

SURFSIDE III

Community e-Newsletter

October 2016

Edited by: Lya (Lea) Findel
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From your editor's desk:



If your keycard is not working you must contact our on-site office via email to:

carol.short@surfsideiii.com or monica.sanchez@surfsideiii.com, phone (805-488-8484), or in person.

AT THE SEPTEMBER 10TH COA BOARD MEETING:

Richard Cusick announced his resignation from the Board effective at the conclusion of the Open Board meeting session. Surfside III thanks Richard for participating in the Board activities for the past eight months.

His position will remain vacant until it is filled at the October General Meeting.

Everyone was reminded to send in their **Election Ballots** whether blank or marked in time to be received for the October 8th General Meeting. No Board Meeting will be held this day due to lack of a Board quorum.

If an insufficient number of ballots are received, then the General Meeting will be held two weeks later on October 22nd. At this meeting the required number of ballots required is reduced in half. A Board meeting is scheduled on this day.

Extensive information was presented via the Procurement Committee to the Board regarding the search for attorneys to handle the update to our CC&R's and the related possible costs. Once the Board reports back to our COA we will have a better idea of the end costs. In the meantime if you would like information that was gathered by the committee you may contact Sindhu at sindhu2@me.com


In prior years the **Clubhouse hours** changed after Labor Day. That is no longer the case. The Clubhouse will now **remain open 7 days a week from 5 a.m. to 9 p.m.**

Also at the meeting, it was decided that Mike Madrigal will be our representative on the Community Advisory Board for the Port of Hueneme.

OCTOBER CALENDAR

PLEASE MAIL IN YOUR BALLOTS

October 8..... General Meeting 10 a.m.....**Counting of Election Ballot**

October 15.....9a.m.-12 noonSucculent Planting Event  at main entrance.

October 22..... **COA General Meeting** if one is not held on October 8th (also a Board meeting is scheduled)

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

SURFSIDE DRIVE FENCE UPDATE



A Request for Bids has been prepared and is under review. This project, funded by the Reserve Fund, will replace the existing, deteriorated wrought iron fence with a new fence. It will also replace the existing concrete cap on top of the existing wall so that the middle fence support can have a good foundation. The bids request that the contractor provide costs for the installation of a fence made of 1) aluminum, 2) wrought iron, or 3) fiberglass composite. Once the bids have been received and analyzed, the Board will select the type of fence to be installed as well as awarding the contract to the low bidder for that type of fence.

PATIO RAILS PAINTING PROGRESS

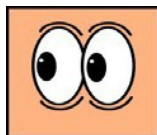
As one travels past Building 8, one can see Surfside staff painting the patio rails. Previously, the common area hallway condo building rails were painted. The painting on the second floor is now in progress and soon Building 8 rails will be completed.

The painting process begins with a notification by the office to all condo owners/residents of a specific condo floor requesting that all items be moved away from the railings. The staff then gains access through an owner's unit and then hop over the separating rail between units to gain access to the adjacent units.

Staff clean and then sand the rails. Next they paint the rails with primer that provides rust protection. The next day, the rails are painted the appropriate color.

The cooperation of the unit residents is greatly appreciated. It is anticipated that the rails will need to be repainted in three years.

FIRE ALARM SYSTEM



CALL 911



Did you know that **every person in Surfside III is part of the Fire Alarm System?** If someone sees fire or smoke or smells smoke coming from one of the structures, that person is to dial 911 and report the incident. Then, if possible to do safely, one should start notifying adjoining neighbors by the use of the Fire Alarm Pull Stations and by knocking on doors.

TOWNHOME WOOD FENCE CHOICES

Style 1 with 5' high gate, 4' high front cutout, 6' high sides



Style 2 with 5' high gate, 6' high front & sides



Style 3 with 6' high gate, 6' high front & sides



View of a fenceside



Recently the townhome owners were requested to select a style of wood fence for installation at their site as part of the Townhome Fence Project funded by the Reserves. The three choices were: **Style 1**) 5' high gate with a cutout having a 4' high adjacent fence boards and 6' high board on the sides; **Style 2**) 5' high gate with adjacent 6' high boards; **Style 3**) 6' high gate with adjacent 6' high boards.

If the townhome owner does not select a Style, then Style 2 will be installed. The color of the stain is suggested to be brown and the final selection will be made at a Board meeting.

CONDO BUILDING 3 SEWER LATERAL PROJECT

The existing clay sewer pipe lateral which provides sewer service for Building 3 will be replaced with a PVC sewer pipe to facilitate sewer flow from the building to the main sewer line near the center of Bluewater Way. This will entail digging a trench from 4' to 6' deep and 4' wide from Building 3 to the middle of Bluewater Way. Lawn, sidewalk, curb, concrete carport deck and asphalt street will be affected. At the conclusion of the project, all the components affected will be replaced. A Request for Bids is under review. It is anticipated that this project will commence right after the New Year.



PAINTED RED CURBS

As residents and visitors enter Surfside III, they can observe the freshly painted red curbs at the entrance. The painting staff is taking on this assignment in the moments they are not painting the condo rails. Other



painting assignments that will take place is the townhome fascia painting, the fence adjacent to the beach as well as the carport structures.

COMMUNITY GARDEN

At the last Board meeting, the area between the car wash and the Clubhouse was set aside for Community Garden use. When staff from Garcia's came to prepare the soil by removing the grass, they stated that the root system for the trees in the area were quite shallow and that by digging down the roots would be removed.

Rather than killing these trees, another suitable site is being sought for the Community Garden location. The new site location will be brought to the Board for approval.

PILOT LIGHTING PROJECT STATUS



The Pilot Lighting Project, funded by the Reserve Fund, has been completed. This project consisted of the installation of three lights on the Clubhouse so that the parking lot was illuminated better, townhome garage lights at four locations, and two carport lights facing the flag pole area. This project was installed to allow residents the opportunity to see the lights in action and to provide comments to A. Santamaria at a67sand@aol.com prior to the master lighting plan being completed. The master plan envisions the addition of lights at all the carports, some of the condo buildings, and all of the townhome garages. It is proposed to remove the existing street lights poles and concrete supports due to their deteriorated state.

TOWNHOME LIGHT AGREEMENTS

As part of the lighting plan, it is proposed that LED lights be installed on all townhome garage walls facing the street to provide lighting when the street light poles are removed. Recently, the townhome owners were requested to sign a notarized agreement (the notary cost will be reimbursed to the owner up to \$10.00/signature) which will be recorded whereby they will allow the new townhome garage light to draw power from the existing garage electrical system. The current cost for one night's electrical use is \$0.01/night. In return, the COA will provide a yearly reimbursement to the owner for the use of their electricity for this one light as well as up to \$10.00/signature for the notary cost. If the electrical rates increase, the COA will increase its reimbursement accordingly.

The COA will install these lights as part of the next project. If the owner does not sign the agreement, then the installed LED light will **not** be connected to the townhome electrical system but will be available to be connected in the future.

ENHANCEMENT COMMITTEE

There is a growing energy of community involvement here at Surfside III. One of the evidences of this growth is the number of committees now available for our residents in which to participate. For several of these committees both owners and renters are most welcome. One of these committees is Enhancement. We serve Surfside by "enhancing" our home here: picking up trash, cigarette butts, and dog poop, wiping off and cleaning the benches and picnic tables throughout our complex.

So please throw away your trash in the proper containers, deposit your cigarette butts in the receptacles located throughout the grounds, and pick up after your pets. Surfside III is our home. Let's all contribute to keeping it a beautiful place to live.

LOOKING FOR FIRE ALARM RESET VOLUNTEERS:

The Fire Alarm Panel and Pull Station Replacement Project was recently completed. Like all things mechanical or electronic, there may be times that this equipment may malfunction. If there is not a fire, say it is a false alarm, and it occurs Monday through Friday 8:30 am to 5:00 pm, then Surfside III staff will reset the alarm. If a false alarm occurs at any other time, there are four residents that have volunteered to reset the alarm. If you wish to volunteer to assist in this effort, please contact Andy Santamaria at: a67sand@aol.com.

NEIGHBORHOOD WATCH

The Police Call Log for July revealed that Surfside III had relatively few calls. The Police caught a couple of the individuals who were stealing items from unlocked cars. We discussed loud disputes in units and parking lots, and how we should be handling these. The Police should be called (anonymously, if desired). If a child is involved, 911 should be used. Otherwise, the **non-emergency number: (805) 986-6538** is appropriate. The Police need the exact address and names if known. If an auto is involved, a license plate number would be very helpful so the Police can run the plates and get information on the vehicle owners. Our next meeting will be after the holidays. Meanwhile, continue the good work everyone. Val Lameka (805) 986-2855

PROCUREMENT UPDATE

Project	Budget	Status	Description
Tree Trimming	Capital	Completed	Done
Fire Alarm	Capital	Completed	Done
Campus Lighting (pilot for lighting project below)	Capital	Completed	Done
CC&R Attorney	Operations	Planning	RFI summary presented to board for review and next steps.
Surfside Drive Fence	Capital	Planning	Draft RFB prepared and under review
Security	Operations Capital	Planning	Researching COA security best practices. Analyzing Security Camera options.
Elevator Floor Replacement	Maintenance	Planning	Acquiring Specs and Samples.
Bldg 3 Sewer Lateral	Capital	Planning	Draft RFB prepared and under review
Lighting Project	Capital	Planning	Awaiting Lighting Consent from Townhouse owners.

2016 COA BOARD OF DIRECTORS as of
9/2016

President: Bill Betts: billbetts2@gmail.com

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

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

Treasurer: Al Galluzzo: galluzzo1@twc.com

IMPORTANT NOTICE FROM OUR ON-SITE STAFF:

There are people who do their Holiday Shopping outside your front door!



Do NOT have your packages **LEFT OUTSIDE YOUR DOOR**



Be sure whatever you order **requires a signature for delivery.**

Also, if you are expecting a gift from someone be
sure to ask them to request that
a signature is required for delivery.

Our on-site office will not accept any deliveries on your behalf.

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: Mary Murphy [email contact info below*](#)

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

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 (805) 986-2855 [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: Lya Findel surfside3Lya@yahoo.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. Tim McCoy Tim@mtmii.com

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: Susan Bradley [email contact info below*](#)

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Lya Findel surfside3Lya@yahoo.com

Procurement Committee –prepares Status reports of all Request for Proposals and bids for the various projects that are needed to keep Surfside III functional. Chairperson: Sindhu Raju sindhu2@me.com

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci [email contact info below*](#)

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**

***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 5p.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