmii.com](mailto:Tim@mtmii.com)

**Budget Committee** - provides assistance in the preparation of financial reports and special projects. Chairperson: Page LaPenn [PageLaPenn@gmail.com](mailto:PageLaPenn@gmail.com)

**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](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: [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com) or

\*Assistant Property Manager: [monica.sanchez@surfsideiii.com](mailto: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.  
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**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](mailto:carol.short@surfsideiii.com)  
Assistant Property Manager: [monica.sanchez@surfsideiii.com](mailto: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**

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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**

**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](mailto:donalea@lordonmanagement.com)**

**Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380  
[jennifer@lordonmanagement.com](mailto:jennifer@lordonmanagement.com)**

### **LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: Michelle Soto, ext. 3339 [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

Insurance and collections: April Webster, ext. 3337  
[april@lordonmanagement.com](mailto:april@lordonmanagement.com)

Your account, billing address, etc: Lupe Rubalcava ext. 3315 [acct3315@lordonmanagement.com](mailto:acct3315@lordonmanagement.com)