

SURFSIDE III

Community e-Newsletter

September 2018

Lya (Lea) Findel (Editor)

Edition

SurfsideiiiLya@gmail.com

NEXT BOARD MEETING

The next **Board meeting** will be held **September 8, 2018** starting at **10:00 am**. All owners are invited to attend.

WELCOME

Surfside III would like to welcome Jill Kaopua. She is the new Assistant Property Manager. She has had 13 years of COA property management experience and is looking forward to working here. Please stop by the Office to say hi. Her email is jill.kaopua@surfsideiii.com.



THANK YOU MIKE

Director Mike Madrigal resigned from the Board on August 10th. In his letter to the Board, he said he wished to thank the Surfside III Community for their vote of confidence and for giving him the opportunity to serve them these last 10 years. He said that it was truly his pleasure to serve. We wish Mike the best for the future and thank him for his work here.



ELECTION BALLOTS

Election Ballots for Board Directors and instructions on filling them out and mailing them back will be mailed in early September. They will be opened at the October 13, 2018 Annual Meeting. If an insufficient number of ballots are received, then the ballots will be opened on November 10, 2018.

Please mail in your ballots.

UPDATE ON THE CC&Rs

The CC&R package to be sent to the owners for review and voting was being prepared to be mailed out in September. Unfortunately, a recent Court's decision in *Greenfield v. Mandalay Shore Community Association* prevents Coastal COAs from enforcing any restrictions to short term rentals. This means that the language in the proposed CC&Rs which would enforce a 30 day minimum rental requirement is not valid. Page LaPenn, the Board Treasurer, will now contact the other Surfside COAs for support in an effort to have the Coastal Commission allow coastal COAs to include short term rental limitations in their CC&Rs.



← OLD

MAILBOX REPLACEMENT PROJECT

NEW →



The estimated mailbox installation is scheduled in the month of September.

The U.S.P.S. will determine where each unit will receive its mail

and will

notify each mailbox owner of the location of their mailbox. Once installed, the Office will distribute the mailbox keys to the residents who will need to have a photo I.D. and present a previously delivered mail item showing their name and address on the correspondence.

CLUBHOUSE HOURS

The Clubhouse operation schedule will revert to the winter schedule and will be closing at 9:00 pm. During the summer schedule when the Clubhouse was open till 10:00 pm there were very few or no visitors from 9:00 pm to 10:00 pm.

PARTICIPATION IN A CERTIFICATE OF DEPOSIT PROGRAM



At the August 11, 2018 Board meeting, the Board gave approval to the Board Treasurer to deposit \$960,000 into accounts that earn more interest than the current checking account provides.

The distribution is as follows:

Start Date	Amount	Term	Institution	Edward Jones	Annual Revenue
September 1, 2018	\$ 140,000	2 Year	EdJones	2.80%	\$3,920
September 1, 2018	\$ 100,000	3 Year	EdJones	3.00%	\$3,000
September 1, 2018	\$ 240,000	Savings	NorthPointe	1.93%	\$4,632
September 1, 2018	\$ 240,000	Savings	Marcus	1.80%	\$4,320
September 1, 2018	\$ 240,000	1 year	Synchrony	2.40%	\$5,760
Total Invested	\$ 960,000				\$21,632
Current Operations Bank Balance	\$ 240,000				
Total Liquid	\$ 720,000				

With this plan, the COA will have **\$480,000 available** for use without any penalties being applied. Anticipated **yearly earning is \$21,632.**

If you have any questions, please contact the Treasurer at pagelapenn@gmail.com



STREET LIGHT POLES AND CONCRETE BASES TO BE REMOVED

The contract to remove the street light poles and their concrete bases was approved at the August 11th Board Meeting. Work is anticipated to start **right 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.

PLEASE TAKE A MOMENT TO RESPOND TO THE FOLLOWING SURVEYS

by submitting your comments to our Board President, Andy at a67sand@aol.com by **Wednesday, September 26th.**

OFFICE HOURS SURVEY

At the last Board meeting, a resident proposed that the Office hours at the Clubhouse be adjusted according to the following schedule: Mon 8-2; T,Th,F 8-5; Wed 8-6; Sat 9-1.

Would the residents welcome an extra Office hour on Wednesdays with the Office closing at 6 pm and with the Office being open on Saturday mornings from 9-1?

CLUBHOUSE CRAFTS ROOM/AREA SURVEY



A resident has suggested that perhaps Surfside III residents would be interested in having an area in the Clubhouse being designated as a craft area.

Do you think we should have such an area available for use? Would you use it?

Please respond to both surveys by emailing our President, Andy at a67sand@aol.com by 9/26/18

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***

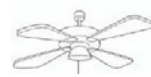
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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**

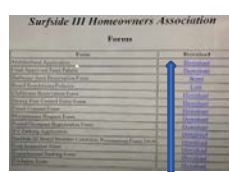
ARCHITECTURAL APPLICATION RQUIRED



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"
Application

Click on: "FORMS"
Architectural tab on top left of page.

Click on: [download](#)

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.

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

Assistant Property Manager: jill.kaopua@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.